

MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2024-011

ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AMENDING CHAPTER 39 OF THE CODE OF THE TOWNSHIP OF MONROE
ENTITLED, "FEES"

BE IT ORDAINED by the Council of the Township of Monroe, County of Middlesex, State of New Jersey that Chapter 39 of the Code of the Township of Monroe is hereby amended as follows: (new text is in **red and underlined**, text to be deleted is ~~struck~~)

Chapter 39 FEES

- § 39-1. **Title.**
- § 39-2. **Purpose.**
- § 39-3. **Fees enumerated.**

39-1. Title

This chapter shall be known as the "Codification of Fees and Costs of the Township of Monroe"

39-2. Purpose

This chapter is adopted in order to advise the citizens of the township, and any and all persons doing business with the township, of the various fees charged for services rendered by the departments of township government and to provide ready access to any and all such information.

39-3. Fees Enumerated

The following fees shall be charged by the township for services rendered or licenses or permits issued. All license fees shall be annual unless otherwise noted.

B. Licenses & Permits from the Township Clerk's Office.

(8) Vital records:

- (c) Certified copies: \$10-**\$25 for the first copy, \$2 for each additional**

C. Construction fees. See fees on the following Schedules I through VII. [Amended 5-4-09 by Ord. No. O-5-2009-018 ; 11-30-09 by Ord. No. O-2009-036 ; 3-7-11 by Ord. No. O-3-2011-005 ; 12-28-12 by Ord. No. O-12-2012-039 ; 11-4-15 by Ord. No. O-11-2015-020 ; 4-4-16 by Ord. No. O-2-2016-003 ; 7-2-2018 by Ord. No. O-6-2018-019 ; 6-22-2020 by Ord. No. O-5-2020-010 ; 8-1-2022 by Ord. No. O-6-2022-014]

**Administrative and Certificate Fee Schedule
Schedule I**

Item	Cost
A. Certificate of occupancy. Refer to Building Subcode Fee Schedule II.	
Schedule 1	\$100 \$150
Schedule 2	\$300 \$400
Schedule 3	\$300 \$400
Multiple	\$100 \$150 per unit
Asbestos hazard abatement	\$14
Lead hazard abatement	\$100
B. Certificate of continued occupancy (R-5 are optional)	See above schedule
C. Certificate of continued occupancy pursuant to a change of use	\$200
D. Certificate of approval	No charge
E. Certificate of compliance (includes electrical C. of C. for commercial pools, spas or hot tubs)	No charge
F. Variations:	
Residential, R-5 single item	\$100
Residential, R-3, R-4, multiple within one unit or prototype to development	\$250
All other uses	\$250
G. Plan review portion of total permit fee	5%
Plan review fee to be paid at the time of granting the permit. Plan review fees are not refundable.	
H. Minimum fee per subcode applied for	\$45
I. State of New Jersey training fees	Per N.J.A.C. 5:23-4.19(b)
J. Annual permit	Per N.J.A.C 5:23-4.18(A)(u)
Consistent with requirements as set forth in N.J.A.C. 5:23-4.18(A)4	
K. There shall be an additional fee of \$45 per hour or any portion thereof for review of any amendment or change to a plan that has already been released.	
L. Hourly charges and fees for development-wide inspection of homes after issuance of a certificate of occupancy shall be in such amount as may be reasonable and necessary in order to ascertain whether a violation exists or to verify that any work performed has abated the violation.	
The hourly charge shall be \$57 per hour times the number of hours spent by the Code Official in determining whether a violation exists or verifying that any work performed has abated the violation.	
M. Change of contractor	Flat fee \$25
N. Temporary certificate of occupancy	Per N.J.A.C. 5:23-4.18(F)
Consistent with the requirements set forth in: N.J.A.C. 5:23-4.18(F)3, N.J.A.C. 5:23-4.18(F)3i, and N.J.A.C. 5:23-4.18(F)4	
<u>O. For the purpose of determining the estimated cost, the applicant shall submit such data as may be available produced by the architect or engineer of record or by a recognized estimating firm or by contractor. A bona fide contractor's bid, if available, shall be submitted. The construction official shall make the final decision regarding estimated cost.</u>	
<u>P. The fee for the issuance of a building permit that a fee has not been determined shall be \$45.00.</u>	

Building Subcode Fees

Schedule II

Schedule #1 includes Use Groups: R-2, R-3, R-4, R-5 and U
Schedule #2 includes Use Groups: F-1, F-2, S-1 and S-2, A-4, A-5
Schedule #3 includes Use Groups: A-1, A-2, A-3, E, H, I-1, I-2, I-3 and R-1, B, M
Up to 4 feet: \$40 \$75 Class 3 Residential
Up to 8 feet: \$80 \$125 Class 3 Residential
Other than Class 3 Residential \$20 per \$1,000 or portion thereof.
Raised patio (flat fee): \$40

Type of Work	Based On	Schedule #1	Schedule #2	Schedule #3
A. New buildings or additions	Cubic volume	\$0.049 <u>\$0.051</u>	\$0.047 <u>\$0.050</u>	\$0.049 <u>\$0.051</u>
B. Alterations, Renovation or Repair work/ <u>Duct work Schedule 2, 3</u> <u>Decks</u> <u>New Cell Tower</u>	Est. cost of work per \$1,000 or portion thereof	\$20 — <u>\$30</u>	\$25 — <u>\$35</u>	\$25 — <u>\$35</u>
C. Site construction associated with pre-engineered systems of commercial farm buildings, pre-manufactured construction and external utility connections of same.	Est. cost of work per \$1,000 or portion thereof	\$20 — <u>\$30</u>	\$25 — <u>\$35</u>	\$25 — <u>\$35</u>
D. Roofing or siding Excluding Use Groups R-3 R-5 detached 1-2 family dwellings only	Flat fee or est. cost of work per \$1,000 or portion thereof	\$100/per unit R-2, R-4, U R-5 <u>(3 or more Attached units)</u> <u>R-3</u>	\$19	\$19
E. Fence (over 6 feet)*	Flat fee	\$50	\$200	\$200
F. Sign [not exempt under N.J.A.C. 5:23-2.14(b)6]	Square foot of face	N/A	\$5	\$5
G. Pool	Flat fee	\$200	\$350	\$350
H. Asbestos abatement	Flat fee	\$70	\$70	\$70
I. Lead hazard abatement	Flat fee	\$140	\$140	\$140
J. Other: Agricultural buildings under N.J.A.C. 5:23-3.2(d). Fees to be computed in accordance with N.J.A.C. 5:23-4.20I2i(1).				
Decks	Flat fee	\$200	\$150	\$150
Antenna/satellite dish/cell tower/windmill*	Flat fee	\$50 <u>\$500</u>	\$50 <u>\$500</u>	\$50 <u>\$500</u>
Residential lawn shed* +	Flat fee	\$100		
Other temporary structures N.J.A.C. 5:23-2.17A(c)1	Flat fee	\$100	\$500	\$500
K. Demolition	Flat fee	R-5: \$200 U: \$25 Single unit in R-2: \$25	\$350	\$350
<u>L. Pool Barrier</u>	<u>Flat Fee</u>	<u>\$120</u>		
<u>M. RTU</u>	<u>Flat Fee</u>	<u>\$125</u>		

* Subject to review and approval of Zoning regardless of dimension.

+ A permit is not required for garden-type utility sheds and similar structures, which are 200 square feet or less in area, 10 feet or less in height and accessory buildings of Use Group R-2, R-3, R-4, R-5. Such garden type

utility sheds are required to comply with N.J.A.C. 5:23-9.9, Foundation Systems for Garden Type Utility Sheds and Similar Structures.

Electrical Subcode Fee Schedule Schedule III		
Item	Based On	Cost
A. DEVICES, includes total of: *Devices rated less than 20 amperes		
Lighting fixtures	First 10 items	\$40 \$45
Receptacles	Each additional 25 or portion of 25 items	\$50 \$55
Switches		
Detectors		
Light poles		
Motors - fractional HP		
Emergency exit lights		
Communication points		
Alarm devices/fire alarm control panel(s)		
Devices rated more than 30 amperes	Flat fee	\$25 \$35
B. POOLS, in-ground pool permit with:		
Underwater light(s)	Flat fee	\$200 \$250
Spa/hot tub	Flat fee	\$60 \$80
Annual inspection of commercial pools, spas or hot tubs [per N.J.A.C. 5:23-4.18(1)]	Flat fee	\$100 \$125
Aboveground pool	Flat fee	\$100 \$125
C. MOTORS AND APPARATUS RATED IN/BY HORSEPOWER, includes, but not limited to:		
Garbage disposal	=/> than 1 HP, up to 5 HP	\$35
Space heater/air handler	=/> than 5 HP, up to 50 HP	\$50 \$70
Motors, all other, over 1 HP	=/> than 50 HP, up to 100 HP	\$90 \$110
	=/> than 100 HP	\$180 \$200
D. TRANSFORMERS AND APP. RATED IN/BY KW, includes, but not limited to:		
Electric range/receptacle	=/> 1kW, up to 10 kW	\$35
Oven/surface unit	=/> 10 kW, up to 50 kW	\$50 \$70
Electric water heater	=/> 50 kW, up to 100 kW	\$90 \$110
Electric dryer/receptacle	=/> than 100 kW	\$180 \$200
Dishwasher		
Central A/C unit		
Space heater/air handler		
Baseboard heat		
Transformers/generators		
E. SERVICE PANELS & EQUIPMENT RATED IN AMPERES, includes, but not limited to:		
Service panels	Up to and including 200 amperes	\$75 \$100
Subpanels	Up to and including 400 amperes	\$180 \$200
Meters	Up to and including 800 amperes	\$435 \$470
Solar meters	Up to and including 1,200 amperes	\$662 \$697
Disconnects	For each additional 400 amperes above 1,200 amperes	\$140
Car chargers/devices supplying car charging		
Transfer switch		
*Replacement of service entrance conductors or feeder conductors only		
F. SOLAR INSTALLATIONS		
For each solar photovoltaic system, the fee shall be:	For the first 10kW	\$175 \$200
All inverters	For each additional 10kW	\$75 \$80
Panels		
Microinverters		
Optimizers		
DC equipment		
G. ALARM PANELS		

Electrical Subcode Fee Schedule Schedule III		
Item	Based On	Cost
Alarm panel	Flat fee	\$35 <u>\$50</u>
Fire alarm panel		
Intercom panel		
Energy management panel		
Card access or similar device		
H. SIGNS		
Each hard-wired sign	Flat fee	\$60
I. <u>Hot Air Furnace – R-5/Class 3 Residential</u>	<u>Each</u>	<u>\$35</u>
<u>Air Conditioner/Air Handler – R-5/Class 3 Residential</u>	<u>Each</u>	<u>\$35</u>
<u>Ductless HVAC System – R-5/Class 3 Residential</u>	<u>Flat fee</u>	<u>\$75</u>
<u>Boilers and other Heating System – R-5/Class 3 Residential</u>	<u>Each</u>	<u>\$35</u>
<u>HVAC equipment: A/C, Air Handler, Furnace or Similar Equipment other than R-2, R-3, R-5</u>	<u>Each</u>	<u>\$150</u>
<u>RTU</u>	<u>Each</u>	<u>\$75</u>
Elevator Subcode Fee Schedule Schedule IV		

In accordance with State Statute N.J.A.C. 5:23-12

Fire Protection Subcode Fee Schedule
Schedule V

Item	Based On	Cost	
A.	TANKS (installation or removal)		
	Residential, R-5	Each	\$100 <u>\$125</u>
	All others, 999 gallons up to 2,500 gallons	Each	\$300
	All others, over 2,500 gallons	Each	\$500
	<u>Abandonment of Underground Storage Tank (require soil test to be proved by contractor to this office)</u>		<u>\$250</u>
B.	ALARMS, SIGNAL & SUPERVISORY DEVICES		
	Fire alarm panel	Each	\$150 <u>\$175</u>
	Includes, but not limited to, total of:	First 12 items	\$50 <u>\$75</u>
	Smoke/heat detectors	Each additional 10 or portion of 10 items	\$30 <u>\$35</u>
	Carbon monoxide detectors		
	Pull stations		
	Water flow switches		
	Horns, strobes, bells		
	Tamper switches, low/high switches		
	Other detectors or devices		
C.	SUPPRESSION SYSTEM DEVICES		
	Any partial system component	Each	\$100
	Fire pump	Each	\$300 <u>\$350</u>
	Dry pipe/alarm valves	Each	\$75 <u>\$100</u>
	Pre-action valve/ <u>Hose connection</u>	Each	\$75 <u>\$100</u>
	<u>Fire Mains</u>		<u>\$300</u>
	<u>Fire Loops (up to 1000', then \$200 per 1000' additional)</u>		<u>\$300</u>
	<u>Backflow device</u>		<u>\$150</u>
D.	SPRINKLER HEADS (wet & dry)	1-100	\$200
		101-500	\$700
		501-999	\$1,500
		1,000-2,000	\$2,000
		2,000 and over	\$100 per 100 heads (or portion thereof)
E.	STANDPIPES	Each	\$250
F.	PRE-ENGINEERED SYSTEMS		
	Wet chemical	Each	\$250
	Dry chemical	Each	\$250
	CO ₂ suppression	Each	\$250
	Foam suppression	Each	\$250
	Halon suppression	Each	\$250
	Smoke control systems	Each	\$250
	Kitchen hood exhaust systems	Each	\$250
	Smoke control system	Each	\$400
	Residential solar	Each	\$50 <u>\$75</u>
	Commercial solar	1-50 panels	\$100 <u>\$150</u>
	Commercial solar	Over 50 panels	\$100 per 100 panels or portion thereof
	Gas or oil-fired appliances/ <u>Gas log set</u>	Each	\$60 <u>\$70</u>
	Appliances, other:	Each	\$150
	Wood-burning fireplaces or stoves or pellet burning fireplaces		
	Chimney liner	Each	\$125
	<u>Exit signs</u>	<u>Up to 20</u>	<u>\$125;</u> <u>\$50 each additional 20 or portion thereof</u>
	<u>Residential kitchen hood over 400CFM</u>		<u>\$75</u>

Plumbing Subcode Fee Schedule Schedule VI		
Fixture/Equipment	Based On	Cost
Water closet	Each	\$25 <u>\$30</u>
Urinal/bidet	Each	\$25 <u>\$30</u>
Bathtub	Each	\$25 <u>\$30</u>
Lavatory	Each	\$25 <u>\$30</u>
Shower	Each	\$25 <u>\$30</u>
Floor drain	Each	\$25 <u>\$30</u>
Sink	Each	\$25 <u>\$30</u>
Dishwasher	Each	\$25 <u>\$30</u>
Each appliance connected to gas piping or oil piping	Each	\$30 <u>\$50</u>
Drinking fountain	Each	\$30 <u>\$50</u>
Washing machine	Each	\$25 <u>\$30</u>
Hose bibb	Each	\$25 <u>\$30</u>
Water heater	Each	\$25 <u>\$30</u>
Fuel oil piping	Flat fee	\$50
Steam boiler	Each	\$100 <u>\$150</u>
Hot-water boiler	Each	\$100 <u>\$150</u>
Sewer pump	Each	\$80
Sump pump	Each	\$80 <u>\$100</u>
Back water valve	Each	\$40
Check valve	Each	\$40
Interceptor/separator	Each	\$50 <u>\$200</u>
Backflow preventer (lawn sprinkler)	Each	\$40
Grease trap	Each	\$65 <u>\$200</u>
Sewer connection	Each	\$150 <u>\$200</u>
Water service connection	Each	\$150 <u>\$200</u>
Stacks	Each	\$15 <u>\$30</u>
<u>Generator</u>	<u>Each</u>	<u>\$50</u>
<u>HVAC Equipment other than R-2, R-3, R-5 each</u>	<u>Each</u>	<u>\$150</u>
Other:		
Active solar systems	Each	\$100
Commercial heating and equipment (RTU)	Each	\$200 <u>\$250</u>
Roof drains	Each	\$40 <u>\$50</u>
Water-cooled AC or refer. units	Each	\$100
Cross-connections and backflow preventers subject to testing and requiring annual inspection	Flat fee	\$100
LPG tanks	Flat fee	\$100 <u>\$150</u>
Backflow preventer/cross-connections	New/replacement	\$85 <u>\$150</u>
Hot-air furnace* <u>R-5, R-3, R-2</u>	Each	\$35
Oil tank	Each	\$35 <u>\$100</u>
Fireplace	Each	\$35 <u>\$50</u>
Air conditioner/air handler <u>R-5, R-3, R-2</u>	Each	\$35
Other:	Each	\$35
Chimney/vent **** <u>Liner</u>		
Hydronic piping ***		
Radon mitigation *		
Gas piping (gas service re: connections)	Each	\$65

Plumbing Subcode Fee Schedule Schedule VI		
Fixture/Equipment	Based On	Cost
Pool hydro test	Flat fee	\$45
Pool suction drains	Flat fee	\$65
<u>Ductless HVAC Systems R-5, R-3, R-2</u>	<u>Flat fee</u>	<u>\$75</u>

NOTES:

- * If new electrical work is required in the installation of fixture/equipment a properly filed Electrical Subcode Technical Section Form F-120B must be filed with the application for permit and certified as required by the Electrical Contractors Licensing Act, N.J.S.A. 45:5A-1 et seq. N.J.S.A. 45:1-14 et seq. and N.J.A.C. 13:31.
- ** If replacement of fixture/equipment will encompass backflow or cross connection work, a separate Plumbing Subcode Technical Section Form #F-130B must be filed with the application for permit and certified as required by the Master Plumbers Licensing Act, N.J.S.A. 45:14C-7 et seq., N.J.S.A. 45:1-32 et seq. and N.J.A.C. 13:32-1.
- *** If replacement of fixture/equipment will include fuel, gas or hydronic piping as part of the proposed work, fee(s) are based on the fixture/equipment only.
- **** A chimney certification for replacement of fuel-fired equipment may be accepted per N.J.A.C. 5:23-2.20(c).

J. Monroe Township Utility Department fees and charges.

[Added 11-30-09 by Ord. No. O-11-2009-036; amended 3-7-11 by Ord. No. O-3-2011-005; 3-5-12 by Ord. No. O-12-2012-039; 3-4-13 by Ord. No. O-3-2013-002; 5-5-14 by Ord. No. O-5-2014-007; 6-2-15 by Ord. No. O-6-2015-009; 7-6-16 by Ord. No. O-6-2016-017; 12-5-16 by Ord. No. O-11-2016-038; 4-3-17 by Ord. No. O-3-2017-008; 7-2-2018 by Ord. No. O-6-2018-019; 10-1-18 by Ord. No. O-9-2018-32; 6-5-2019 by Ord. No. O-5-2019-016; 6-22-2020 by Ord. No. O-5-2020-010; 2-7-2022 by Ord. No. O-1-2022-003; 8-1-2022 by Ord. No. O-6-2022-014; 6-26-2023 by Ord. No. O-5-2023-019]

J.1. Rate Schedule. ~~[Effective June 1, 2019]~~

Part I. Sewer Service.

Section A. Definitions.

A. "UNIT" shall be defined as follows:

- 1. Residential:
 - (a) Each single-family dwelling.
 - (b) Each single-family apartment dwelling in a multiple-family structure or structures.
 - (c) For users, other than residential: including each tenant in a nonresidential building, an equivalent dwelling unit of sewage flow shall be deemed to equal gallons per day of sewage flow. Example: 169 gal/day x 365 days = 61,685 gal/year or 15,421 gallons per quarter = one UNIT.
- 2. Definitions:

BOD — The capacity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five days at 20° Centigrade.

CHLORINE DEMAND — The difference between the amount of chlorine applied to a treated supply and the amount of free combined or total available chlorine remaining at the end of the contract period.

COD TESTING — COD testing will be used by the Utility Department to measure the content of organic matter present in the wastewater stream from individual commercial users from time to time. This test provides a quick test (2-3 hours versus up to 5 days) for the wastewater's COD is the equivalent of the organic matter that can be chemically oxidized versus biologically oxidized. A direct correlation between BOD and COD can be estimated and will be used by the Utility Department in surcharge calculations.

CUSTOMER — Customer shall be the owner of the property. For existing multifamily or nonresidential customers with multiple meters the MTUD will continue as a courtesy to send the bills to the tenant with a copy to the owner. The owner is responsible for payment of the bills. If the bill(s) are unpaid a lien will be placed on the property.

DISCHARGE OF RAGS, TOWELS, DIAPERS, WIPES AND OTHER DISPOSABLE ITEMS — No one shall place or cause to be placed rags, towels, disposable cleaning/baby wipes, diapers, disposable toilet cleaning instruments or similar items that will enter any Utility Department sewer or manhole. In addition, no medical wastes shall be flushing down a toilet or drain that leads to a Utility

Department sewer or manhole including syringes. Discharges of any of these type materials that enter the Utility Department's sewer system shall be subject to a fine of \$500 and reimbursement for all associated costs to remove these materials from sewer pipes and/or manholes plus a 25% administrative fee.

GREASE — Grease is defined to include the accumulation of oils, fats, cellulose, starch, proteins, wax, or grease, whether emulsified or not, in the Sewer System of the Utility Department. These are substances which may solidify or become viscous at temperatures between 32° Fahrenheit and 150° Fahrenheit (0° - 65° Celsius). Discharges of grease that enters the Utility Department's sewer system shall be subject to a fine of \$500 and reimbursement for all associated costs to eliminate the grease issue plus a 25% administrative fee.

GREASE-GENERATING ESTABLISHMENTS — Grease-generating establishments shall mean all retail food establishments, catering establishments, commercial food preparation facilities, meat processing facilities, and other establishments that may be capable of accumulating and discharging grease into the sewer system.

HEAVY COMMERCIAL USER — Commercial establishments that exceed one or more of the industrial cost recovery surcharges 25% or more of the sampling events over a twelve-month rolling average shall be listed as heavy commercial users. Commercial accounts involving: any food preparations, any grocery operations, any laundry services, nursing homes, hotels, kennels, dry cleaners, any markets, banquet facilities, any manufacturing activities, any packaging/repackaging activities, etc., are typically heavy commercial users and, therefore, such new facilities will be charged as heavy commercial users until they can demonstrate that their discharge did not meet the definition of "heavy commercial user." Other commercial establishments will be added to this user list should sampling show an exceedance of more than 25% of any sampling events in a rolling twelve-month period the industrial cost recovery surcharges. Heavy commercial users will be allowed a 50% exceedance of the industrial cost recovery standards as part of this rate schedule before additional surcharges shall be charged. Sampling charges listed herein shall apply.

OWNER — Owner shall mean individual, person, firm, company, association, society, corporation, or group upon whose property the building or structure is located or will be constructed. In the event that one entity owns the building while another entity owns the property then the owner is the latter of the two.

RATE SCHEDULE — Before additional surcharges shall be charged, sampling charges listed herein shall apply.

REGULAR COMMERCIAL USER — Commercial establishments that do not exceed one or more of the industrial cost recovery surcharges or COD or grease limits 25% or more of the sampling schedule over a twelve-month rolling average shall be listed as regular commercial customers. Typical commercial accounts involving any general business offices such as banking, real estate, travel agencies, post office box/copying centers, travel agencies, bookstores, barber shops, salons etcetera and such new facilities shall initially be charged as a regular commercial user until sampling demonstrates that do not qualify as such.

SUSPENDED SOLIDS — Solids that either float on the surface or are in suspension in water, sewage, or other liquids and those which are removable by laboratory filtration.

Section B. Annual Sewer Service Charges.

Classification

1. REGULAR Commercial users shall pay \$9 10.50 per 1,000 gallons or portion thereof for all usage. A minimum quarterly service charge shall be \$400 115.
2. HEAVY Commercial users shall pay \$40.50 11.50 per 1,000 gallons or portion thereof for all usage. A minimum quarterly service charge shall be \$400 115.
3. An industrial cost recovery surcharge shall be collected by the Utility Department for those commercial users whose sewage characteristics exceed one or more of the following standards:
 1. Biochemical oxygen demand (BOD) greater than 200 parts per million (PPM).
 2. Suspended solids greater than 250 PPM.
 3. Chlorine demand in excess of 15 PPM.
 4. Oil & Grease in excess of 100 PPM.

For such users the industrial cost recovery surcharge shall be based on the most recent and highest cost in the Schedule of Rates charged by Middlesex County Utilities Authority plus a 25% administrative fee for only those characteristics that are higher than the above standards. Oil & Grease shall be a fee of \$600.00 per ton. In addition, surcharges shall only be charged for the specific characteristic(s) above the maximums listed above.

Where the industrial cost recovery surcharge is charged to another municipality, the charge shall be based on the Schedule of Rates charged by Middlesex County Utilities Authority plus a 10% administrative fee. The characteristics of the sewage waste shall be determined from actual samplings or other approved means and shall be based upon sampling and analysis made ~~in accordance with the procedure outlined in the latest edition of "Standard Methods of Analysis of Water and Sewage" published by the American Public Health Association.~~ 40CFR136 USEPA – Guidelines Establishing Testing Procedures of the Analysis of Pollutants. The Utility Department may require the installation of automatic samplers at the cost of the owner to obtain representative samples during a calendar quarter, or as may be required. The cost of sampling and analysis will be borne solely by the customer.

The Utility Department may take grab or composite COD samples from any commercial user in lieu of BOD sampling to determine whether a commercial user is discharging waste in excess of the industrial cost recovery standards. The cost of this sampling (\$75 for a grab sample and \$150 for a composite sample) and analysis (\$50) shall be borne by the user. The sampling costs performed for the Utility Department by an outside independent laboratory to determine compliance by any user to these standards shall be borne by the user plus a 25% administrative fee.

Control of grease. No person or business shall discharge or cause to be discharged into the sewer system any water or waste containing more than 100 PPM by weight of fats, oils or grease.

In the event it is determined that blockage of an Utility Department sewer main is a result of the discharge from any grease-generating establishment, all costs incurred by the Utility Department will be charged to the owner of said grease-generating establishment. Such costs can include, but are not limited to, cost of clearing the blockage; damages to sewer lines; administrative, legal, and engineering costs; cleanup of pollution to surrounding soils or water; and reimbursement of any fees or penalties imposed by regulatory agencies.

In addition to such other remedies as may be provided by law for violation of these regulations, the Utility Department may add or require to be added by the owner of said premises, such bacteria formulations and/or other recognized chemical formulations, to the sewer system servicing grease generating establishments regulated herein. The Utility Department may charge the cost thereof as an additional sewer use charge to the owner who is in violation of any provision of this regulation.

All food establishments shall install and regularly/properly service grease traps of sufficient capacity to eliminate the discharge of oil and grease. Proof of proper grease trap maintenance shall be made available to the Utility Department upon request.

In the event of any violation of this regulation or of any improper unauthorized use of any portion of the sewer system by any owner (or owner's representative), then the owner shall be penalized a maximum of \$500 for each violation or improper unauthorized use. Each day in which a violation or improper unauthorized use occurs shall be deemed a separate offense. For purposes of this regulation, two test readings showing more than 100 parts per million by weight of fats, oils or grease within a ~~calendar month~~ Quarter shall be deemed to be presumptive evidence of a violation occurring in each day of that calendar month and shall place the user into the heavy commercial rates.

4. All residential (as defined in Section A(1) above) other than residential:
- (a) For the first 26,000 gallons or portion thereof, a minimum annual service charge of ~~\$259~~ 279.
 - (b) For those residential users whose quarterly sewage flow exceeds 26,000* gallons based on metered water consumption or actual sewage flow, the rate shall be as follows:

Quarterly usage (# of		
From	To	Rates
0	26,000 gallons per quarter	\$64.75 <u>69.75</u> per quarter
26,000 gallons per quarter	And over	\$69.75 <u>74.75</u> plus \$1 <u>1.10</u> per 1,000 gallons

- (c) All water consumption readings shall be those obtained by the Utility Department from its own billing records where the Utility Department is supplying the water, or from the water company furnishing water to the respective units and/or a properly calibrated and certified sewer flow meter. If a customer obtains its water supply from a private well or an unmetered public water supply, then the user shall install a meter, location of which is to be approved by the Utility Department. In the event the user fails to install said meter after receiving notice from the Utility Department, then such installation shall be made by the Utility Department. In either case, the costs of the meter up to quarterly calibrations and the installation thereof shall be borne by the user. The meter shall be of the type approved by the Utility Department and may be purchased from the Utility Department. Prices of meters will be furnished upon request to the Utility Department.
- (d) In the event that estimated usage should prove to be inaccurate, the Utility Department reserves the right to recalculate prior annual service charges with the difference charged to or credited to the user.
- (e) In the event a customer claims a substantial water use, the waste product of which does not pass into the sewer system, the customer shall have an option of specifically metering the waste usage which does not flow into the sewer system and the water so used shall be deducted from the total water usage in computing annual water consumption. All customers shall have the option of installing a sewer meter at the customer's cost and expense and in the event of such an installation, the readings on said sewer meter shall be substituted for the annual water consumption as set forth in Subsection (b) hereof.

Section C. Payment of Annual Sewer Service Charges.

- 1. All sewer service charges are payable quarterly in advance.
- 2. All charges shall be payable on or before the due date of the bill. Any charges which are not paid by the due date will be charged a penalty of 1% per month or fraction of a month, back to the billing date. Any partial payment of a bill will be applied first to interest charges, then to the oldest service charges.
- 3. If any account which remains unpaid after the due date will be sent a reminder. If any account is still unpaid at 30 calendar days after the date due, a notice will be sent giving 15 calendar days to make payment or services will be discontinued. If payment is not received within 15 calendar days service will be shut off and a shutoff fee of \$75 will be assessed to the account.
- 4. All penalties are due and payable within 30 days from the date that the owner is notified in writing of the violations charged and the penalty to be imposed. In the event the penalty is not paid as required under these rules, then the Utility Department in its discretion may take all actions available to it for the nonpayment of sewer charges as provided in N.J.S.A. 40A:26A-12. For purposes of these regulations, the owner shall be responsible for the actions of any tenant using the sewer system.

The penalties imposed in this section shall be cumulative to other remedies afforded to the Utility Department by statute, as provided in N.J.S.A. 40A:26-14.

Section D. Sewer Connection Fees and Charges.

1. The initial fees for the right to connect directly or indirectly to the Utility Department sewer system shall include a connection charge or fee per unit, as well as fees for applications, review, and inspection of work to be accomplished by the applicant in keeping with the Utility Department's "Rules and Regulations Governing Applications to the Monroe Township Utility Department for Construction of Comprehensive Sewer Systems in the Township of Monroe." These connection fees, which are one-time initial service charges for the right to connect to the Utility Department's sewer system, are calculated in accordance with N.J.S.A. 40A26A-11 and are an integral part of this Rate Schedule.
2. The connection fee for each unit shall be ~~\$3,501~~ \$3,801. Connection fees for single-family homes not part of a real estate development are payable at the option of the applicant in two installments with the initial installment paid prior to the time of the connection and the second payment due within one year. Interest shall accrue and be due to the Utility Department at 1% per month on the unpaid balance. In the case where the system is under construction but not yet available for connection, connection fees can be paid at the option of the applicant in two installments without interest.

In the case of real estate developers, the connection fees for any development of 10 or less units shall be payable at the time of final approval.

In any single-family home development of more than 10 units, connection fees for the first 10 units shall be payable at the time of final approval with the balance of connection fees payable in groups of 10 units at a time in advance of the building permit. For townhome, condominium or apartment unit construction, connection fees shall be payable prior to start of any work on each individual structure.
3. For a user other than residential with estimated sewage flows in excess of 169 gallons per day, the connection fee shall be based on the number of units as defined in Subsection A(1)(c) above. Fractional number of units shall be calculated to the next-highest unit.
4. Where a connection to the sewer system is to be made after construction of mains has been completed and sewer service is available to the user, then in addition to the connection fee, the applicant shall pay for the cost of construction and inspection from the main to the curb, such construction to be performed by an approved contractor and inspection by the MTUD.
5. No connection to the Utility Department sewer system shall be made until compliance with the requirements set forth in this section have been met, and no excavation shall be back-filled until inspection has been completed by the duly designated representative of the Utility Department.

Section E. Filing, Review And Inspection Fees.

1. Where mains are to be constructed by anyone other than the Utility Department, the applicant shall make application and pay fees for the time of Utility Department personnel on an hourly basis to draw down against the deposit as listed below:
 - a) Application for connection to Utility Department:

Sewer system (up to two units)	\$2,500
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 - b) Application for Review of Preliminary Plans:

Minor subdivision fee	\$4,000
Major subdivision or major site plan deposit	\$2,000 minimum or \$100 per unit, whichever is greater
 - c) Application for Tentative Approval:

Review fee – deposit	5% of estimated construction cost or \$1,000 minimum
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If any of the above regulations is declared or held to be unconstitutional or legally inoperative, no other portion of this regulation shall be affected, but the unconstitutional or inoperative provision shall be rescinded and remaining provisions of this regulation shall remain in effect.

Part II. Water Service

Section A. Definitions:

- A. "UNIT" shall be defined as follows:
- 1. Residential:
 - a) Each single-family dwelling.
 - b) Each single-family apartment dwelling in a multiple-family structure or structures.
 - 2. Other than residential: includes each tenant in a nonresidential building, one equivalent dwelling unit of potable water shall equal 171 gallons per day of estimated water consumption or fraction thereof. In a building with more than one tenant or occupant, each separate tenant or occupant shall be calculated separately. Example: 171 gal/day x 365 days = 62,415 gal/year or 15,604 gallons per quarter= one unit.
 - 3. IRRIGATION: One equivalent unit of nonpotable water used for irrigation shall equal 483 gallons per day of water consumed or fraction thereof. Connection fees set forth in Section K shall be applicable.

Section B. Fixed Service Charges for Potable Water.

1. All metered general potable water service users shall pay a fixed service charge based on the size of each connection installed, in addition to the charges for the quantity of water used, if any.

Size of Connection		Fixed Service Charge per Quarter
A)	Residential:	
	5/8" or 3/4"	\$13.28 <u>15.95</u> per unit
	1"	\$26.55 <u>29.22</u> per unit
	<u>1 ½ "</u>	<u>\$42.47 per unit</u>
B)	Multiple dwelling	\$13.28 <u>15.95</u> per unit
	Residential without electronic radio transmitter:	
	5/8" or 3/4"	\$38.28 per unit
	1"	\$45.55 per unit
C)	Multiple dwelling	
	Commercial	
	5/8" or 3/4"	\$15 <u>19.39</u> per unit
	1"	\$32.50 <u>36.89</u> per unit
	1 1/2"	\$50 <u>54.39</u> per unit
	2"	\$75 <u>79.39</u> per unit
	3"	\$120 <u>124.39</u> per unit
	4"	\$150 <u>154.39</u> per unit
	6" and over	\$225 <u>229.39</u> per unit

Section C. Rates for Potable Water Consumed. In addition to the fixed service charge set forth above, a charge will be made for all water used as registered by the meter.

Gallons per Quarter	Rate per 1,000 Gallons
For the first 10,000	\$1.45
For the next 15,000	\$2.47
For the next 15,000	\$2.76 <u>3.00</u>
For all over 40,000	\$4.00 <u>4.25</u>

Section D. Irrigation Charges Using Potable Water.

All customers with a separate meter for irrigation connected to a potable water distribution main or those developments that were approved with other nonpotable irrigation sources (private wells, retention ponds and/or other non-MTUD sources) shall pay a separate fixed service charge based on the size of each connection installed, in addition to the charges for the quantity of potable water used using the rates from Section E below, as shown:

Size of Connection	Fixed Service Charge per Quarter
5/8" or 3/4"	\$13.28 <u>15.95</u> per unit
1"	\$26.55 <u>29.22</u> per unit
1 1/2"	\$50 <u>52.67</u> per unit
2"	\$75 <u>77.67</u> per unit
3"	\$120 <u>122.67</u> per unit
4"	\$150 <u>152.67</u> per unit
6" and over	\$225 <u>227.67</u> per unit

Section E. Rates For Townhouses/Multifamily/Apartment Buildings/Residential Single-Family Homes/Commercial Properties Using Potable Water Used for Irrigation With a Separate Water Meter:

In addition to the fixed service charge set forth above, a quarterly charge will be made for all potable water used as registered by the meter.

Gallons per Quarter	Rate per 1,000 Gallons
For the first 10,000	\$2.47
For the next 15,000	\$2.76 <u>3.00</u>
For all over 25,000	\$4.15 <u>4.40</u>

Section F. Irrigation Charges - Nonpotable Water Use.

- a. Residential customers with a separate meter for irrigation, connected to a nonpotable water main, quarterly charges will be based only on the amount of water actually used. No fixed service charge and no connection fee. A rate of \$2 per 1,000 gallons will apply up to the first 25,000 gallons per quarter and ~~\$2.73~~ 4.15 per 1,000 gallons thereafter.
- b. Commercial customers with a separate meter for irrigation connected to a nonpotable distribution main, charges will be based only on the amount of water actually used. A rate of \$2.73 per 1,000 gallons will apply up to 25,000 gallons per quarter and ~~\$3.41~~ 4.40 per 1,000 gallons thereafter.

In the event that any water meter shall become damaged or otherwise inoperable during any billing period, the bill for that billing period shall be based on an estimated use of water.

Section G. Private Fire Protection Service for Monroe Fire Districts Nos. 1, 2 And 3:

- 1. Annual standby water charges for sprinkler systems.

Size of Connection (inches)	Annual Charge
Nonresidential 2" or smaller*	\$170 <u>270</u>
3"	\$275 <u>375</u>
4"	\$375 <u>475</u>
6"	\$725 <u>825</u>
8"	\$1,500 <u>1,600</u>
10"	\$2,500 <u>2,600</u>
12"	\$3,000 <u>3,100</u>

Additional charge for each sprinkler head is \$2 ~~3~~ and is in addition to the above fees.

*Nonresidential only; there will be no stand-by charge for residential fire connections 2 inches and smaller.

2. The annual charge for each hydrant and/or Siamese connection shall be \$400 ~~432~~, whether metered or not. Private fire hydrants are only to be used for firefighting.
3. No charge shall be made for water used in the extinguishing of fires. Water for any other purpose shall not be drawn from a private fire service connection and will be considered theft of service.
4. Fire protection shall be provided by separate connection to the Utility Department mains.

Section H. Public Fire Protection Service.

1. The annual charge for each public hydrant, owned/operated/maintained by the Utility Department shall be \$275 ~~300~~.
2. No charge shall be made for water used in the extinguishing of fires via a fire hydrant.

Section I. Miscellaneous.

1. Turn on and turn off fees and final meter readings.

A charge of \$75 shall be made for each turn-off or turn-on during regular working hours. Any turn-on or turn-off required outside regular working hours shall be charged at \$102.50 each unless both turn-on and turn-off are scheduled two days in advance and no more than one hour apart. A minimum notice of seven days for each turn-off and/or turn-on must be given to the Utility Department. A penalty of \$50 shall be assessed for each scheduled appointment that is cancelled upon arrival of Utility Department personnel. Under no circumstances shall any person not authorized by the Utility Department open or close the curb stops or valves in any Utility Department water line.

~~The above fees shall also apply to~~ A charge of \$85 will be made for each and every final water meter reading request and shall be payable as a part of the final water/sewer billing plus a \$25 administrative fee for a total final meter reading charge of \$100 ~~110~~ (workday).

2. Water Meters.

The Utility Department reserves the right to install temporary meters during construction of any residential or commercial structure. The fee for installation of temporary meters shall be \$275. Spreader pipes shall not be used and/or installed.

Water meters and remote reading units for all new residential and commercial construction shall be purchased from the Utility Department with 10 days' advance notice. The cost of meters shall be at cost plus an administrative fee of \$75 ~~130~~ each. The cost of remote reading units shall be at cost, plus an administrative fee of \$45 ~~100~~ each. The meters and remote reading units are as follows:

- A. Residential/commercial potable or irrigation water meters up to 2 inches: contracted ultrasonic meter at the time.
- B. Commercial meters larger than 2 inches: current contracted ultrasonic meter at the time.
- C. Remote reading unit: ITRON ERT-1300-402 100W+, or most current contracted model.

Wet tap fees.

Where the user requires connection to the water system after construction of mains has been completed and water service is available to the user, then in addition to the connection fee, the applicant shall pay for the cost of construction from the main to the curb, such construction to be performed by the Utility Department and/or an approved contractor. These costs shall be as follows:

When the tap is on the same side of the road as the service:

3/4"	\$1,500 3,000
1"	\$1,650 3,300
1 1/2"	\$2,650 5,300
2"	\$3,100 6,200

When the tap is on the opposite side of the road from the service:

3/4"	\$1,750 3,500
1"	\$1,950 3,900
1 1/2"	\$3,000 6,000
2"	\$3,650 7,300

The above fees are based on a four-hour time frame. If project goes over four hours, then hourly rate of \$250 is applied. These fees include meter pit and installation costs.

It is the applicant's responsibility to secure necessary road opening permit, to excavate, backfill and restore the excavated area according to MTUD Rules and Regulations.

3. Hydrant meter rental.

The use of water for building purposes, irrigation, or other construction, shall be metered at a hydrant to be determined by the Utility Department. At the time of application, the user shall pay submit a deposit for the meter as follows:

3/4" meter	\$500
3"	\$2,000

In addition, there shall be a hydrant use fee of \$50 per month and a rental charge for the hydrant meter of \$100 per month or part thereof, payable monthly in advance. Each meter holder, by the 5th day of each month shall return the meter to the Utility Department for them to read.

If the meter holder fails to provide a meter reading by the date specified, then the meter will be confiscated by the Utility Department and the deposit will be forfeited. The charge for water usage will be made on the basis of Section C hereof. The application for such water services shall be made by the owner of the property on which said water is to be used. The Utility Department shall have its statutory lien on such property for the collection of said charges.

4. Tampering, illegal connections and theft of services.

In any case, where an unmetered attachment is made to a hydrant or a water service line is attached to the Monroe Township Utility Department's water system, or a water meter has been adjusted, damaged, or tampered with, the customer who uses such unmetered water or on whose premises said meter is located, as the case may be, shall be charged a cost recovery charge of \$500, plus the cost of water, which shall be billed as part of his regular billing on the next regular billing date after said adjusting, tampering or damage shall have been discovered.

In addition, any person, developer, general contractor or plumbing contractor found tampering or unauthorized use of water by way of using a hydrant or a fitting known as "jumper," "spacer" or "spreader" shall be billed a recovery charge plus water usage charge to be determined by the Utility Department. Connections or tampering with larger-size illegal connections will be in increments of \$500 for every diameter over 3/4 inch (3/4" to 1", 1" to 1 1/2", 1 1/2" to 2", etc....) Payment shall be paid in full prior to the issuance of any additional MTUD permits or continuation of any MTUD permit and the Construction Department of Monroe shall be authorized to issue a stop-work order until such payment has been made in full.

A minimum fine of \$500 plus a \$5 per gallon charge for pumping, vactoring or diluting any illegal discharge and any outside expenses plus an administrative fee of 25% associated with investigating and rectifying any situation to the satisfaction of the Utility Department, Middlesex County, and/or NJ DEP shall be charged to any person or persons who illegally, or without MTUD permission, opens or uses any sanitary sewer, pipe connection, lateral, cleanout, or manhole to discharge or cause to be discharged any substance or liquid that will flow into a Utility Department sewer, including rainwater, runoff, sump pump discharges, groundwater, septage, or wastewater of any kind.

In addition, a minimum fine of \$500 plus the cost of repairs with a 25% administrative fee shall be imposed on any person or persons who damages, paves over, and/or discharges millings or other debris into each and every valve box, curb box, meter pit, manhole, cleanout or any other Utility Department facility.

- 5. Damages caused to water and/or sewer equipment or facilities caused by customers, contractors or developers including water meters, meter pits, meter pit covers, remote readers, or other water or sewer appurtenances will be billed to the responsible party at three times the current replacement cost to cover the labor, administrative and other costs incurred by the Township.
- 6. Meter removal, testing and certification charges.

If, at the request of the customer, a meter is removed and bench tested and it is found to be accurate (within 1% of 100%), then the customer shall pay the cost of such testing as stated below. A deposit equal to test fee is required before any testing can be done. If the meter meets the utilities' standards, the deposit is used to cover the cost of testing. No charge if meter tests outside these standards, the deposit is returned to the customer.

Size of Meter (inches)	Test Fee
5/8" to 1"	\$150
1 1/2"	\$250
2" and up	\$350

- 7. When the Utility Department performs a bacteriological test on new water lines, there shall be a fee of \$150 per test, payable in advance.
- 8. Winterization fees.

MTUD staff shall be the sole operator of utility facilities including: valves, curb stops, meters and other appurtenances.

Residential winterization work should be done by a licensed plumber bonded with the MTUD. It is the responsibility of the customer/homeowner to protect the meter from freezing during cold and freezing weather. Fees for repairs due to damage resulting from frozen meters are the responsibility of the customer/homeowner. There will be a nonrefundable fee as follows for weekday business hours turn off (Fall) and turn on (Spring) service by MTUD staff:

Size (inches)	Fee
Up to 1"	\$40
Up to 2"	\$150

After-hours operations will incur an additional charge of \$125, and a workday return trip will be at a fee of \$50 for each additional trip.

Note: Call MTUD or visit our website for a current list of MTUD qualified (bonded) plumbers.

9. Returned check fee: \$20
10. Irrigation connection application processing fee (Form #W7): \$50
11. Hydrant flow testing fees: \$250 All fire hydrant flow tests shall be witnessed by Utility Department staff who will operate the two hydrants required to provide the flow test. Results of the flow test results shall be provided to the Utility Department Director within 10 days of the test. Use of more than two fire hydrants shall be billed at \$125 per additional hydrant.
12. Water/sewer assistance fees: Utility Department staff may assist private and/or outside agencies under various emergency conditions. The Utility Department shall be reimbursed for all expenses using applicable FEMA rates and/or actual expenses plus a 25% administrative charge for private assistance and 10% for other public agency assistance.
13. Access to the premises.

Upon presentation of an official MTUD identification badge, Utility staff in full uniforms, the authorized MTUD employee shall be granted access to the meter at reasonable hours of the day to inspect the meter and perform other duties as may deem necessary. Any person who may obstruct or oppose the Utility Department in making such inspection or other work relative to the water service shall bear the cost of having a meter pit installed. If the cost of the installation remains unpaid, the Utility Department shall have its statutory lien on the property for the collection of said charges.

Section J. Payment.

1. All water fixed service charges are payable quarterly in advance, and water usage charges shall be billed in the next quarter.
2. All charges shall be payable on or before the due date of the bill. Any charges which are not paid by the due date will be charged a penalty of 1% per month or fraction of a month, back to the billing date. Any partial payment of a bill will be applied first to interest charges, then to the oldest service charges.
3. If any account remains unpaid after the due date, they will be sent a reminder; if any account is still unpaid at 30 calendar days after the due date, a notice will be sent giving 15 calendar days to make payment or services will be discontinued. If payment is not received within 15 calendar days, water service will be discontinued and a shut-off fee of \$75 will be assessed to the account and an additional \$75 turn- on fee will be assessed, when all other charges are settled.
4. All penalties are due and payable within 30 days from the date that the owner is notified in writing of the violations charged and the penalty to be imposed. In the event the penalty is not paid as required under these rules, then the Utility Department in its discretion may take all actions available to it for the nonpayment of sewer charges as provided in N.J.S.A. 40A:31-12. For purposes of these regulations, the owner shall be responsible for the actions of any tenant using the sewer system.

The penalties imposed in this section shall be cumulative to other remedies afforded to the Utility Department by statute, as provided in N.J.S.A. 40A:13-14.

Section K. Potable Water Connection Fees and Charges.

1. The initial fees for the right to connect directly or indirectly to the Utility Department's water system shall include a connection charge or fee as well as fees for application review and inspection of work to be accomplished by the applicant in keeping with the requirements of the Utility Department's Rules and Regulations. These connection fees, which are one-time initial service charges for the right to connect to the Utility Department's water system, are calculated in accordance with N.J.S.A. 40A:31-11 and are an integral part of this Rate Schedule.

2. The potable water connection fee for each equivalent unit shall be ~~\$3,123~~ 3254, and the irrigation connection fee using potable water with a separate meter shall be \$1,000 per equivalent unit. Connection fees for single-family homes not part of a real estate development are payable at the option of the applicant in two installments with the initial installation paid prior to the time of the connection and the second payment due within one year. Interest shall accrue and be due to the Utility Department at 1% per month on the unpaid balance. In case the system is under construction but not yet available for connection, connection fees can be paid at the option of the applicant in two installments without interest. In the case of real estate developers, the connection fees for the development shall be payable at the time of final approval.

In any development of more than 10 units, connection fees for the first 10 units shall be payable at the time of final approval with the balance of connection fees payable in groups of 10 units at a time in advance of the building permit.

All new structures constructed within the Utility Department's potable water system shall use this system for on-site irrigation unless prior approved by the Utility Department due to a limited water supply. All outside hose bibs on any new structure shall use a separate irrigation service and meter for outside watering needs available and appropriate backflow devices installed and tested.

3. For a user other than residential with estimated potable water consumption in excess of 171 gallons per day and/or 483 gallons per day for nonpotable irrigation water, then the connection fee shall be based on the number of units as defined in Subsection A(2) above. Fractional number of units shall be calculated to the next highest unit.
4. The Utility Department reserves the right to examine plans for all connections and to specify the connection size required. The gallonage used to determine the size of the connection shall be based on estimated annual water consumption as calculated by the applicant's engineer and approved by the Utility Department Engineer.
5. Where a connection to the water system is to be made after construction of mains has been completed and water service is available to the user, then in addition to the connection fee, the applicant shall pay for the cost of construction and inspection from the main to the curb, such construction to be performed by an approved contractor and inspection by the MTUD.
6. No connection into the Utility Department's water system shall be made until compliance with the requirements set forth in this section have been met, and no excavation shall be back-filled until inspection has been completed by the duly designated representative of the Utility Department.

Section L. Filing, Review, and Inspection Fees.

Where mains are to be constructed by anyone other than the Utility Department, the applicant shall make application and pay fees for the time of Utility Department personnel on an hourly basis down against the deposit as listed below:

a) Application for connection to Utility Department: Water system (up to two units)	\$2,500
b) Application for Review of Preliminary Plans: Minor subdivision fee:	\$4,000
Major subdivision or major site plan-deposit	\$2,000 minimum or \$100 per unit, whichever is greater

c) Application for Tentative Approval:	
Review Fee - deposit	5% of estimated construction or \$1,000 minimum cost
d) Application for Final Approval:	
Review Fee - deposit	5% of estimated construction cost
Inspection fee – deposit	10% of estimated construction cost
(\$1,000 minimum)	

e) An administrative fee shall be applied directly to water reimbursement calculation update requests by or for developers and shall include administrative, accounting and engineering time. Fees shall be a minimum of \$450 per calculation (up to 5 connecting developments), \$750 per calculation (6 to 10 connecting developments), \$1,250 per calculation (11 to 20 connecting developments) and \$2,000 (over 20 connecting developments). Fees will be deducted from the appropriate reimbursement amounts.

Applications for extensions of approval must be accompanied by a review fee deposit of \$600. Application for revisions after submittal and initial review must be accompanied by a review fee deposit of \$1,000.

If the deposit is depleted before completion of review or inspection, the applicant shall deposit an additional amount to complete the review or inspection as estimated by the Utility Department Engineer within five days of notification or all review and inspection will cease at the end of the allotted five days.

Any review fees for preliminary minor applications are a flat fee, and no portion will be returned to the applicant upon approval by the Utility Department.

Minor applications include any residential application which does not require extension of water and or sewer facilities (including service connection in the street) and which will not connect more than three houses to the water/sewer system. All commercial/industrial applications are major applications; however, the Utility Department may charge the lower minor review fee to tenants in newly approved commercial buildings for individual tenant fit out.

Any deposit monies other than review fees for preliminary minor application not used will be returned to the applicant upon request after the project is completed. The Utility Department will retain sufficient funds to conduct an inspection at the end of the maintenance period.

The amount charged by the Utility Department for review and/or inspection shall be calculated by the Utility Department's Auditor on an annual basis after the adoption of the Utility Department's budget for the upcoming fiscal year, and shall be based on the hourly salary cost to the Utility Department plus the cost of fringe benefits payable to said individual and the cost of the overhead of the Utility Department allocable to that employee.

Section M. Rates Charged To Customers Serviced By Other Entities.

Rates charged to Monroe Township customers who are serviced by other water and/or sewer entities through contract between the Monroe Township Utility Department and that entity shall be at that rate which is set forth in the contract with the entity, plus a 25% administrative cost.

Section N. Reimbursement Rates for Certain Completed and Planned Off-Site Sewer and Water System Capacity Improvements.

The MTUD may, by ordinance, require developers, as a condition of subdivision or site plan approval, to pay to the Township the cost of off-tract sewerage and water infrastructure improvements constructed by the Township and necessitated by their developments pursuant to the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. Chapter 108, Subsection 108-13.3 of the Code of the Township of Monroe ("Code") provides that, said costs shall be allocated in accordance with express standards ensuring that each developer's contribution is fair and reasonable and based upon the impact of its project.

Since 2009, the MTUD has been tasked with installing, maintaining and providing sewerage and water service within the Township. The MTUD is the department best equipped to determine and allocate the proportionate share of the costs of sewerage and water infrastructure amongst users (the "pro rata rate"). The MTUD calculates the pro rata rate in accordance with Subsection 108-13.3 of the Code.

The MTUD has calculated user rates for three water service projects and three sewer service projects it has constructed. These completed projects and pro rata rates are as follows:

SEWER:
 The following fees shall be collected for developers who specifically require use of

these facilities:

- 1. West trunk sewer project equates to a rate of \$3,000 per equivalent dwelling unit ("EDU")
- 2. Phase VII Jamesburg/Outcalt trunk sewer equates to a rate of \$1.80 per gallon average daily flow ("ADF")
- 3. Phase VIII, Outcalt force main equates to a rate of \$2.01 per gallon ADF

WATER:

The following two fees shall be collected for every connection to the Utility Department's water distribution system east of Spotswood Gravelhill Road and south of North State Home Road:

- 1. Hoffman Station Road loop line water main extension project equates to a rate of \$1,000 per EDU
- 2. Route 613 water storage tank project (0.75 million gallon capacity) equates to a rate of \$1,704 per equivalent dwelling unit ("EDU")

The following fee shall be collected for every connection to the Utility Department's water distribution system south of Cranbury Station/Union Valley Road:

- 3. Applegarth Road elevated water storage tank project (3.4 million gallon capacity) equates to a rate of \$1,886 per EDU

Section O. Reservation, Right to Modify.

The Township of Monroe reserve the rights to modify or change any of the foregoing rules or make such addition, by rules and regulation, as may be found essential in the protection of the public interests and the management of the Department and to impose such additional restrictions as may be deemed necessary.

If any of the above regulations is declared or held to be unconstitutional or legally inoperative, no other portion of this regulation shall be affected, but the unconstitutional or inoperative provision shall be rescinded and remaining provisions of this regulation shall remain in effect.

SECTION 2. All ordinances or parts of ordinances inconsistent with the provisions of this ordinance shall be and the same are hereby repealed.

SECTION 3. If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision so adjudged and the remainder of the ordinance shall be deemed valid and effective.

SECTION 4. This ordinance shall take effect twenty days after final passage, adoption and publication as provided by law.

SO ORDAINED, as aforesaid.


MIRIAM COHEN, Council President

RECORDED VOTE – INTRODUCTION – June 5, 2024						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro			X			
Councilman Markel		X	X			
Councilwoman Siegel	X		X			
Council V. President Van Dzura			X			
Council President Cohen			X			

NOTICE

Notice is hereby given that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Monroe Township Council held on June 5, 2024. Said Ordinance will again be read and considered for final passage at the next scheduled meeting of the Monroe Township Council to be held on June 26, 2024 at 6:30 p.m. at the Monroe Township Municipal Building, 1 Municipal Plaza, Monroe Township, New Jersey 08831. At said time and place all persons having an interest in the foregoing Ordinance will be granted an opportunity to be heard concerning the same prior to consideration for final passage by the Council.


CHRISTINE ROBBINS, Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION – June 26, 2024						
COUNCIL	MOTION	SECOND	AYE	NAY	ABSTAIN	ABSENT
Councilman Dipierro		X	X			
Councilman Markel			X			
Councilwoman Siegel			X			
Council V. President Van Dzura	X		X			
Council President Cohen			X			

ORDINANCE NO.: O-6-2024-011

**ORDINANCE OF THE MONROE TOWNSHIP COUNCIL
AMENDING CHAPTER 39 OF THE CODE OF THE TOWNSHIP OF MONROE
ENTITLED, “FEES”**

MAYORAL APPROVAL

By virtue of the Optional Municipal Charter Law of 1950 and Chapter 3, Section 19 of the Code of the Township of Monroe, my approval of this Ordinance is effected by the affixing of my signature hereto.



STEPHEN DALINA, Mayor

Date signed: 6/27/2024