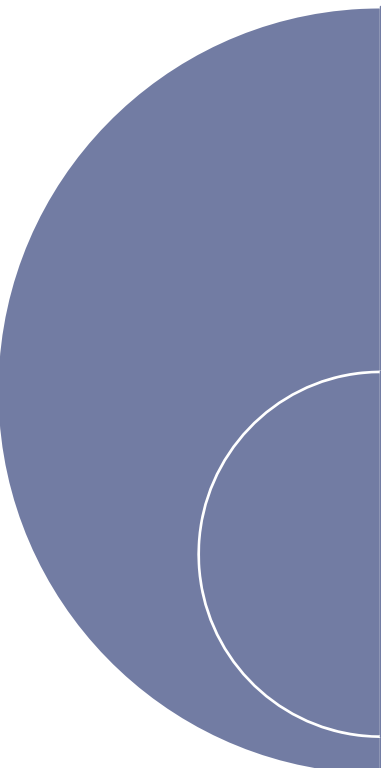


Pinelands Infrastructure Trust Fund (PITF) Master Plan Amendment for Project List and Funding Allocation

P & I Committee

June 28, 2019

PINELANDS PROTECTION BOND ACT of 1985



The intended uses of PITF: fund transportation, wastewater treatment, water supply, and other infrastructure systems in Regional Growth and encourage land preservation via PDC severance.

Funding available now is approximately \$15.89M

PITF Process

Needs Assessment (2018)

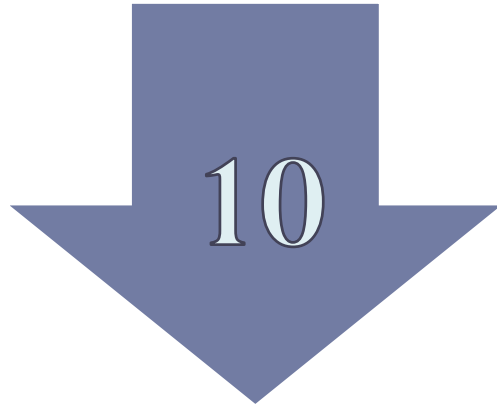
Ranking and Funding Amendment
(Feb 2019)

Request for Project Proposals (April)

Priority Projects List and Funding Allocation
Amendment (now - Sept)

Infrastructure Bank – Appropriations and
administration of grants and loans (October)

Project Proposals

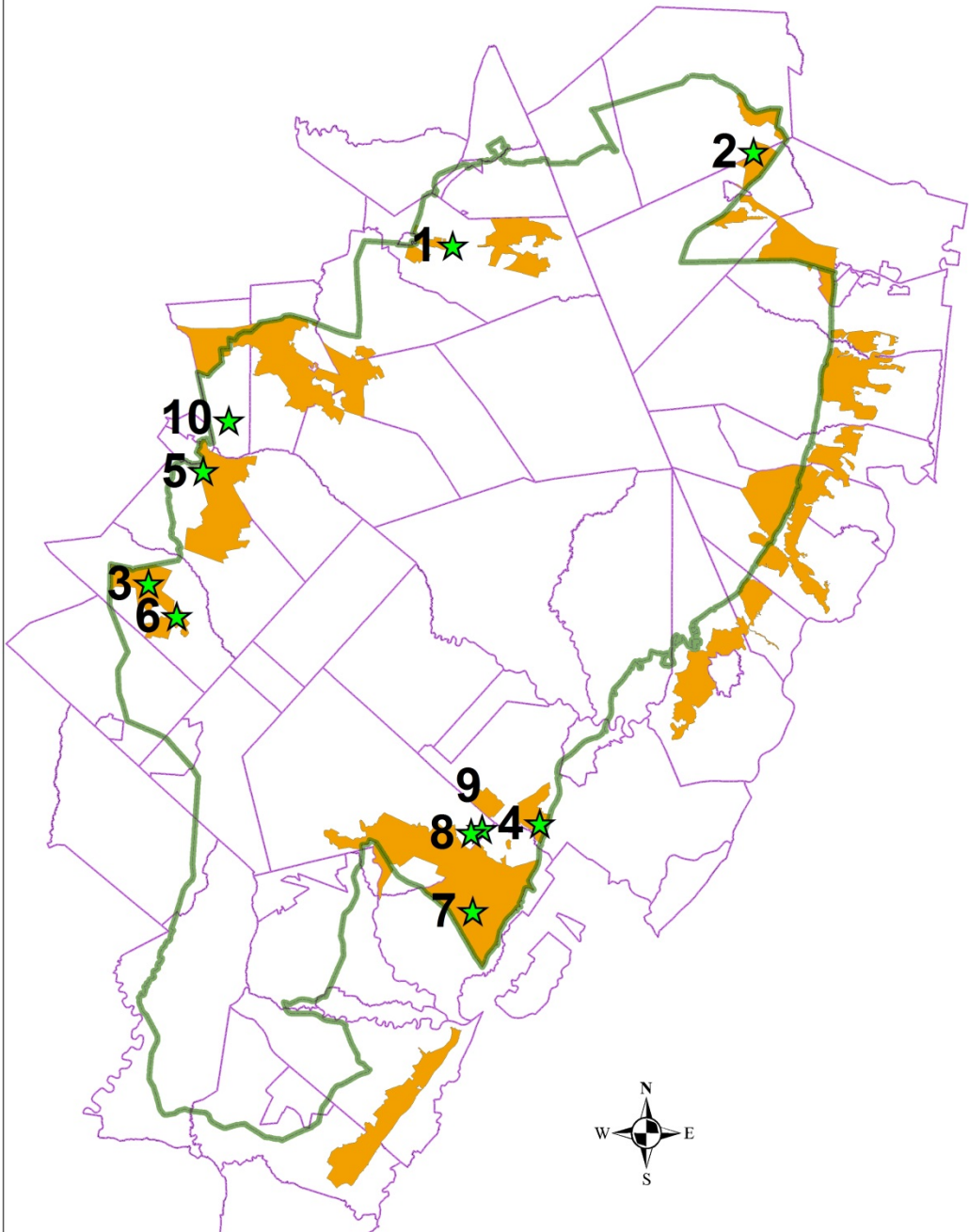


Available
Resources
\$15,890,000



Ten Proposals
received
\$34,060,215





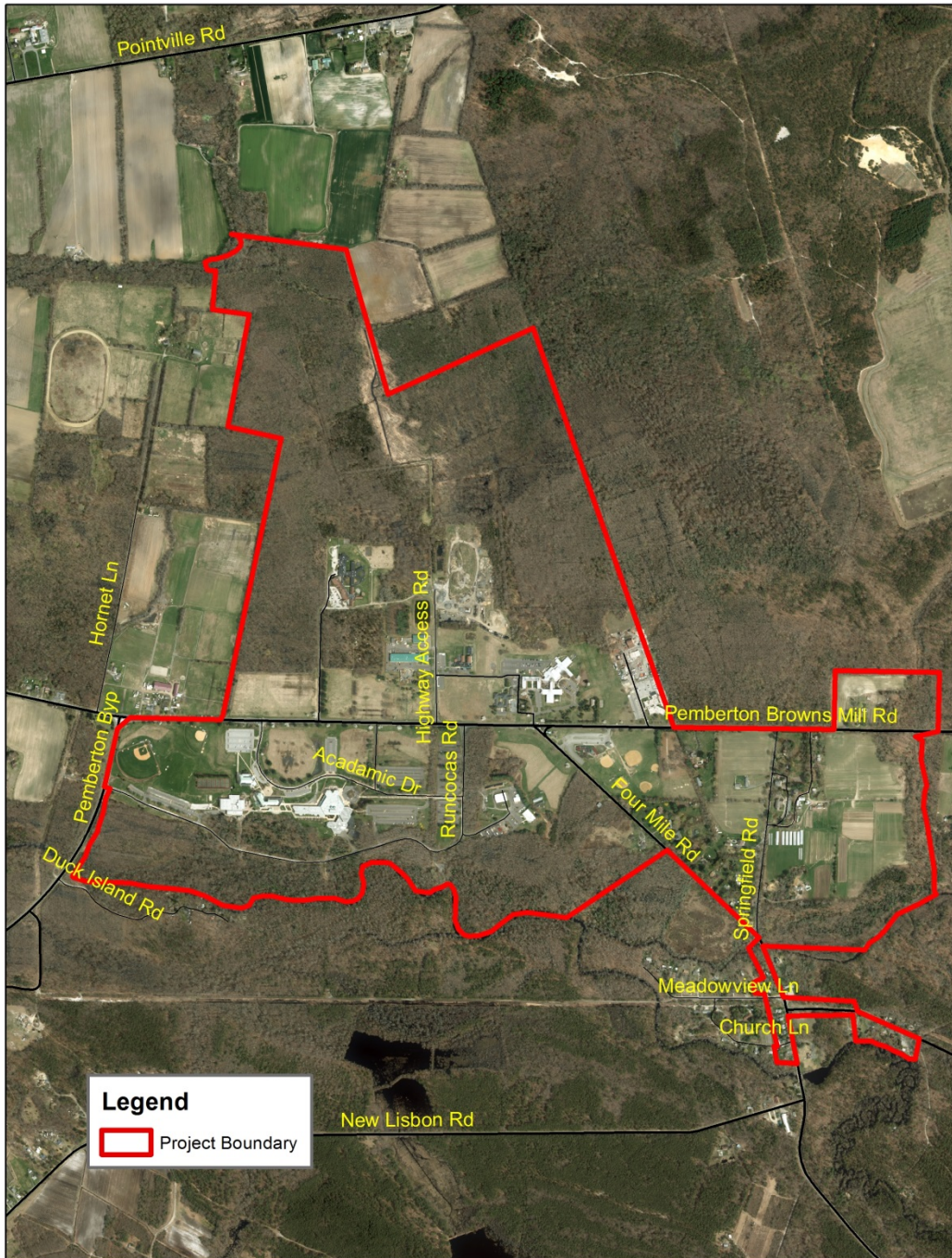
Legend

- ★ Project Locations
- ▭ Pinelands Area Boundary
- ▭ Regional Growth Management Areas
- ▭ Pinelands Municipal Boundaries

| Map ID | Applicant | Project |
|--------|-------------------------------------|--|
| 1 | Pemberton | BCI Water system improvement |
| 2 | Manchester Twp/Jackson MUA | Water & Sewer |
| 3 | Monroe | Williamstown Square Transportation |
| 4 | Galloway | Pinehurst sewer extension |
| 5 | Winslow | Water & Sewer |
| 6 | Monroe MUA | Water & Sewer |
| 7 | Egg Harbor Township | Tremont Sewer Extension |
| 8 | Atlantic County Utilities Authority | Underground Storage Tank Replacement (Pump Stations) |
| 9 | Atlantic County Utilities Authority | Pump Station Upgrades |
| 10 | Evesham Township | Water Tower |

| Applicant | Project | Total Project Cost | PITF grant | PITF loan | PITF Sum |
|--------------------------------|---------------------------------------|---------------------------|-------------------|------------------|-----------------|
| Pemberton | BCI Water system improvement | \$2,929,000 | \$1,171,600 | \$1,464,500 | \$2,636,100 |
| Manchester Twp/ Jackson MUA | Water & Sewer | \$7,192,035 | \$2,745,011 | \$2,745,011 | \$5,490,022 |
| Monroe Twp | Williamstown Square Transportation | \$3,962,000 | \$1,426,320 | \$1,782,900 | \$3,209,220 |
| Galloway Twp | Pinehurst sewer extension | \$3,493,440 | \$1,397,376 | \$1,746,720 | \$3,144,096 |
| Winslow Twp | Water & Sewer | \$1,728,940 | \$546,092 | \$864,470 | \$1,410,562 |

| Applicant | Project | Total Project Cost | PITF grant | PITF loan | PITF Sum |
|------------------|--------------------------------------|---------------------------|--------------------|--------------------|---------------------|
| Monroe MUA | Water & Wastewater (Blackhorse Pike) | \$6,577,800 | \$2,631,120 | \$3,288,900 | \$5,920,020 |
| Egg Harbor Twp | Tremont Sewer Extension | \$1,832,400 | \$732,960 | \$916,200 | \$1,649,160 |
| ACUA | UST replacement | \$155,250 | \$62,100 | \$77,625 | \$139,725 |
| ACUA | pump stations upgrades | \$3,589,350 | \$1,439,340 | \$1,799,175 | \$3,238,515 |
| Evesham MUA | water tower | \$2,600,000 | ineligible | \$0 | \$0 |
| Total | | \$34,060,215 | \$7,286,399 | \$8,603,601 | \$26,837,420 |



Pemberton Township – Burlington County Institutions Water System Improvements



Manchester Twp – Jackson MUA Water & Sewer Main Extensions



Monroe Township – Williamstown Square Project



Galloway R1-R Sanitary Sewer Project

Winslow Township Route 73 Redevelopment Area

Water & Sewer Extensions



Ranking Criteria

Mandatory

- Regional Growth Area
- New residential development
- Minimum 10% local match
- PDC use
- Level of service (# of dwelling units)

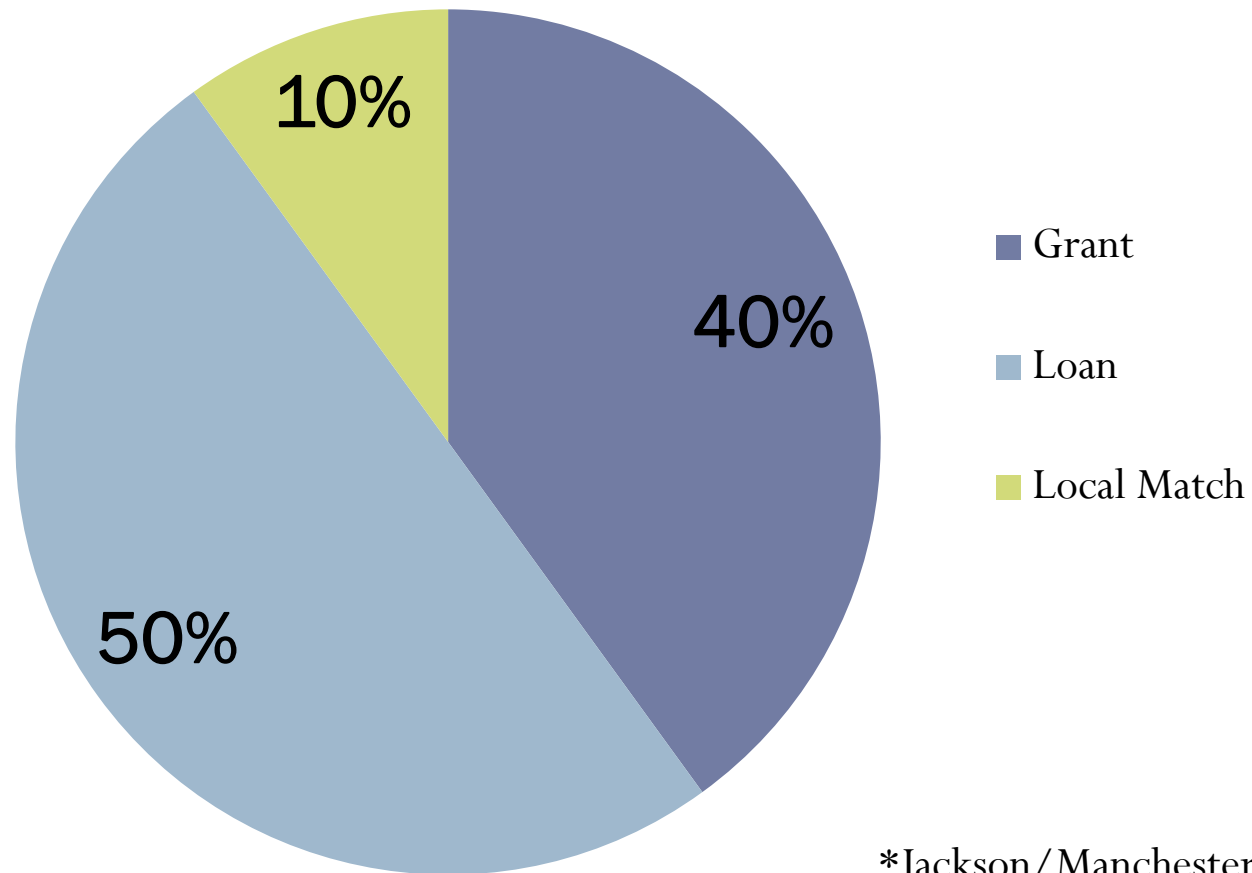
Bonus

- Non- K/C water source
- Lower PITF cost per dwelling unit
- Water conservation
- Higher residential density
- Green infrastructure exceeding regulation
- Mandatory PDC use

| Score | Project Name | Ranking Highlights |
|-------|---|--|
| 119 | Pemberton – BCI Water System Improvements | Total PDCs: 85 (mandatory) # Units >1510 Higher residential density |
| 115 | Manchester Twp/ Jackson MUA Water & Sewer Extensions | Total PDCs 85.5 (mandatory) Larger local match \$\$ Non-K/C water source |
| 97 | Monroe Township – Williamstown Square Transportation Improvements | Total PDCs 21 (mandatory) Moderate cost per unit in PITF \$\$ Water conservation standards offered |
| 95 | Monroe MUA - Water and Sewer Extensions | Lower ranked of 2 projects in Monroe Total PDCs 21.25 Mostly commercial development |
| 92 | Galloway Township – Pinehurst Sewer Extension | Total PDCs 41.25 (optional) Highest residential density Lower cost per unit in PITF \$\$ |

| Score | Project Name | Ranking Highlights |
|-------|---|--|
| 45 | Winslow Township – Water & Sewer Extensions | Higher local match \$\$ Total PDCs 9.25 (mandatory) |
| 37 | Egg Harbor Township – Sewer Extensions | Lowest residential density Total PDCs 12.5 (optional) |
| 24 | ACUA – Underground Storage Tank Replacement | No specific new development Unknown PDCs |
| 22 | Atlantic County Utilities Authority – Sewer Pump Station Upgrades | No specific new development Unknown PDCs |
| 0 | Evesham Township – Water Tower | Does not serve RGA Ineligible for funding |

Funding Formula



*Jackson/Manchester project & Winslow project have higher % local match

Priority List & Funding Allocation

| Rank | Applicant | Project | Total Project Cost | PITF grant | PITF loan | PITF Sum |
|------|----------------------------|------------------------------------|---------------------|--------------------|--------------------|---------------------|
| 1 | Pemberton | BCI Water system improvement | \$2,929,000 | \$1,171,600 | \$1,464,500 | \$2,636,100 |
| 2 | Manchester Twp/Jackson MUA | Water & Sewer | \$7,192,035 | \$2,745,011 | \$2,745,011 | \$5,490,022 |
| 3 | Monroe | Williamstown Square Transportation | \$3,962,000 | \$1,426,320 | \$1,782,900 | \$3,209,220 |
| 4 | Galloway | Pinehurst sewer extension | \$3,493,440 | \$1,397,376 | \$1,746,720 | \$3,144,096 |
| 5 | Winslow | Water & Sewer | \$1,728,940 | \$705,281 | \$705,281 | \$1,410,562 |
| | Total | | \$17,576,475 | \$7,445,588 | \$8,444,412 | \$15,890,000 |

Additional Considerations

Disconnect between PITF Act and administrative rules = NJDEP Rule Waiver request

Allowing NJDEP to use wastewater project funding as match to their SRF (EPA) funds which ties funds to wastewater in perpetuity (\$4,476,578)

Recommended Actions

1.

- Apply for NJDEP Rule Waiver

2.

- Approve Project Priority List and Funding Allocation Amendment

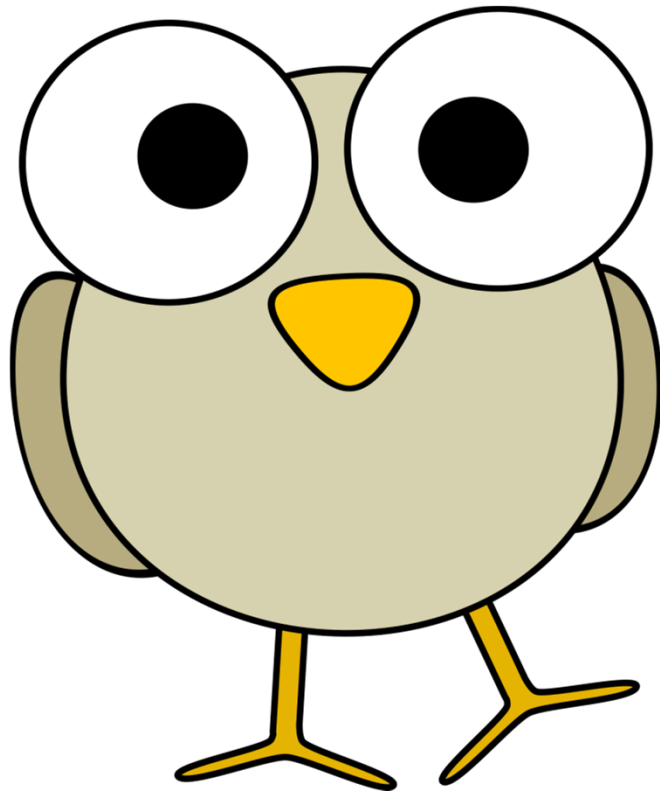
3.

- Allow NJDEP to use the portion of PITF allocated to eligible wastewater project funding as a match to State Revolving Funds

Next Steps – If approved



- Apply for NJDEP Rule Waiver
- Hold public hearing on second amendment (7/31)
- Review final amendment & public comment (8/23)
- Present amendment to Commission for adoption (9/13)
- Submit Project list to Infrastructure Bank for appropriations and administration - October



??