

BOROUGH OF DUNELLEN
ORDINANCE # 2025-21

The following ordinance was introduced for its first reading on December 1, 2025. A second reading, public hearing and adoption is being held at 7:00 p.m. in the Dunellen Borough Municipal Building, 355 North Avenue, Dunellen, New Jersey, on December 15, 2025, and copies of this Ordinance have been posted on the public bulletin board prior to the date for second reading and final passage and copies of this Ordinance have been available at the Office of the Borough Clerk for any interested members of the public.

**AN ORDINANCE TO AMEND THE GENERAL LEGISLATION OF THE
BOROUGH OF DUNELLEN MUNICIPAL CODE CHAPTER 233 SEWER USE,
ARTICLE 1 GENERAL REGULATIONS, SECTION 37 SEWER RATES**

Section 1

BE IT ORDAINED by the Borough Council of the Borough of Dunellen in the County of Middlesex as follows that the Dunellen Municipal Code, Chapter 233 Sewer Use, Article I General Legislation, Section-37, Sewer Rates is amended to read as follows:

Section 233-37. Sewer rates.

The sanitary sewer rates shall be as follows:

A. Owners of single-family residential properties, including existing townhouses or those created through redevelopment projects that are connected to the Borough sanitary sewer system, shall pay a flat annual rate in the amount of \$365.00, and shall be charged in addition to that flat rate, for sewer service based upon the amount of water supplied to the property as determined by meter readings supplied by New Jersey American Water of the previous year. The sewer fee for the property shall be \$1.30 per 1,000 gallons of water used at the property (whether determined by meter or estimate). Where water usage cannot be determined by meter reading, the Sewer Utility fee shall be based on the property's estimated water usage, which estimate shall be calculated using best engineering practices for the property in question. All charges shall be payable semi- annually and paid in equal installments to the Dunellen Borough Sanitary Sewer Utility on the 1st day of April and the 1st day of September, following each period for which sewer service has been provided.

B. Owners of multi-family residential properties (properties with two, three or four residential units) connected to the Borough sanitary sewer system shall pay a flat annual rate ~~for~~ in the amount of \$365.00 per unit, and shall be charged in addition to that flat rate, for sewer service based upon the amount of water supplied to the property as determined by meter readings supplied by New Jersey American Water of the previous year. The sewer fee for the property shall

be \$1.30 per 1,000 gallons of water used at the property (whether determined by meter or estimate). Where water usage cannot be determined by meter reading, the Sewer Utility fee shall be based on the property's estimated water usage, which estimate shall be calculated using best engineering practices for the property in question. All charges shall be payable semi-annually and paid in equal installments to the Dunellen Borough Sanitary Sewer Utility on the 1st day of April and the 1st day of September, following each period for which sewer service has been provided.

C. Owners of non-residential properties, including residential properties with five or more units and mixed residential/commercial properties connected to the Borough sanitary sewer system, shall be charged, except as otherwise stated herein, for sewer service based upon the amount of water supplied to the commercial property as determined by meter readings supplied by New Jersey American Water of the previous year, payable semi-annually. The apartments or rental units above or adjacent to the commercial property shall be billed at a flat rate of \$365.00 per apartment or rental unit, and shall be charged in addition to that flat rate, for sewer service based upon the amount of water supplied to the property as determined by meter readings supplied by New Jersey American Water of the previous year. The sewer fee for the property shall be \$1.30 per 1,000 gallons of water used at the property (whether determined by meter or estimate) to be paid in equal installments semi-annually. The sewer fee for the commercial parts of a mixed-use commercial/residential property, or of an entirely non-residential property, shall be \$5.25 per 1,000 gallons of water used at the property (whether determined by meter or estimate), but no less than the minimum annual usage charge of \$365.00. Where water usage cannot be determined by meter reading, the Sewer Utility fee shall be based on the property's estimated water usage, which estimate shall be calculated using best engineering practices for the property in question. Sewer user fees are to be paid to the Dunellen Borough Sanitary Sewer Utility on the 1st day of April and 1st day of September, following each period for which sewer service has been provided or available.

D. There shall be an annual sewer Administrative/Facility charge for all non-residential improved properties, residential properties with five or more units, and mixed residential/commercial properties, of \$150.00 in addition to the above rates described in Subsection C above. This charge is payable semi-annually in the amount of \$75.00 and is to be paid in concert with the sewer service charges.

E. Any single-family residential property that qualifies for the senior citizen tax deduction shall also be afforded a discount of \$100.00 from the residential property fee set forth in Subsection A above.

F. The foregoing rates and charges have been calculated in accordance with Chapter 230-7 and shall be subject to annual revision based upon the Borough and its Sewer Utility's financial obligation to PARSA and/or MCUA. In addition, separate fees or charges may be imposed by the Borough's Sewer Utility upon specific users or one or more categories of users to defray fines, penalties or other extraordinary charges that may be imposed by PARSA and/or MCUA. Payment of such separate fees or charges shall be in accordance with the requirements set forth in Chapter 233-36. The Borough Sewer Utility may also, in its sole discretion and upon application of a user demonstrating special circumstances, adjust a user's sewer use charges.

Section 2. If any article, section, subsection, sentence, clause, or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

Section 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Dunellen, the provisions hereof shall be determined to govern, and the inconsistencies of the prior ordinance are hereby repealed.

Section 4. This Ordinance shall take effect immediately upon final passage and publication according to law.

Adopted December 15, 2025