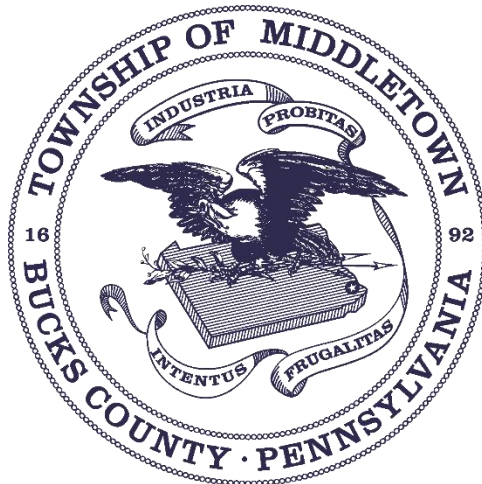


Middletown Township Media Package

Second Notices Being Sent to Properties for Unpaid
Middletown Township Stormwater Impact Fee Accounts

September 24, 2025



Press Release:

FOR IMMEDIATE RELEASE

Subject:

Second Notices Being Sent to Properties for Unpaid Middletown Township Stormwater Impact Fee Accounts

Contributors:

Nick Valla, Assistant Township Manager

Laura Hucklebridge, Finance Director

Contact:

Nicole Tener, Acting Public Information Officer

Phone: 215-750-3800 x1105

Email: ntener@middletownbucks.org

Resources can be found on the final pages of this document for this project.

Second Notices Being Sent to Properties for Unpaid Middletown Township Stormwater Impact Fee Accounts

Middletown Township, Bucks County —Middletown Township has begun sending second notices to property owners who have not yet paid their 2025 Middletown Township Stormwater Impact Fee. The initial bills were mailed in May 2025. The deadline for all payments is December 31, 2025. Notices are sent by Berkheimer who is the Township's real estate tax collector and collector of the Stormwater Impact Fee.

To date, more than 50% of properties have paid the fee. Second notices are being sent to approximately 7,175 properties who have not yet submitted payments.

The Stormwater Impact Fee was implemented to create a dedicated funding source for the maintenance and repair of the Township's stormwater management infrastructure. In addition, proceeds from the fee fund the Township's Municipal Separate Stormwater System permit which is an unfunded state mandate to improve stormwater quality in the Township's multiple watersheds. In addition, the fee helps to protect residents, property, and local waterways by funding necessary projects to reduce flooding and comply with environmental regulations. The total projected annual revenue of \$1.79 million will be used exclusively for stormwater-related expenses with annual expenses current budgeted at **FILL IN NUMBER HERE**.

How the Fee Works

- **Single-Family Residential Properties:** A flat fee of \$60 per year (\$5 per month). This includes single-family homes, townhomes, duplexes, and condominiums.
- **Non-Single Family Residential Properties:** A tiered fee based on the amount of impervious surface on the parcel, ranging from a minimum of \$144 to a maximum of \$6,000 per year.

How to Pay

All payments are processed by the Township's third-party collector, Berkheimer. Payments cannot be made directly to Middletown Township.

- **Pay Online:** Property owners can pay online through Berkheimer's secure portal. A processing fee will apply. An instructional video on how to make online payments is available on the Township's website.
- **Pay by Check:** Checks should be made payable to "HAB-MISC" and mailed to the address on the bill.

Property owners can confirm their payment status directly with Berkheimer using their account number and bill number on the Berkheimer website.

Upcoming Stormwater Projects

Funds from the Stormwater Impact Fee are funding stormwater infrastructure projects in 2025. The Township has several projects underway, including the Langhorne Gables Drainage Improvements and the Reetz Avenue Culvert Replacement, with a total of more than \$9 million in improvements planned through 2029. The Langhorne Gables Drainage Improvement project is laying more than 3,000 linear feet of storm sewer pipes addressing decades of severe flooding in this community. Total costs of the project are in excess of \$1.7M.

For more information, property owners can visit the Stormwater Impact Fee page on the Township website. Questions can be submitted via email to stormwater@middletownbucks.org.

-End of Release-

Middletown Township Stormwater Impact Fee Information

Proposed Stormwater Projects and Estimated Costs in the next 5 years

Projects for 2025:

1. Langhorne Gables Phase II – \$1,610,355.88 (actual construction cost)
2. Reetz Avenue Culvert Replacement - \$500,000.00 (approximate construction cost)

Projects for 2026:

1. Playwicki Park Culvert Replacement - \$183,309.00
2. Richardson Avenue Drainage Improvements - \$327,507.00
3. Hillside Avenue Drainage Improvements – \$274,225.00

Projects for 2027:

1. Snowball Gate, Streambank Restoration - \$750,000.00
2. Forsythia Gate, Streambank Restoration - \$750,000.00

Projects for 2028:

1. Red Rose Gate, Streambank Restoration - \$750,000.00
2. Highland Park, Streambank Restoration - \$750,000.00

Projects for 2029:

1. Juniper Hill, Streambank Restoration - \$500,000.00
2. Wheeler Way, Stormwater Infrastructure - \$1,000,000.00

Projects for 2030 and beyond:

1. Deep Dale West, Streambank Restoration - \$500,000.00
2. Langhorne Gables (Phase III), Stormwater Infrastructure - \$500,000.00
3. Bridgetown Pike/N Pine Street, Streambank/Infrastructure Improvements - \$2,000,000
4. Playwicki Park, Stormwater Infrastructure - \$300,000.00
5. High Pointe Circle, Streambank Restoration - \$500,000.00
6. Neshaminy High School/Old Lincoln Hwy, Streambank Restoration - \$3,000,000.00

****All construction costs are based off other projects in PA. Costs are preliminary and subject to change. The Stormwater Advisory Committee will advise on future projects.**

MS4 Projects Breakdown (Municipal Separate Storm Sewer Systems)

Projects to meet 10% Reduction Goal	Sediment Reduction	Est. Project Cost	Est. Project Cost +20%
Inlet Sediment Removal*	126,176.83	\$388,690.00	\$466,428.00
Proposed Streambank Restoration*	71,808.00	\$761,030.00	\$913,236.00
Wychwood Lane Basin Retrofit (NC-DB-05)*	1,429.37	\$161,000.00	\$193,200.00
Fairway Drive Basin Retrofit (NC-DB-06)	6,331.44	\$227,500.00	\$273,000.00
Fairway Drive Basin Retrofit (NC-DB-07)*	14,748.89	\$164,500.00	\$197,400.00
Essex Lane Basin Retrofit (NC-DB-09)*	6,314.02	\$30,100.00	\$36,120.00
Neshaminy Creek Reduction Goal: 223,797.39	226,808.55		
Queen Anne Creek Proposed Streambank Restoration Phase 1*	40,250.00	\$319,673.00	\$383,607.60
Queen Anne Creek Proposed Streambank Restoration Phase 2*	51,750.00	\$406,345.00	\$487,614.00
Inlet Sediment Removal*	69,477.32	\$270,955.00	\$325,146.00
Queen Anne Reduction Goal: 138,954.65	161,477.32		
Adeline Place Basin Retrofit (CC-DB-01)*	12,382.73	\$455,000.00	\$546,000.00
Inlet Sediment Removal*	51,190.61	\$190,350.00	\$228,420.00
Core Creek Reduction Goal: 61,554.48	63,573.34		
Flint Road Basin Retrofit (MC-DB-02)	20,429.27	\$584,500.00	\$701,400.00
Garden Court Basin Retrofit (MC-DB-06)*	4,404.41	\$73,000.00	\$87,600.00
Gables Court Basin Retrofit (MC-DB-16)*	14,083.90	\$178,500.00	\$214,200.00
Dawn Road Basin Retrofit (MC-DB-17)*	8,962.37	\$203,000.00	\$243,600.00
Mill Creek Streambank Restoration*	50,265.60	\$531,669.00	\$638,002.80
Inlet Sediment Removal*	130,854.56	\$501,960.00	\$602,352.00
Mill Creek Reduction Goal: 228,277.6	229,000.11		

Totals 5 Year Permit:	\$5,447,772.00	\$6,537,326.40
Total Per Year:	\$1,089,554.40	\$1,307,465.28
Average Per Year:	\$1,250,000.00	

What is a Stormwater Impact Fee?

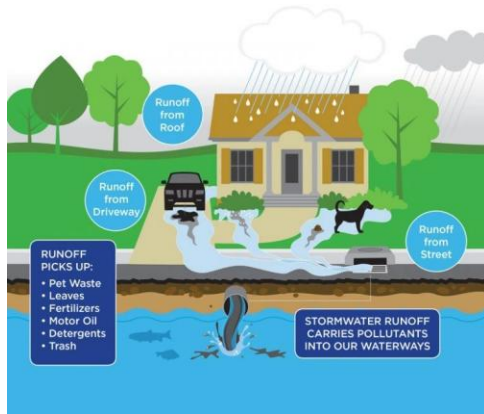
A stormwater impact fee is a fee assessed to all developed properties to support the Township's cost to provide, maintain, and repair stormwater management infrastructure, as well as improving the quality of stormwater runoff. In Middletown Township, there are



The Township is responsible for maintaining:

- More than 3,000 inlets on public streets.
- More than 250 miles of underground stormwater pipes.
- More than 20 basins.

What is Stormwater Runoff?



Stormwater runoff is rain that flows over land due to impervious surface area, or areas where water cannot naturally enter the ground. This includes structures and pavement. Stormwater runoff also captures contaminants that enter creeks and waterways.

The Township is required by state and federal law to implement measures to reduce the presence of contaminants in stormwater runoff.

Stormwater Impact Fee Structure

Residential Properties – Flat rate fee of \$60 per year (\$5 per month).

Non-Residential/Commercial Properties – Tiered rate based upon impervious area:

STORMWATER FEE SCHEDULE FOR COMMERCIAL PROPERTIES		
Tier	Impervious Area (IA) Range (sq. ft.)	Monthly Fee
Tier 0	<400 sq. ft.	\$0
Tier 1	400 - 4,000 sq. ft.	\$12
Tier 2	4,001 – 6,000 sq. ft.	\$18
Tier 3	6,001- 8,000 sq. ft.	\$24
Tier 4	>8,000 sq. ft.	\$12 per 4,000 sq. ft. IA**
**Commercial property maximum fee of \$500 per month (\$6,000 per year)		

Estimated total annual revenue based upon proposed fee structure: \$1,790,426.68