

Municipal Service Expansion Policies

The Township has made a significant investment in building the capacity, quality and reliability of the sewer systems to serve existing areas of the Township. In 2015, the Township commissioned the Wastewater Treatment Plant (WWTP) Capacity Evaluation Report to study the capital needs of the existing sanitary collection system and identify improvements necessary at the wastewater treatment plant to meet expected growth. The Report recommends the construction of an equalization basin to store and equalize peak wastewater flows. In the interim, the Township has increased the sewer tap fees for businesses that were not previously identified. For future municipal service expansion, it is recommended that the Township carefully consider the following general guidelines:

1. In order to promote orderly growth within the Township, only areas adjacent to and contiguous to the current municipal service boundary should be considered as the preferred area for expansion of services. The “leapfrogging” of Township areas to provide municipal services which create an island of services within the Township should be strongly disfavored. The idea of contiguous development requires that municipal services expand from one fully-developed area to the next adjacent area.
2. The Township shall implement the resulting policy of the 2015 capacity study. Any expansion shall be bound by capital improvements needs identified in that study.
3. Where expansion of facilities is proposed the Township should follow the recent practice of passing the costs of expansion on to those reaping the benefits of that expansion through special assessment districts, REU charges, and other similar mechanisms.
4. As a part of this policy, the Township should adopt a formal municipal service expansion procedure. In addition to the general policies, municipal sewer service should not be extended beyond those areas planned for medium density residential.