

**TOWNSHIP OF JEFFERSON
COUNTY OF MORRIS, NEW JERSEY**

ORDINANCE #24-01

“ORDINANCE AMENDING SECTIONS 7-124 AND 235-12 OF THE JEFERSON TOWNSHIP MUNICIPAL CODE, REGARDING WATER RATES, SERVICE FEES AND CAPACITY CHARGES, BY ESTABLISHING NEW WATER RATES, AND MOVING ALL WATER RATES, FEES AND CAPACITY CHARGES TO CODE SECTION 235-12, “WATER FEES”

WHEREAS, Jefferson Township Municipal Code Section 7-124 sets forth the Township water rates, service fees and capacity charges; and

WHEREAS, the County and Municipal Water Supply Act, N.J.S.A. 40A:31-1, et seq. sets forth the requirements that the rate structure for water and sewer shall be uniform and equitable, based upon factors in accordance with statutory law; and

WHEREAS, the Borough Auditor reviewed the water rates and recommended an increase in water fees through 2027; and

WHEREAS, the Township Council reviewed the recommendations and desires to update municipal water rates through 2027; and

WHEREAS, the Township Council desires to move all fees to Chapter 235, fees, including water fees.

NOW, THEREFORE, BE IT ORDAINED, by the Township Council of the Township of Jefferson, County of Morris and State of New Jersey, that the following amendments and revisions are made to the Revised General Ordinances of the Township of Jefferson, Sections 7-124 and 235-12:

Section I

Section 7-124 “Water rates; service fees; capacity charges”, shall be deleted in its entirety and replaced as follows:

7-124 Water Meter Tampering.

No person shall tamper with, interfere with or cause any water meter owned by the Township of Jefferson and used to measure the flow of water from the Township utility to not accurately measure or record the full amount of water supplied to such customer. The existence of a tampered meter shall be presumptive evidence that the person or persons to whom water is supplied through that meter did tamper or cause the tampering of said meter.

Any person violating this ordinance shall be fined not more than \$500 with reference to the first violation and not more than \$1,000 with reference to any subsequent violations.

Section II

Section 235-12, “Water Fees” shall be deleted in its entirety and replaced as follows:

235-12 Water Fees.

A. Water rates.

(1) Metered service; consumers metered.

- (a) Consumers of water supplied by the Township water system whose water consumption is measured by a meter shall be charged on a quarterly basis, per quarter, for a minimum use of 10,000 gallons per quarter as follows:

<u>Upon Passage</u>	<u>January 1, 2025</u>	<u>January 1, 2026</u>	<u>January 1, 2027</u>
\$105.35	\$107.98	\$110.68	\$113.45

- (b) There shall be additional charge for each 1,000 gallons, or any portion thereof, in excess of 10,000 gallons as follows:

<u>Upon Passage</u>	<u>January 1, 2025</u>	<u>January 1, 2026</u>	<u>January 1, 2027</u>
\$8.11	\$8.31	\$8.52	\$8.73

(2) Unmetered service; residential customers who are unmetered. Said customers shall be charged on a quarterly basis, per quarter, as follows:

<u>Upon Passage</u>	<u>January 1, 2025</u>	<u>January 1, 2026</u>	<u>January 1, 2027</u>
\$182.32	\$186.88	\$191.55	\$196.34

(3) Unmetered customers; readings cannot be obtained. If the Department of Utilities is unable to obtain a reading from a residential customer because of lack of accessibility or failure of the customer to inform the Department of its actual meter reading for four consecutive quarters, then the unmetered rate for said customer shall increase to \$300 per quarter.

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(4) Seasonal or standby rate. In the event that a residential customer does not require water service, but still remains connected to the water service, a standby fee shall be paid of \$40 per quarter plus a \$25 fee to the Utility Department for each turn-off and reconnection.

(5) Multifamily subsidized government housing.

(a) Notwithstanding the above language, any multifamily government-subsidized housing where water consumption is measured by a meter shall be charged on a quarterly basis, per quarter, for a minimum use of 10,000 gallons per dwelling unit as follows:

<u>Upon Passage</u>	<u>January 1, 2025</u>	<u>January 1, 2026</u>	<u>January 1, 2027</u>
\$47.11	\$48.29	\$49.50	\$50.74

(b) There shall be an additional charge for each 1,000 gallons over and above said minimum of \$10,000 gallons, rounded to the next highest 1,000 as follows:

<u>Upon Passage</u>	<u>January 1, 2025</u>	<u>January 1, 2026</u>	<u>January 1, 2027</u>
\$5.51	\$5.65	\$5.79	\$5.93

B. Service fees.

(1) Temporary service, as provided for in § **7-115E** (labor, excavation and material shall be provided for by the applicant): \$52.

(2) Resetting, repairing or replacement of curb box, as provided for in § **7-115H** herein: minimum of \$125 or time and materials cost, whichever is greater (including all labor and materials).

(3) Discontinuation and/or restoration of service, as provided for in § **7-118C** herein:
[Amended 10-15-2008 by Ord. No. 16-08]

(a) Thirty-five dollars for each shutoff and \$35 for each reconnection.

(4) Meter test, as provided in § **7-118D** herein: \$75.

(5) (Reserved)

(6) (Reserved)

(7) Installation of new water meter for either existing or new service: \$200.

(8) Replacement of water meter due to customer negligence: \$175.

(9) After-hours service calls. During the regular workweek, Monday through Friday, any service calls during the hours of 4:00 p.m. to 7:00 a.m. will be charged \$125 per call. During a weekend or holiday, service calls will be charged \$125. Exception to this service charge will be if it affects health or welfare under emergency situations.

C. Capacity charges.

(1) Residential uses.

(a) Any new hookup to the Township water distribution system for residential uses, whether the same is for a single-family dwelling or a multifamily dwelling, which may or may not contain a new source of water supply and storage constructed by the developer and not presently connected to the municipal system and installed at the developer's sole cost and expense, shall pay a capacity charge of \$2,400 for each dwelling unit.

(b) The capacity charges as set forth herein shall also be charged to each housing unit that is on a central water system not owned by the Township and the ownership and operation of which is to be assumed by the Township, whether the same is by agreement of the Township or by order of some governmental authority, unless the capacity fee had been paid previously by any homeowners or any developer for such units. In the event that there is such a charge imposed by the Township under these conditions, each homeowner shall be given the option to pay the full capacity charge within 60 days of any Township takeover of a water system or to pay the same over a period of five years with equal quarterly payments together with interest at the rate permitted to be charged by the Township for interest on portions of any unpaid assessment for benefits pursuant to the statutes of the State of New Jersey. Any unpaid capacity charges shall remain as a lien upon the property to the same extent that unpaid taxes are a lien upon the property.

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(c) Notwithstanding any of the charges herein, any new hookup to the Township water distribution for nonprofit, government-subsidized housing shall be \$2,400 for each building and not for each unit.

(2) Nonresidential uses.

(a) The capacity charges for all nonresidential uses to connect to an existing waterline within the Township of Jefferson shall be computed for each connection based on the charge for a single-family dwelling multiplied by the equivalent number of single-family units contributing the same flow rate to the system and in accordance with the following standards:

[1] The design flow rate for one single-family dwelling is 350 gallons per day.

[2] The design flow rate for various types of establishments as set forth in Appendix A^[2] shall be used to determine the equivalency factor for the type of establishment listed therein.

[3] In any case where the design flow cannot be reasonably established using Appendix A as a guide, the Township shall determine the design flow by using the category as set forth on Appendix A mostly related to the proposed use.

[4] The minimum capacity charge for connection of any nonresidential use shall be \$2,400.

(b) Nonresidential uses shall include, but not be limited to, the following uses: industrial, commercial, schools, public facilities, churches, charitable institutions, motels, hotels, nursing homes, lodging homes, restaurants.

(c) The cost of making any connection, including labor, material and inspection fees, shall be at the sole expense of the owner or developer.

(d) The Township Council, upon application, may waive all or any portion of the capacity charge for any public institution or charitable institution.

D. Sewer hookup fees.

Any owner of a single-family dwelling or any apartment unit or commercial structure, preexisting or newly constructed, who requests permission of the Township Utilities Authority to connect to any municipally owned and operated sewer system, whether the same was installed by the Township or by a developer, and such permission is granted, shall, in addition to all other fees and costs, pay to the Township the sum of \$2,000 as a sewer hookup fee. In the event that there is a multifamily dwelling, the hookup fee shall apply to each unit in the dwelling, except for nonprofit, government-subsidized housing the sewer hookup fee shall be \$2,400 for each building and not for each dwelling unit.

[Added 9-22-1982 by Ord. No. 15-82; amended 5-5-1993 by Ord. No. 7-93; 5-21-2003 by Ord. No. 15-03]

E. Miscellaneous fees and charges.

(1) For the issuance of a well permit for the drilling of a new well: \$200.

(2) For the issuance of a permit to deepen an existing well: \$75.

(3) For the issuance of a water or sewage certification: \$75.

(4) For a water test on an existing well: \$75.

(5) For a water test of a resampling: \$50 for each sample.

(6) With reference to water and sewer service for the transfer of the name of an account from one party to another party, there shall be a fee of \$12 paid by the party requesting the transfer.

(7) Conversion from summer usage to all-year-round usage is \$180.

(8) Location of service line or curb box fee is \$20.

(9) Filling of a swimming pool, unmetered service, is \$100.

SECTION III

All Ordinances or parts of Ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistencies.

SECTION IV

If any article, section, subsection, paragraphs, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION V

This Ordinance shall take effect immediately upon final publication as provided by law.

INTRODUCED: February 7, 2024
ADOPTED: February 21, 2024

