

PUBLIC UTILITIES (WATER AND SEWER) ACTION PLAN

INTENT

The intent of the Public Utilities Action Plan is to facilitate the provision of adequate sewer and water facilities in a manner consistent with the Future Land Use Plan. The Action Plan needs to address existing and future conditions that would otherwise impact the natural environment and public health, safety and welfare.

Goal: Promote the orderly expansion of public sewer and water services to meet the existing and planned development needs, while taking into account the impacts to cost, public health, surrounding land use, and environmental conditions.

PUBLIC UTILITIES POLICIES

1. Consider making efficient use of areas that have existing public water and/ or sewer service by allowing more intensive use of the land, without creating unacceptable impacts.
2. Discourage the extension of public sewer and/ or water service to those areas of the Township that are intended for nominal or no development, such as rural and agricultural areas, steep slopes, and floodplains, except where public health needs have been documented.
3. Promote the extension of public sewer and/ or water service systems that are required to protect public health and to support planned growth in appropriate areas, provided the proposed projects are affordable and that all viable alternatives have been considered when cost is a problem.
4. Support efforts to improve and extend water and sewer facilities. Specifically, water and sewer services should be extended to those areas targeted for development in the Future Land Use Plan and where deemed appropriate by the Middlesex Township Municipal Authority. Also, ensure that such improvements are consistent with the rural character of the Township and that they sustain the existing levels of transportation services currently found throughout the Township.
5. Continue to work cooperatively with the Middlesex Township Municipal Authority in addressing the Township's growth management and infrastructure improvement programs.

ACTION STRATEGIES

Growth Management/Sewer Extension

1. Update the Act 537 Plan, as required by law, to accommodate growth as outlined in the Comprehensive Plan.

2. Plan for the future expansion of public sanitary sewer service to the identified areas posing threats to public health, safety, welfare.
3. Accommodate infill of moderate to high density residential and nonresidential development in areas that have public sewer and water or are planned to have public sewer and water service.
4. Support efforts to extend water and sewer facilities to those areas that are consistent with the developing areas as reflected on the Future Land Use Map.
5. Discourage high density development in those areas served only by on-lot systems.
6. Require future development within the developing areas as reflected on the Future Land Use Map to commit to public water and sewer facilities, where required.

On-Lot Facilities

7. Enforce the recently enacted On-Lot Management Ordinance.