

**PULASKI TOWNSHIP  
STORMWATER MANAGEMENT FEE STUDY**

**Executive Summary**

**Purpose**

The purpose of this study is to develop an equitable, fair, and reasonable Stormwater Management Fee system to establish a dedicated revenue source for anticipated expenses associated with stormwater management infrastructure improvements and compliance with the Township's regulatory requirements imposed by the MS4 NPDES Permit issued to the Township by PADEP. Currently, stormwater/MS4 capital improvements is funded by the General Fund. The Township's MS4 Permit requires implementation of a Pollutant Reduction Plan, which includes construction of a new stormwater management facility. In order to dedicate a revenue source for stormwater improvement projects as well as MS4 Permit compliance, the stormwater management fee study was completed. A reasonable basis by which to establish the user fee system would be on the user's anticipated contribution of stormwater runoff to the MS4 system or surface waters. The methodology most commonly used in the industry relates to the amount of impervious area contained on a property.

**Analysis of Property Types**

The basis of the user fee was determined according to the present use of the parcel. For analysis, parcels were generally categorized into five groups as follows:

1. Single Family Detached Residential Property (A parcel containing an individual single-family dwelling not attached to any other dwelling unit)
2. Duplex Residential Property (A parcel containing an individual residential structure containing two attached dwelling units under common ownership)
3. Non Single-Family Residential Property (Any developed property that is not a Single Family Detached Residential Property or a Duplex Residential Property, including, commercial and office buildings, public industrial and manufacturing buildings, multi-family dwellings (3 or more dwelling units), places of worship, parking lots or garages, schools and other educational facilities, etc.).
4. Vacant Land (Properties with fewer than 500 square feet of impervious area)

### **Assessment of Fees for Individual Properties**

To equitably assess fees for individual properties, an Equivalent Residential Unit (ERU) was established to represent the typical amount of impervious area on a Single Family Detached Residential Property in the Township. This value was based a statistical sample size of selected parcels (50). The ERU was determined to be 2,700 square feet. The intent of analysis of Single-Family Residential Properties was to establish a reasonable, representative value of all such properties for use as the ERU. This ERU is to be used as the fee basis for all Township properties as follows:

1. Single Family Detached Residential Property – 1 ERU
2. Duplex Residential Property – 1 ERU
3. Non Single Family Residential Property - Determined based on actual impervious area proportionate to 1 ERU.
4. Vacant Land – No fee assessment.

### **Anticipated Expenses**

Anticipated expenses were compiled in four categories for determination of revenues needed for the Township Stormwater Management Fund.

Administration	\$5,000
Annual O&M	\$25,000
Capital Improvements	\$32,280
MS4 Permit Compliance	\$61,000
<b>Total Annual Expense</b>	<b>\$123,800</b>

### **Fee Recommendation**

Distribution of anticipated annual expenses among the Township's total properties results in a monthly per ERU fee of \$7.80, when accounting for anticipated credits. For implementation, a \$8.00/month/ERU fee is recommend. This equates to a \$96.00 annual fee per ERU and an annual gross revenue of \$126,384.00 collected for the Stormwater Fund, when accounting for anticipated credits.