

Kane Avenue and Century Court Improvement Project Frequently Asked Questions

Why is the Township considering an overlay at this time?

Constructing an overlay adds structural strength and extends the useful life of the pavement. The roads are beginning to show isolated signs of failure. If not constructed as scheduled, the pavement will continue to deteriorate and the repairs will become more expensive.

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, all work is anticipated to be complete in less than 10 working days.

What is the expected life of the overlay?

The overlay 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, patching was performed in 2012 just before seal coating.

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 \$70,400. The Township policy is to pay 50% of the cost of an overlay. The total township contribution is estimated to be \$35,200.

What is the estimated amount of the assessments?

The estimated assessment amount is \$3,200.

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 after the assessment hearing. Interest rates are generally favorable, on the order of 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 2016. However, if you choose you can pay off your assessment in full prior to November 15, 2015.

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

Yes.

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. reclaim and pave or 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 reclaiming and paving and reconstruction projects are significantly more expensive than overlays. Assessments for similar projects have ranged from \$12,000 to \$15,780.