

Policy of Stormwater through Private Systems

Scenario A: Stormwater originates solely within the “development” and is conveyed to (or through) the private system and/or BMPs for the same development. Red lines in ArcMap.

Example: Mid-State Bank (1423 N Atherton St) - Stormwater from the development parking lots and building flows into a private collection system, where it is conveyed to a private BMP (e.g. stormwater detention basin) and ultimately discharged to the N Atherton stormwater system.

Private water ➡ Private Conveyance & BMPs ➡ Public water

Issue: Complaint Driven, No Maintenance Agreement on Pre-2003 BMP

Scenario B: Stormwater originates from outside the “development” and is conveyed to (or through) a private stormwater system and/or BMPs (being one not owned by the Township or State). Purple lines in ArcMap.

Example: Joel Confer Toyota (120 E Clinton Ave) - Stormwater from the streets in Overlook Heights drains to street inlets along Clinton Avenue which then flows into a private pipe network that is part of the Confer Development, passing through the development, to discharge into the Big Hollow Drainageway. There are no intermediate BMPs, drainage is “bypassed” through the development.

Public water ➡ Private (Conveyance) System ➡ Public water

Issue: Complaint Driven, Public Water now relies on Private Maintenance Effort

Scenario C: Stormwater originates from outside the development, is combined with private “development” runoff and then flows to and through a privately-owned BMP, ultimately ending up back in a private stormwater system (then to public system). Purple lines in ArcMap.

Example: Good Hope I (Chelsea Lane) – Stormwater from West College Avenue and Science Park Court drains into a cross lot drainage system that also accepts runoff from Chelsea Lane in two locations before being discharged into a private swale located in The Landings. The cross-lot drainage systems are in an easement on private property and do not have an assignment of ownership.

Public & Private Stormwater ➡ Private Stormwater System & BMPs ➡ Private Stormwater ➡ Public Stormwater

Issue: Complex “bridging” of ownership and maintenance obligations. Creates critical links relying on private initiative to perform maintenance

Scenario D: Stormwater originates within a development and possibly some from upstream, is conveyed with the addition of public runoff, and ends up discharging to a single BMP, that is not dedicated to an HOA, nor the Township.

Example: Shamrock Estates (113 E McClary Ct) - Stormwater flows are captured by a collection system of inlets on Grace Court and McClary Court and conveyed to detention facility on 113 E McClary Ct, discharging to the Borough's system. There is no record of dedication to an HOA or to the Township and the BMP facility receives more runoff than just from the lot where it resides.

Public & Private Stormwater ➡ Orphan Facility

Issue: Is there a responsibility to individual where the Township takes an expanded role beyond "policing"?

Scenario E: Stormwater originates within a development and possibly some from upstream, is conveyed with the addition of public runoff, and ends up discharging to a single BMP, that is dedicated to an HOA.

Example: Chestnut Ridge - Stormwater flows are captured by a collection system of inlets on the streets in Chestnut Ridge and conveyed to detention facility at the corner of Sleepy Hollow Drive and Chestnut Ridge Drive, discharging to Township's system. Basin is owned and maintained by HOA.

Public & Private Stormwater ➡ HOA Owned Facility

Issue: Is there a responsibility to an HOA? Is there a desire to allow "option" to have Township involved?