

Frequently Asked Questions

2014 Residential Overlay -Cedar Lane, Cedar Court, Elm Court, Frontier Lane, Crimson Court, Stoneridge Court and portions of Lynn Drive

Why is the Township considering an overlay at this time?

The road surface has developed pattern cracking, which is an indicator that there is not enough structural strength in the pavement section. If additional strength is not added soon, a more extensive rehabilitation will be required.

If this project moves forward, will we have access to our property at all times during construction?

Yes, the Township will require the Contractor to maintain access to all properties at all times. However, there will be certain time periods when access is delayed (ex. during paving operations).

How long would the road be under construction?

A bituminous overlay has a fairly quick construction timeline. A typical overlay takes approximately 10 working days to prepare the road surface, construct the bituminous overlay, and complete the shouldering.

What is the expected life of the overlay?

If completed, the overlay will add strength and is anticipated to extend the life of the road by 10 to 15 years.

Will the Township continue with regular maintenance?

Yes, crack filling will be scheduled every 2 to 3 years and a seal coat will be scheduled in 5 to 7 years (100% Township funded).

Has the Township done any major maintenance in the past?

Yes, the Township has performed patching and shouldering in recent years. Additional patching may be needed prior to the construction of a bituminous overlay.

Why can't we just seal coat the roads at this time?

Seal coating does not add any structural strength. The cracks that are developing are an indicator that additional strength is required to continue to carry the traffic loads.

How much is the estimated project cost, and how much will the Township pay?

The estimated total project cost is \$171,870. The Township policy is to pay 50% of the cost of a standard overlay. The total township contribution is estimated to be \$85,935.

What is the estimated amount of the assessments?

The estimated assessment is \$2,960 per benefitting property.

I understand the Township generally pays 50 percent of the total estimated cost for overlays....is there a possibility the Township would pay more?

No, the Township contribution is based upon the levy and the other roadway needs.

We have been provided with an estimated cost. When will we know the final amount that will be assessed? What is the interest rate?

The final amount to be assessed and associated interest rate is determined at the time of the assessment hearing. Interest rates have been favorable, on the order of 4-5%. Separate notice for the assessment hearing will be provided assuming this project advances.

If the project goes forward, when would we have to pay the first installment of the assessment (tax year)?

The first installment would be payable in 2015. However, if you choose you can pay off your assessment in full prior to November 15, 2014 with no interest.

On a per-unit assessment, is every property owner assessed the same amount?

Every similar property with similar access is assessed the same.

Why does the Township assess on a per-unit basis instead of charging the individual properties by feet of road frontage?

The Township prefers to assess on a per-unit basis because all properties generally use the road equally in a residential district. Front footage assessments are more common with commercial properties, or lots with significant development potential.

What happens if nothing is done now, and we wait a few more years?

Additional cracking will occur and more potholes will develop, eventually becoming severe. More extensive repairs will be required (i.e. reconstruction) within the next 5 to 10 years.

How much will it cost if we wait?

Although no detailed estimate has been prepared, the cost of reconstruction is significantly more expensive than overlays. Based on an average cost for reconstruction of similar roadways, a 2014 estimate for reconstruction is \$660,000. The Township contribution for reconstruction projects is 40%. Assessments for reconstruction projects typically range from \$12,000 to \$14,000 per parcel. Reconstructions also have a much longer construction period, approximately 3 months.