



VTMUA ANNUAL REPORT

2023 Review and Sewer Expansion

Agenda

01

Annual Review
of 2023
Operations

02

Review of the
2023 FY
Community
Project Funding

03

Sewer
Expansion

- Rate of \$1,443.30 per Equivalent Dwelling Unit (EDU)
 - 1 bedroom = 0.6 EDU = 865.98
 - 2 bedroom = 0.8 EDU = 1,154.64
 - 3 bedroom = 1 EDU = 1,443.30
 - Rate Stabilization from use of \$50k in Rate Stabilization funds and \$188,994 in Net Position funds.
- Pump Station #2 at Sandhill Rd was approved for construction, which began in the spring of 2023. This project is funded with NJ Infrastructure Bank funding and will be repaid entirely by Mountain Creek once it is deemed complete.
- We continued with the arduous process of reviewing the Sewer Service Area with NJDEP.
- Application made in 2022 for Community Project Funding through the Federal Government was awarded in early 2023 to expand the sewers into areas of the sewer service area that do not have access currently to the system.

2023 Year in Review

- ❖ Rates stabilized through use of rate stabilization funds and MUA net position
- ❖ Construction began on Pump Station 2
- ❖ Continued work with NJDEP on the SSA
- ❖ Approval/Recipient of FY23 CPF from the feds

Water/Wastewater Funding Sources

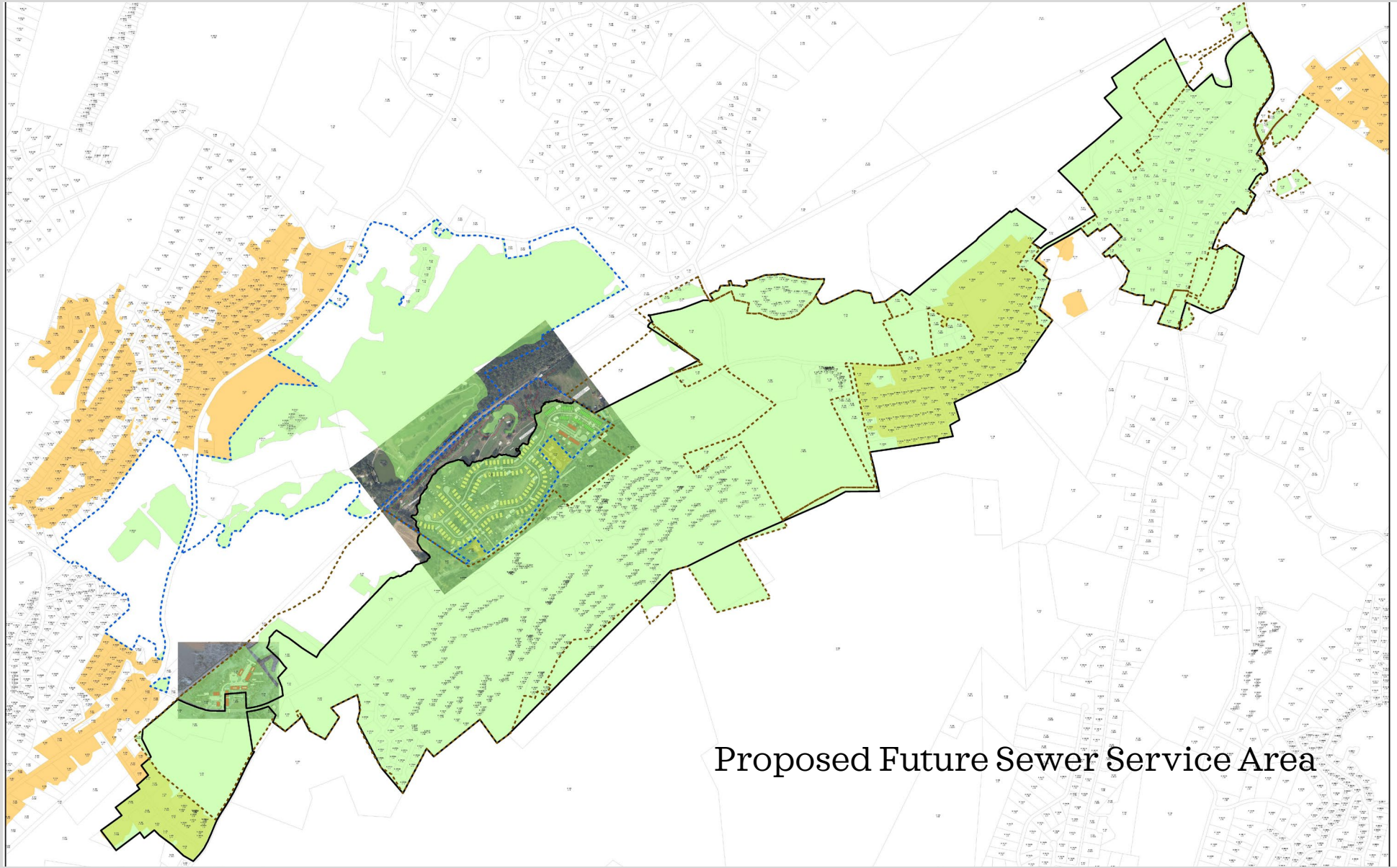
American Rescue Plan

- Funds awarded by Congress in 2021
- Over \$2.3million awarded to Vernon Township specifically
- Can be used for a variety of items as revenue replacement
- Township opted to use for water/wastewater infrastructure
- Township has moved forward with water upgrades with Veolia to bring additional water to Town Center
- Cash expenditures expire 12/31/2026

Community Project Funding

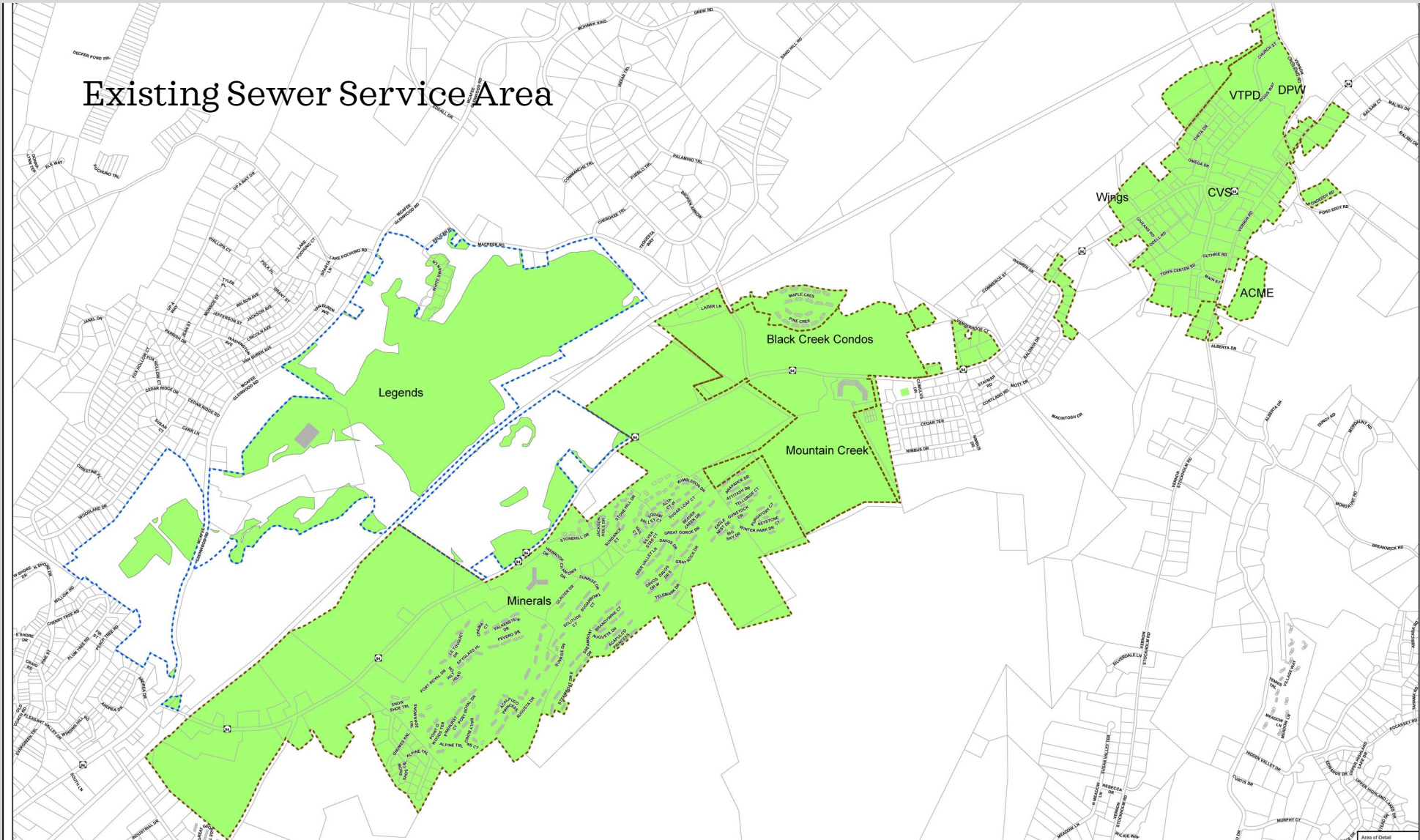
- Known formerly as earmarking
- Congressional review and approval by a special bipartisan oversight committee
- Only a certain number of projects are chosen by each Congressional Representative.
- Vernon was awarded \$3.52mil in 2023 for sewer upgrades in areas that are within the Sewer Service Area w/o sewer access
- Funding does not expire.
- 20% match = \$4,316,500 total project cost

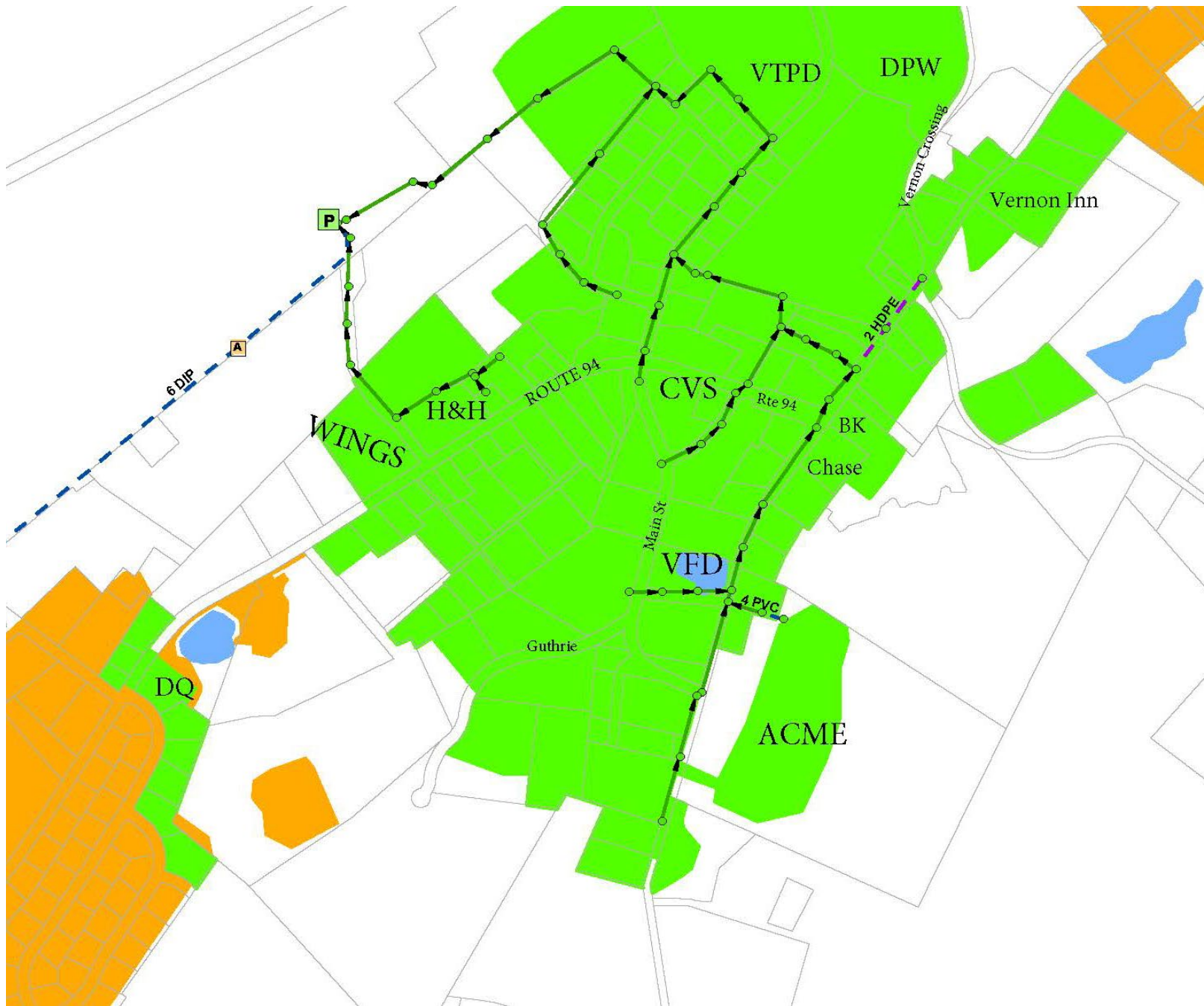
All funds received were TOWNSHIP funds, not funding for VTMUA



Proposed Future Sewer Service Area

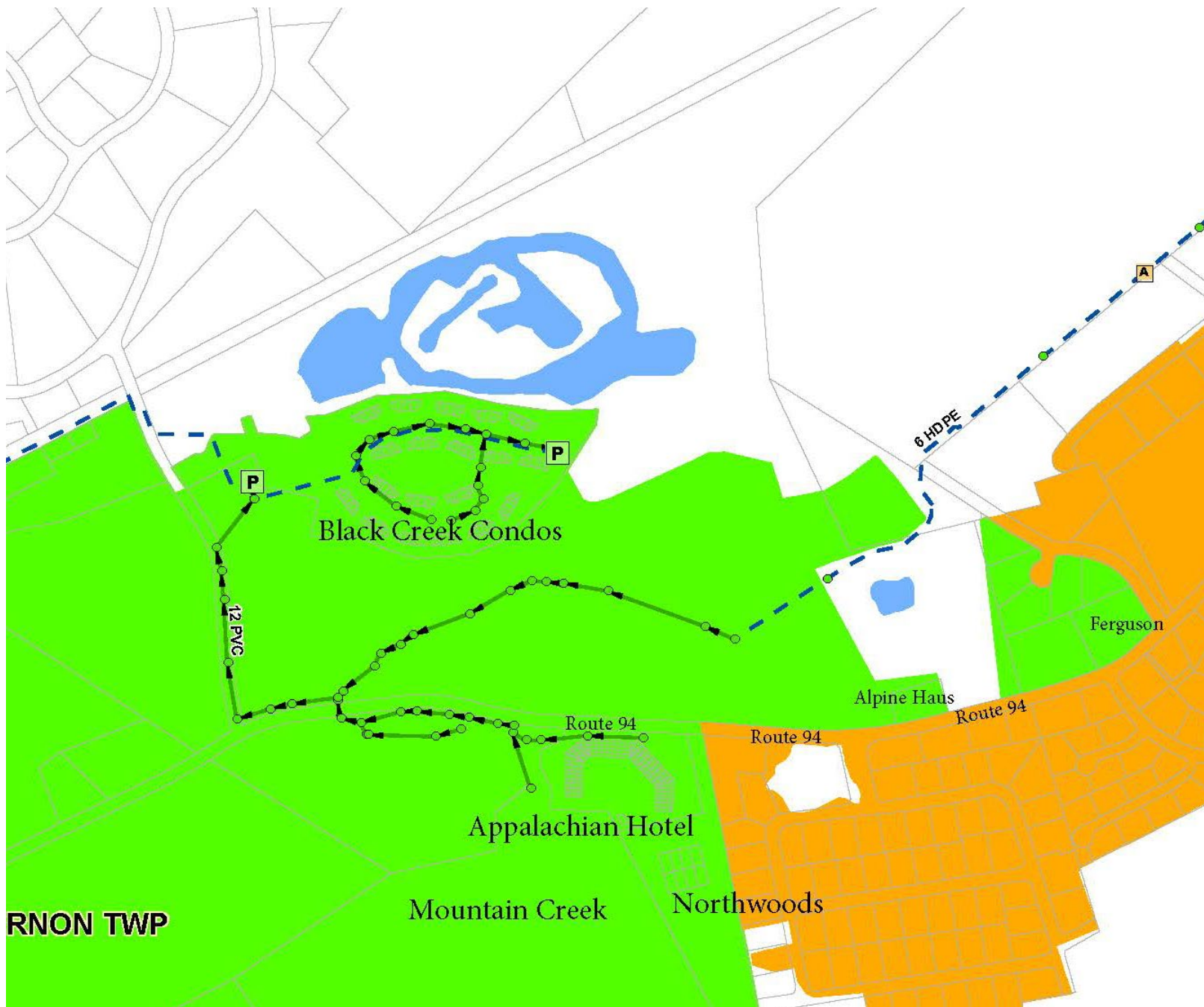
Existing Sewer Service Area





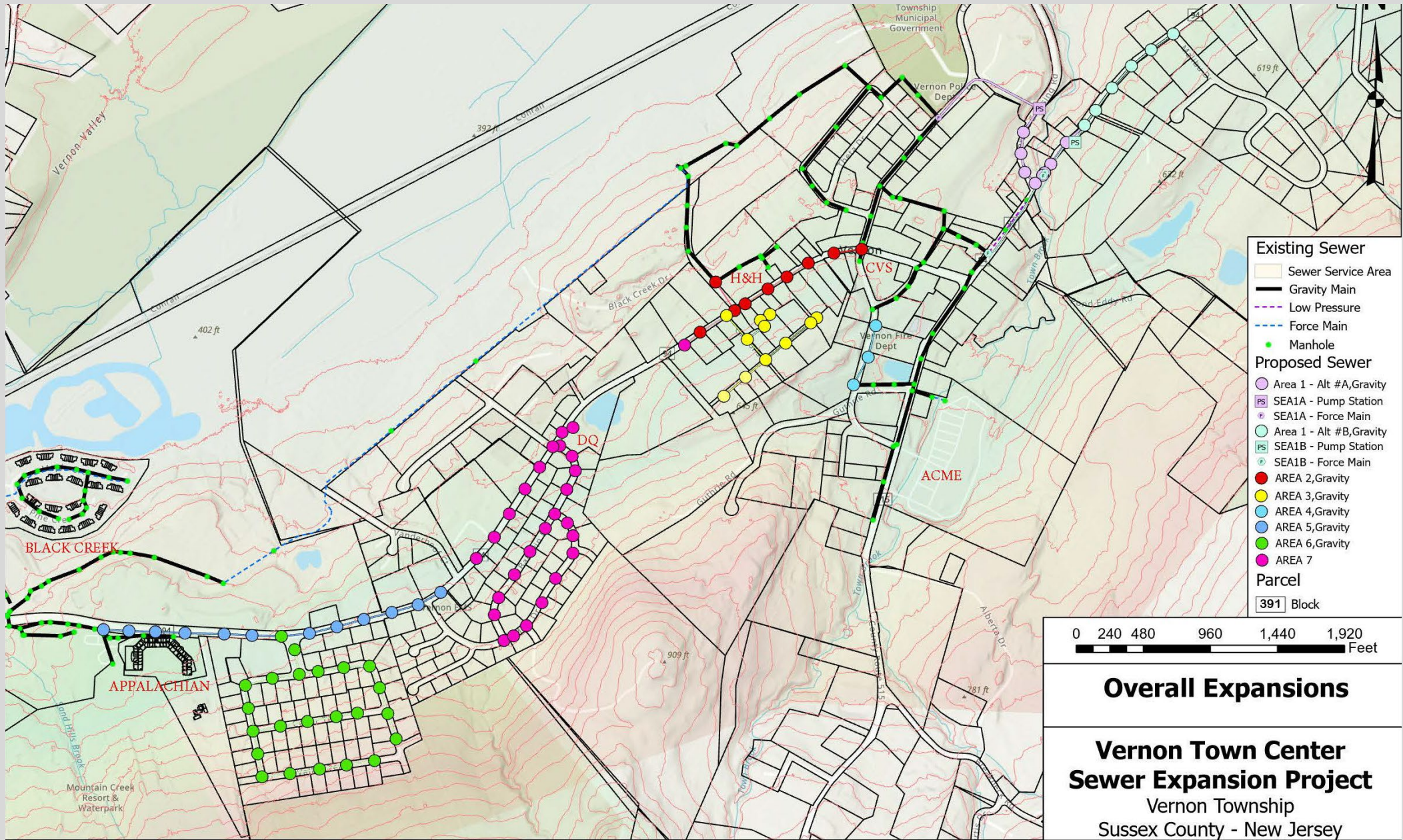
Sewer Lines

- ❖ Town Center Sewer lines were not run in a manner to connect as many users as possible.
- ❖ Areas along Route 94 South are lacking any connection
- ❖ Areas moving towards Warwick cannot connect.



Sewer Lines (cont'd)

- ❖ Current forcemain does not permit connections from the other side of Route 94
- ❖ Expanded residential area preliminarily approved thus far by NJDEP will need connection to the system.



Connections vs. EDUs

Equivalent dwelling unit means a measurement of demand on district facilities equivalent to a typical single-family dwelling. SCMUA defines that as 250gpd

TABLE 1 - 2024 UPPER WALLKILL RATE SCHEDULE

NUMBER OF EDU'S FOR THE PURPOSE OF CALCULATING CONNECTION FEES

	Unit of Measurement	Gallons Per Day	No. of EDU's
RESIDENTIAL			
Single Family Private Dwelling	Per Dwelling	250	1.00
Multiple Dwellings (Condo's, Townhouses, etc.)			
1 Bedroom per Dwelling	Per Dwelling	140	0.60
2 Bedroom per Dwelling	Per Dwelling	200	0.80
3 Bedroom per Dwelling	Per Dwelling	250	1.00
DEED RESTRICTED ADULT COMMUNITIES			
1 Bedroom per Dwelling	Per Dwelling	110	0.44
2 Bedroom per Dwelling	Per Dwelling	170	0.68
3 Bedroom per Dwelling	Per Dwelling	225	0.90
TRANSIT DWELLING UNIT			
Hotels	Per Bedroom	75	0.30
Lodging Houses & Tourist Homes	Per Bedroom	60	0.24
Motel & Tourist Cabins	Per Bedroom	60	0.24
Boarding Houses (Resident)	Per Border	50	0.20
Hotel/Condo Units*	Per Bedroom	-	-
CAMPS			
Campground/mobile vehicle/tent/cabin (Private Bath)	Per Site	200	0.80
Campground/mobile vehicle/tent/cabin (Central Bath, etc.)	Per Site	100	0.40
Children's Camps (Central Bath, etc.)	Per Person	50	0.20
Labor Camps	Per Person	40	0.16
Day Camps (No Meals)	Per Person	15	0.06
RESTAURANTS (incl. Washrooms)			
Average Type	Per Seat	35	0.14
Bar/Cocktail Lounges	Per Seat	20	0.08
Fast Food Restaurant (no table service)	Per Seat	15	0.06
24-Hr Service Restaurant	Per Seat	50	0.20
Curb Service/ Drive-In Restaurant	Per Car Space	50	0.20
CLUBHOUSES			
Residential Type	Per Member	75	0.30
Non-Residential	Per Member	35	0.14
Golf Course (incl. Related Facilities)	Per Person	35	0.14
Racquet Club	Per Court/Hour	80	0.32
Pool/Beach Bathhouse w/ shower	Per Person	25	0.10
Pool/Beach Bathhouse w/o shower	Per Person	10	0.04
INSTITUTIONAL			
Hospitals	Each Bed	175	0.70
Assisted Living	Each Bed	100	0.40
Other	Each Bed	125	0.50

* Hotel/Condo units shall be evaluated upon information submitted by the Developer/Municipality with emphasis on zoning and deed restrictions imposed on the facilities. The SCMUA Board of Commissioners sole discretion shall be final. In no event shall the connection fee be less than the "hotel rate".

TABLE 1 - 2024 UPPER WALLKILL RATE SCHEDULE

NUMBER OF EDU'S FOR THE PURPOSE OF CALCULATING CONNECTION FEES

	Unit of Measurement	Gallons Per Day	No. of EDU's
SCHOOLS			
Elementary (No Showers/Cafeteria)	Per Person	10	0.04
w/ Cafeteria	Per Person	15	0.06
w/ Cafeteria and Showers	Per Person	20	0.08
w/ Cafeteria, Showers & Laboratories	Per Person	25	0.10
Boarding	Per Person	75	0.30
AUTOMOBILE SERVICE STATIONS			
(Additive)	Per Filling Position	125	0.50
Service Bays	Per Bay	50	0.20
Minimarket	Per Square Foot	0.100	-
MISCELLANEOUS			
Stores, Shopping Centers & Office Buildings (Gross Area)	Per Square Foot	0.100	-
Factories (Sanitary, Per 8 Hr. Shift)	Per Person	25	0.10
Factories (Sanitary, Per 8 Hr. Shift) w/ showers	Per Person	40	0.16
Car Washing (Without Recycling)	Standard	1500	6.00
Car Washing (With Recycling)	Standard	750	3.00
Laundries	Per Washer	580	2.32
Bowling Alley	Per Alley	200	0.80
Picnic Parks (Restrooms only)	Per Person	10	0.04
Picnic Parks (w/ Showers)	Per Person	15	0.06
Fairgrounds (Based on Avg. Attendance)	Per Person	5	0.02
Assembly Halls	Per Seat	3	0.01
Airports	Per Passenger	3	0.01
Churches	Per Seat	3	0.01
Theatre	Per Seat	3	0.01
Dinner Theatre	Per Seat	20	0.08
Catering/Banquet Hall	Per Person	20	0.08
Sports Stadium	Per Seat	3	0.01
Visitor Center	Per Visitor	5	0.02

The SCMUA reserves the right to modify the number of gallons and EDU's per unit of measurement assigned to any user based upon the projected design flow for each application, or best engineering judgement when allowing for multiple uses.

* NOTE: 250 Gallons Per Day = 1 EDU; the number of EDU's shall be determined by multiplying the area of the building (in square feet) by 0.100 gpd/sq. ft., and dividing the resulting product by 250 gpd/EDU.

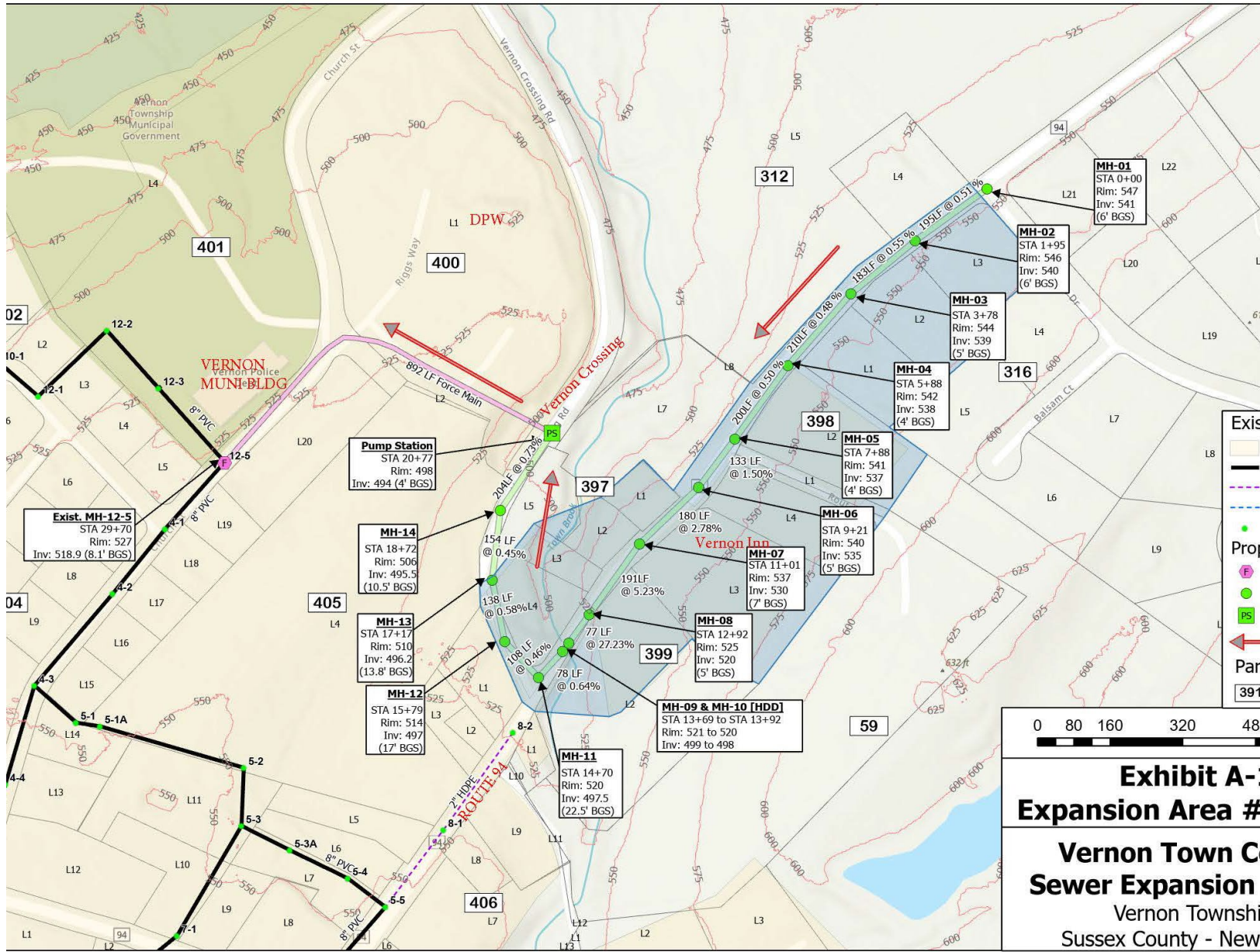
The minimum connection fee charged other than for "Residential" and "Deed Restricted Adult Communities" shall be 1 EDU. The connection fee shall be based on Table 1 and rounded up to the next 0.25 EDU - Examples: Calculated = 1.37 shall be rounded up to 1.50 EDU for calculating the connection fee; 2.90 shall be rounded up to 3.0 EDUs.

TABLE 2 - 2024 PAULINSKILL RATE SCHEDULE

NUMBER OF EDU'S FOR THE PURPOSE OF CALCULATING CONNECTION FEES

	Unit of Measurement	Gallons Per Day	No. of EDU's
RESIDENTIAL			
Single Family Private Dwelling	Per Dwelling	210	1.00
Multiple Dwellings (Condo's, Townhouses, etc.)			
1 Bedroom per Dwelling	Per Dwelling	105	0.60
2 Bedroom per Dwelling	Per Dwelling	165	0.80
3 Bedroom per Dwelling	Per Dwelling	210	1.00
DEED RESTRICTED ADULT COMMUNITIES			
1 Bedroom per Dwelling	Per Dwelling	92	0.44
2 Bedroom per Dwelling	Per Dwelling	143	0.68
3 Bedroom per Dwelling	Per Dwelling	189	0.90
TRANSIT DWELLING UNIT			
Hotels	Per Bedroom	63	0.30
Lodging Houses & Tourist Homes	Per Bedroom	50	0.24
Motel & Tourist Cabins	Per Bedroom	50	0.24
Boarding Houses (Resident)	Per Border	42	0.20
Hotel/Condo Units*	Per Bedroom	-	-
CAMPS			
Campground/mobile vehicle/tent/cabin (Private Bath)	Per Site	168	0.80
Campground/mobile vehicle/tent/cabin (Central Bath, etc.)	Per Site	84	0.40
Children's Camps (Central Bath, etc.)	Per Person	42	0.20
Labor Camps	Per Person	34	0.16
Day Camps (No Meals)	Per Person	13	0.06
RESTAURANTS (incl. Washrooms)			
Average Type	Per Seat	29	0.14
Bar/Cocktail Lounges	Per Seat	17	0.08
Fast Food Restaurant (no table service)	Per Seat	13	0.06
24-Hr Service Restaurant	Per Seat	42	0.20
Curb Service/ Drive-In Restaurant	Per Car Space	42	0.20
CLUBHOUSES			
Residential Type	Per Member	63	0.30
Non-Residential	Per Member	29	0.14
Golf Course (incl. Related Facilities)	Per Person	29	0.14
Racquet Club	Per Court/Hour	57	0.32
Pool/Beach Bathhouse w/ shower	Per Person	21	0.10
Pool/Beach Bathhouse w/o shower	Per Person	8	0.04
INSTITUTIONAL			
Hospitals	Each Bed	147	0.70
Assisted Living	Each Bed	84	0.40
Other	Each Bed	105	0.50

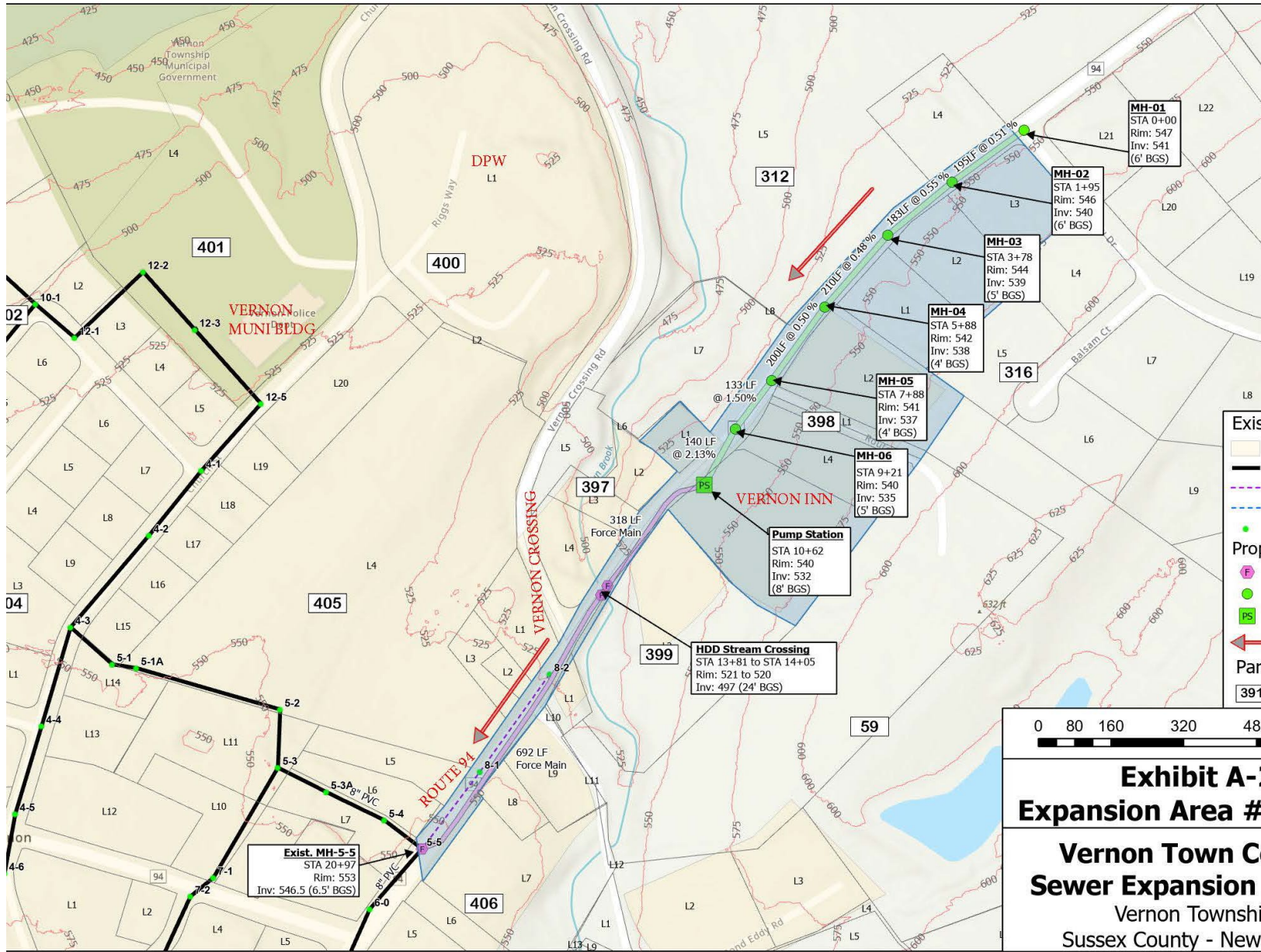
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**Exhibit A-
Expansion Area #**
**Vernon Town C
Sewer Expansion**
Vernon Townshi
Sussex County - New

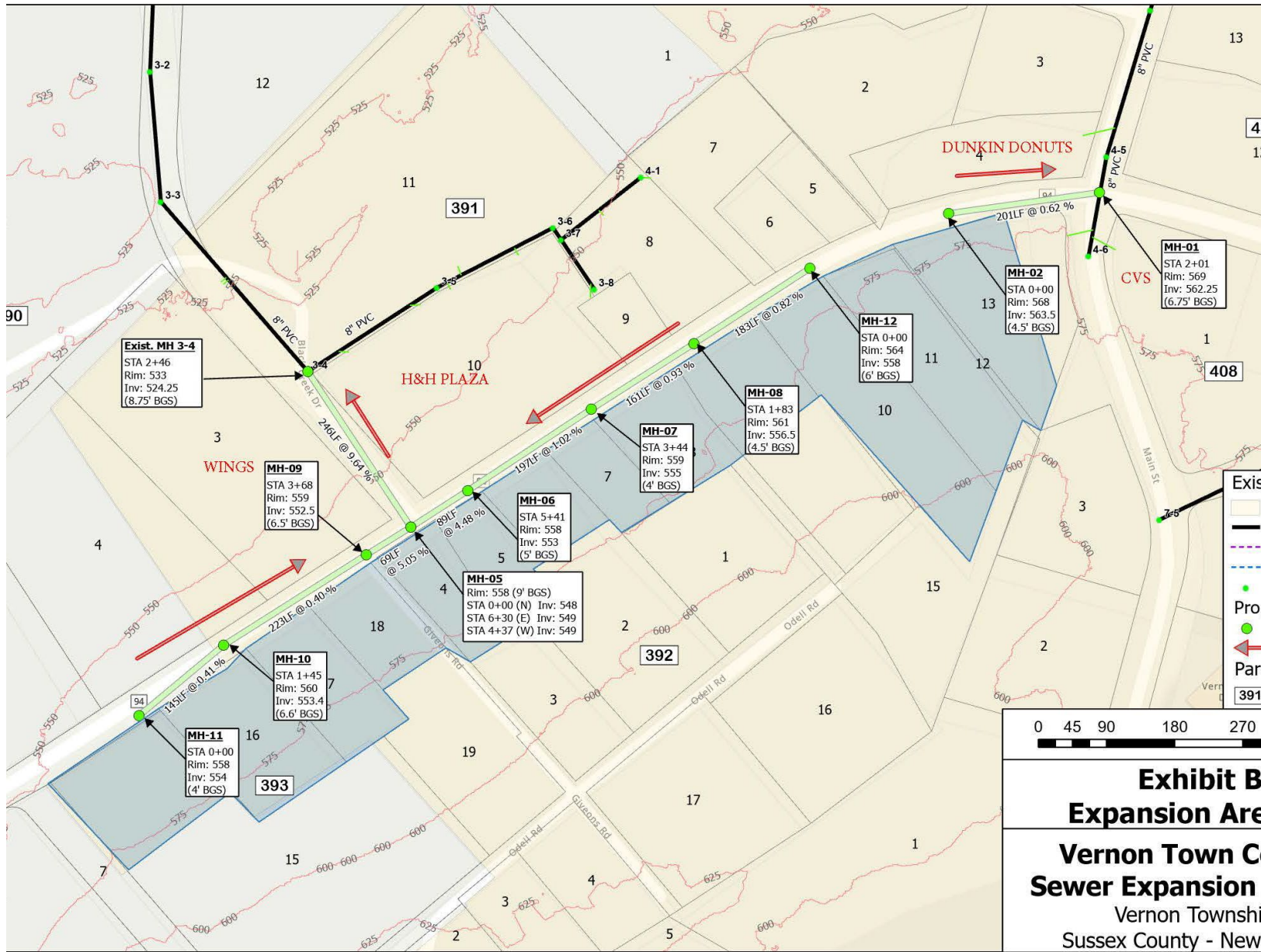
Vernon Crossing

- ❖ Existing SSA properties
- ❖ Future expanded SSA properties
- ❖ Stream crossing issue
- ❖ Proposed Cost: \$1.5mil- \$1.9mil
- ❖ 7-12 property connections



Vernon Crossing

- ❖ Existing SSA properties
- ❖ Future expanded SSA properties
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- ❖ Proposed Cost: \$1.5mil- \$1.9mil
- ❖ 7-12 property connections



Route 94 SE

- ❖ Gravity Main installation along Rte 94
- ❖ Connects 14 properties
- ❖ Ability to expand connections
- ❖ Proposed cost est. \$650k

0 45 90 180 270

Exhibit B
Expansion Area
Vernon Town Center
Sewer Expansion
 Vernon Township
 Sussex County - New

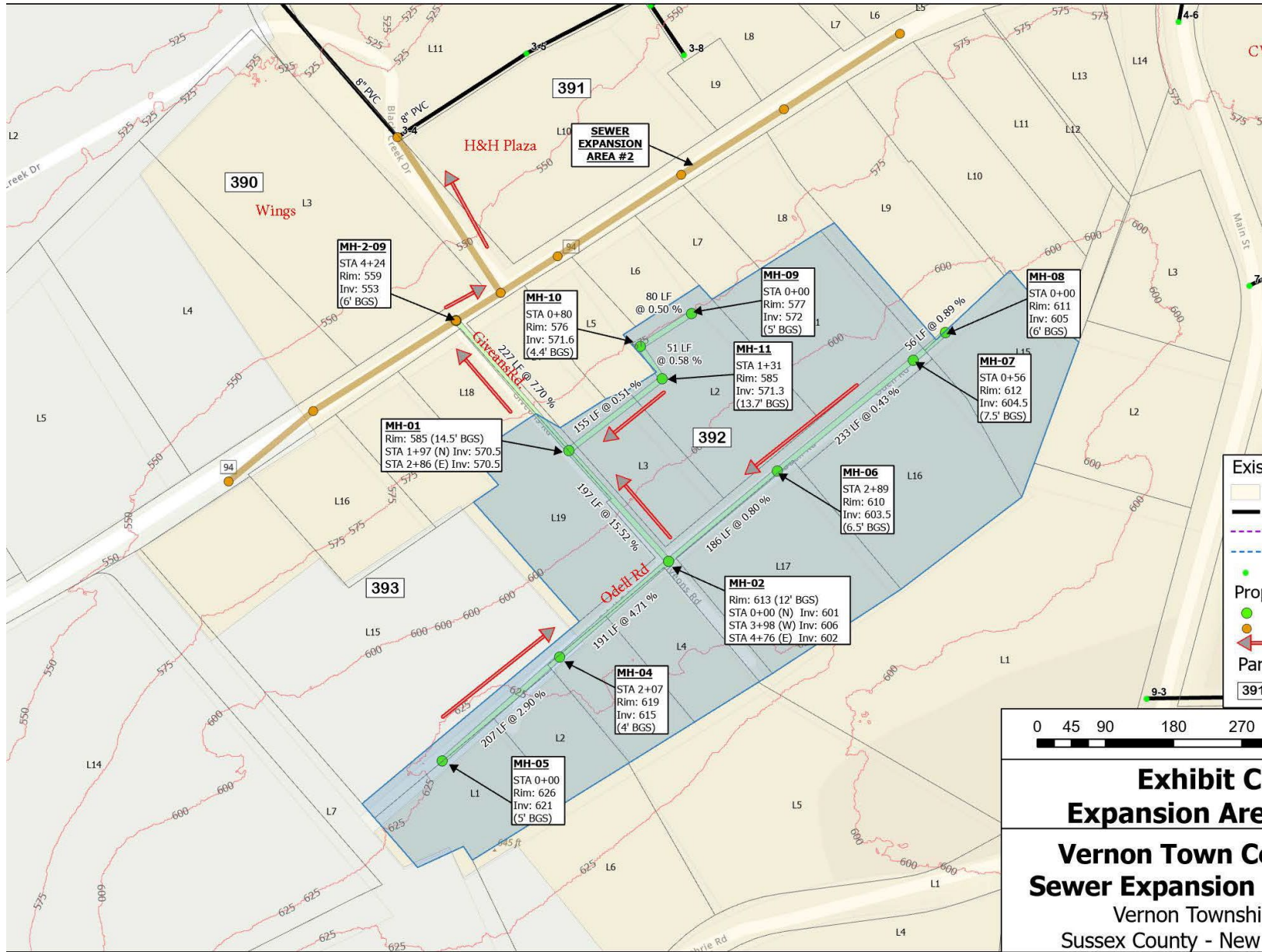


Exhibit C
Expansion Area
Vernon Town C
Sewer Expansion
 Vernon Townshi
 Sussex County - New

Giveans & Odell

- ❖ Gravity Main installation along Rte 94 is a prerequisite to this expansion area
- ❖ Connects 11 properties
- ❖ Proposed cost est. \$700k

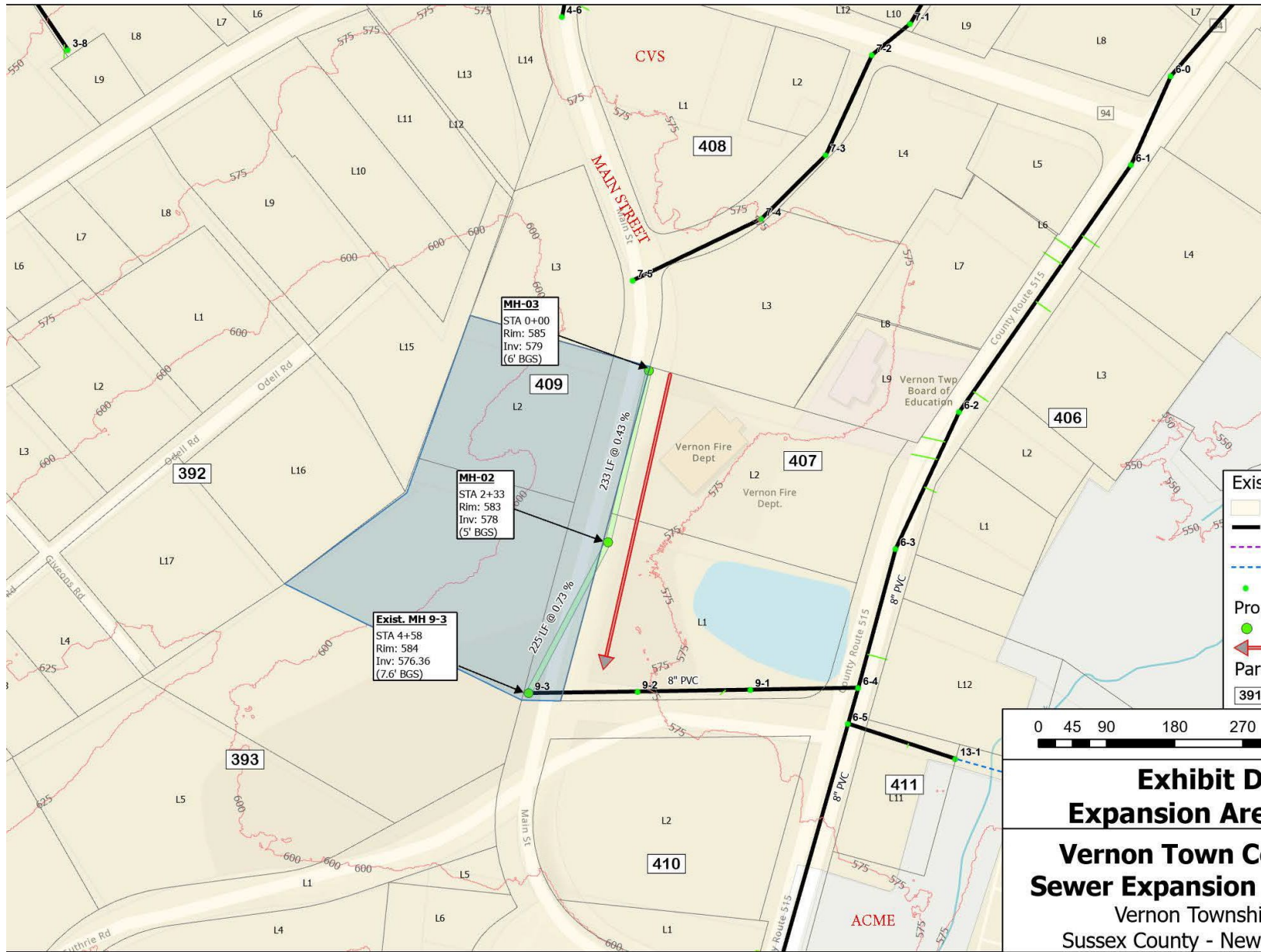
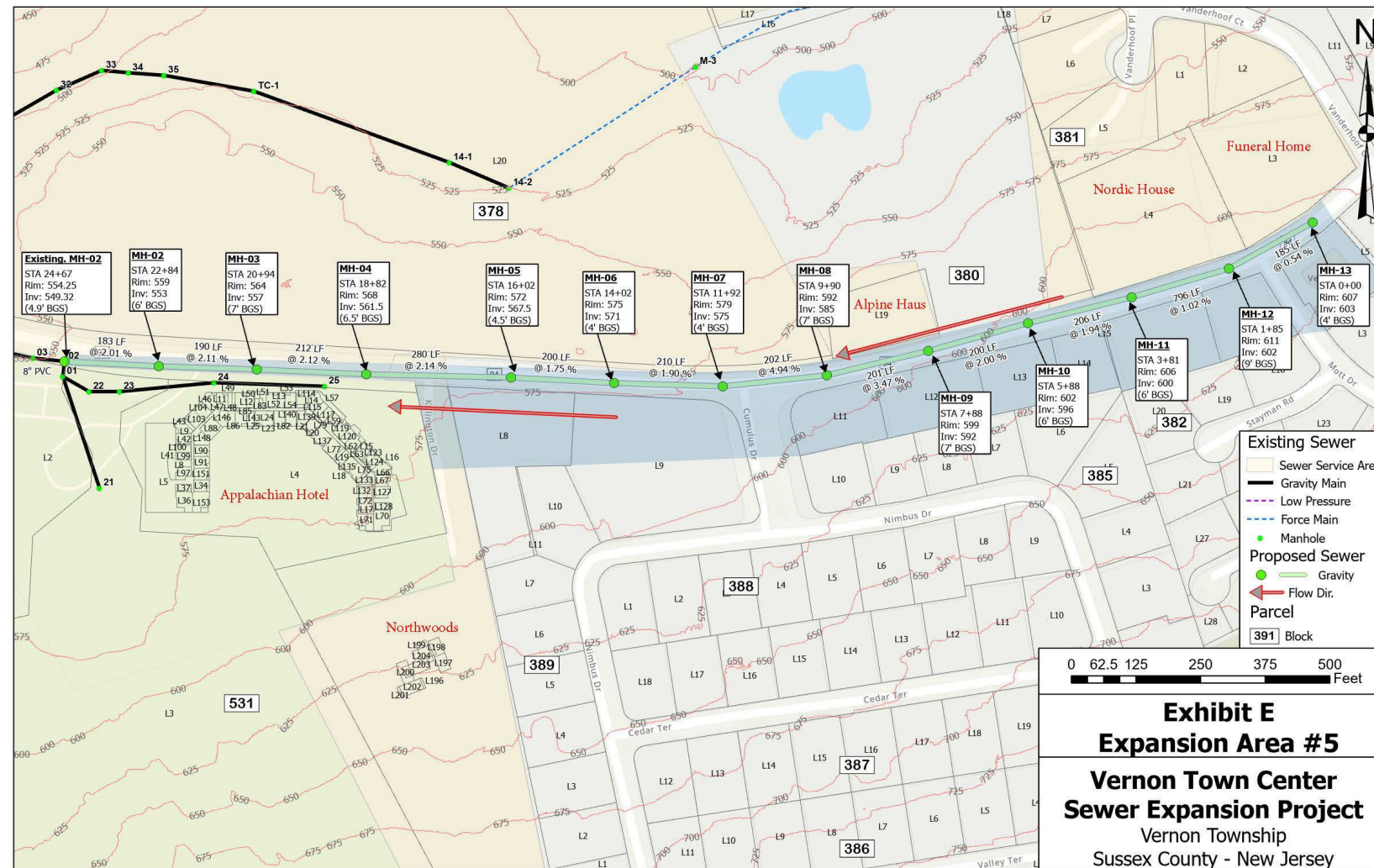


Exhibit D
Expansion Area
Vernon Town C
Sewer Expansion
 Vernon Townshi
 Sussex County - New

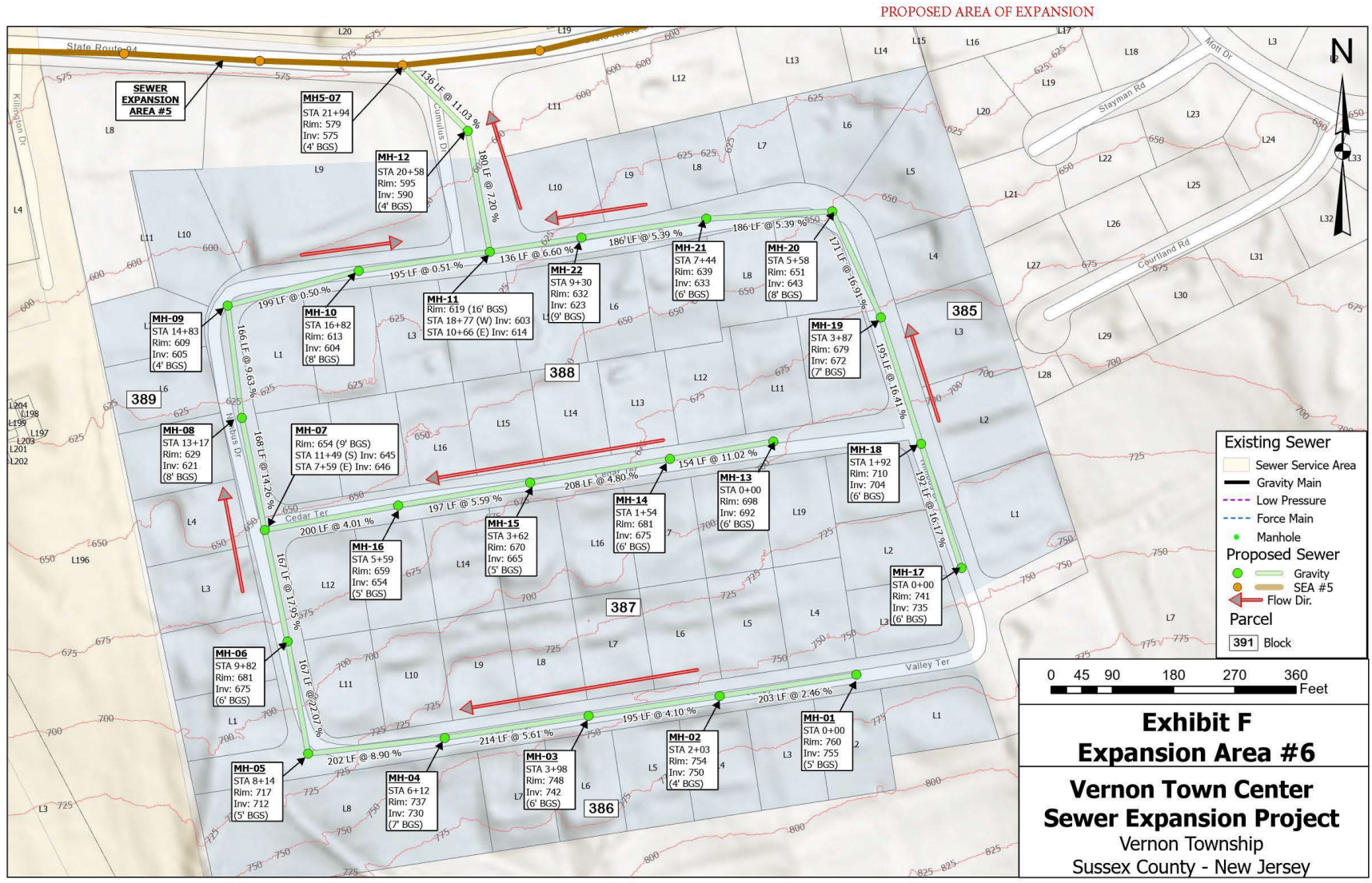
Main Street

- ❖ Connects 2 properties
- ❖ Proposed cost est. \$200k
- ❖ Extension down Main Street can be made by future developer

Cumulus & Mott Rte 94



- ❖ Needed for future connected residential areas
- ❖ 9 Lateral Connections
- ❖ Proposed cost est. \$900k
- ❖ Allows for Northwoods future connection



Cumulus Residences

- ❖ Proposed future connected residential areas
- ❖ 63 Lateral Connections
- ❖ Proposed cost est. \$2mil
- ❖ Aging residential septic systems

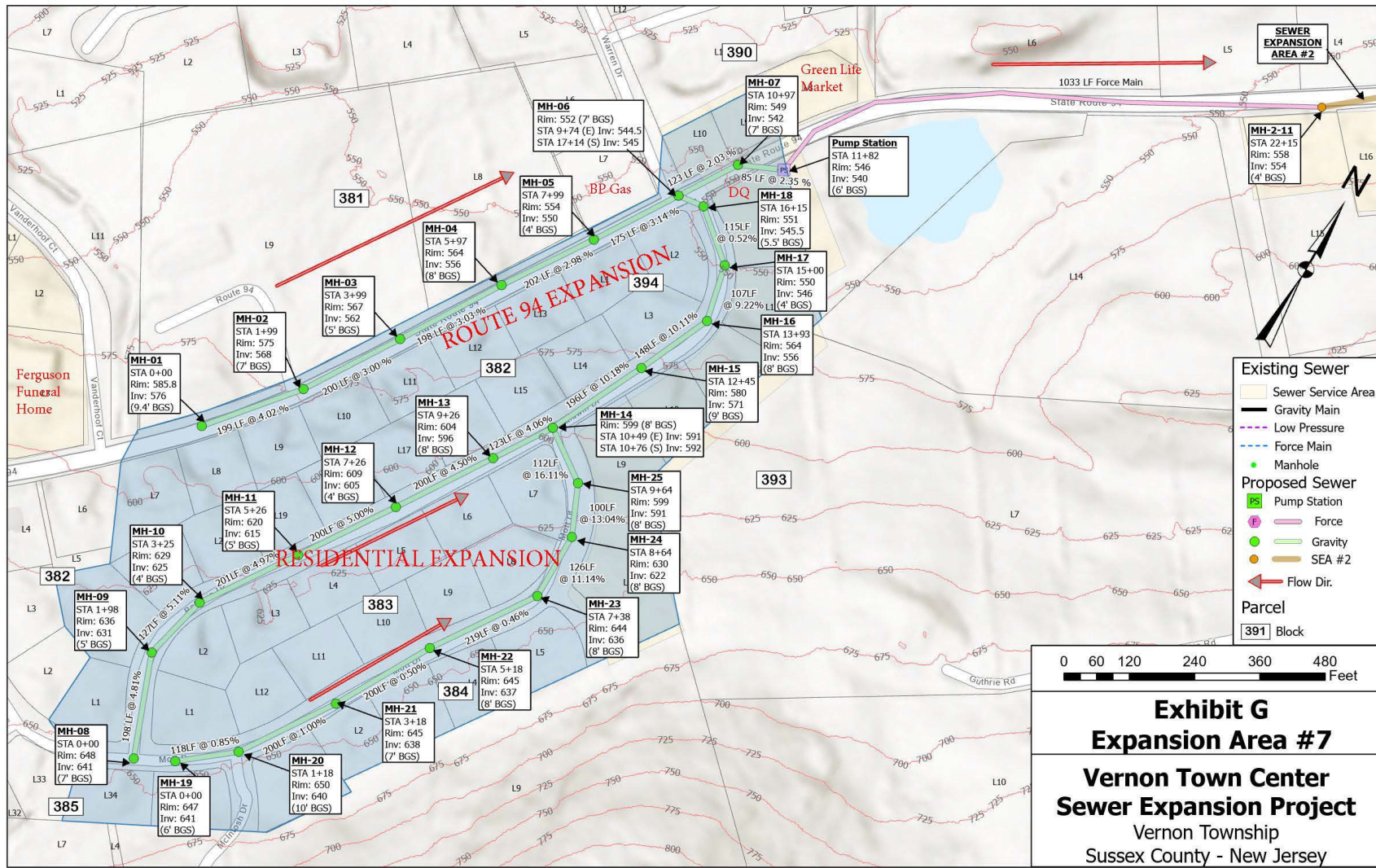


Exhibit G
Expansion Area #7
Vernon Town Center
Sewer Expansion Project
 Vernon Township
 Sussex County - New Jersey

Baldwin & Mott Rte 94

- ❖ Proposed future connected residential areas
- ❖ 12 Lateral Connections on Route 94
- ❖ 36 Residential Connections
- ❖ Proposed cost est. \$1.4mil Rte 94 and \$1mil Baldwin/Mott



SUMMARY

Locations, Costs, Connections

Location	Connections (not EDUs)	Costs
Vernon Crossing.	7 or 12	\$1.5mil or \$1.9mil
Route 94S across from H&H.**	14	\$650,000
Giveans & Odell	11	\$700,000
Main Street	2	\$200,000
Route 94S near Appalachian.**	9 (not including Northwoods)	\$900,000
Cumulus Drive Residences	63	\$2mil*
Baldwin & Mott Residences	36	\$1mil*
Route 94S for Baldwin & Mott Residences.**	12	\$1.4mil

**proposed SSA location*

***required for expansion*