

ORDINANCE NO. 2015-26

**AN ORDINANCE OF THE BOROUGH OF RED BANK, MONMOUTH COUNTY
AMENDING CHAPTER XX "WATER AND SEWER", SECTION 20-8 "SEWER CONNECTION
FEES" AND SECTION 20-9 "WATER CONNECTION FEES"**

Councilman DuPont offered the following ordinance on final reading and moved its adoption:

WHEREAS, the County and Municipal Water Supply Act, N.J.S.A. §40A:31-1, et. seq.; the Municipal and County Sewerage Act, N.J.S.A. §40A:26A-1 et. seq. as well as common law authorize and require the Borough to set rates for connection fees to the municipal water and sewerage systems on an annual basis;

NOW, THEREFORE, BE IT ORDAINED by the Governing Body of the Borough of Red Bank in the County of Monmouth that Chapter XX "Water and Sewer" of the revised General Ordinances of the Borough of Red Bank be and the same is hereby amended as follows:

SECTION ONE: Chapter XX "Water and Sewer", Section 20-8 "Sewer Connection Fees" of the revised General Ordinances of the Borough of Red Bank is hereby amended to read as follows:

20-8 SEWER CONNECTION FEES.

20-8.1 Fee The connection fee for each direct or indirect connection to the sewerage system shall be as follows:

a. *Class 1: Residential* \$3,246.00

Single-family, condominiums, townhouses, apartments, multifamily, duplex, age restricted, trailers, mobile homes (Per unit)

b. *Class 2: Hotel or Motel* \$1,623.00

(Per room). This portion of the connection fees applies only to the number of living units. An additional connection fee is imposed for kitchens, restaurants, taverns, laundries, offices and the like. In the case where dormitory style sleeping quarters are provided, the total number of dwelling units shall be determined by the total authorized occupancy capacity of the facility divided by two (2).

c. *Class 3: Non-residential*

Per gallon per day \$21.15
(based upon the Borough's estimate of water consumption)

Minimum connection fee per unit \$3,246.00

d. *Estimated Projected Flows for Non-Residential Uses*

1. The projected flow criteria contained in N.J.A.C. 7:14A-23.3 shall be used to determine the estimated flows for non-residential uses, whenever practicable. In the event that a type of use is not listed in N.J.A.C. 7:14A-23.3, the Borough shall use its best judgment in determining estimated flow.
2. The following projected flow criteria are hereby adopted by the Borough as additions or exceptions to those contained in N.J.A.C. 7:14A-23.3:

Use	Unit of Measurement	GPD
Flex space	Per square foot	0.030
Convenience stores or convenience store / filling station combinations (no public toilet facilities)	Per square foot	0.30
Church (worship area only)	Per building	1 EDU

other uses to be calculated separately)		
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3. For the purpose of this ordinance, any reference to "seat" in N.J.A.C. 7:14A-23.3 shall be deemed to mean the maximum permitted occupancy established pursuant to the Uniform Construction Code and/or the Uniform Fire Code.
- e. *Additional Sewer Capacity for Non-Residential Users.* A non-residential user shall be entitled to use the amount of sewer capacity, in gallons per day that was originally obtained through the payment of connection fees. An application for additional capacity shall be made by any non-residential user whenever there is an increase in the estimated flow of sewage from any existing building, facility or structure resulting from any physical or operational change for which a building permit, site plan, subdivision, variance or other municipal approval is required. A connection fee shall be charged to the user whenever the increase in estimated flow associated with the aforesaid physical or operational change requires the installation of a larger size, or additional connection to the sewer system, to be calculated in accordance with the then current fees required for such new connections.
- f. *Sewer* connection fees to public housing authorities and non-profit organization building affordable housing projects that consist of new connections to the system are to be computed by providing a 50% reduction in the connection fee established in this Ordinance. Connection fees to public housing authorities and non-profit organizations building affordable housing projects that consist of replacement units for demolished or refurbished units, and for which a connection fee was previously paid, are to be computed by charging the lesser of a.) the reduced rate of 50% of the connection fee established in this Ordinance, or b.) the connection fee established in this Ordinance, minus a credit in the amount of a connection fee previously paid for the housing units being replaced, provided the public housing authority and non-profit organization can establish the connection fee previously paid. If the amount of the previous connection fee cannot be established, the reduced rate of 50% of the connection fee established in this Ordinance shall apply.

20-8.2 When Due. All sewer connection fees must be paid in full prior to the issuance of a construction permit for the premises.

20-8.3 Reinstate of Service. In the event that an application is made to reinstate sewer service that was previously terminated at a building, facility or structure, or abandoned when the prior building, facility or structure was demolished or substantially totally destroyed, no connection fee will be due provided that service is reinstated within two (2) years of the date of the prior termination of service. If there is an increase in the estimated sewer usage of the building, facility or structure, then the application will also be considered as an application for additional capacity and a connection fee will be due in accordance with the conditions set forth in Section 20-8.1(e).

SECTION TWO: Chapter XX "Water and Sewer", Section 20-9 "Water Connection Fees" of the revised General Ordinances of the Borough of Red Bank is hereby amended to read as follows:

20-9.1. Fee The connection fee for each direct or indirect connection to the water system shall be as follows:

- a. *Class 1: Residential* *\$1,383.00*

Single-family, condominiums, townhouses, apartments, multifamily, duplex, age restricted, trailers, mobile homes (per unit).

- b. *Class 2: Hotel or Motel* *\$692.00*

(Per room). This portion of the connection fees applies only to the number of living units. An additional connection fee is imposed for kitchens, restaurants, taverns, laundries, offices and the like. In the case where dormitory style sleeping quarters are provided, the total number of dwelling units shall be determined by the total authorized occupancy capacity of the facility divided by two (2).

c. *Class 3: Non-Residential*

Per gallon per day (based upon the Borough's estimate of water consumption)	<u>\$9.01</u>
Minimum connection fee per unit	<u>\$1,383.00</u>

d. *Estimated Water Consumption for Non-Residential Users.*

1. The projected flow criteria contained in N.J.A.C. 7:14A-23.3 shall be used to determine the estimated water consumption for non-residential uses, whenever practicable. In the event that a type of use is not listed in N.J.A.C. 7:14A-23.3, the Borough shall use its best judgment in determining estimated water consumption.
2. The following projected flow criteria are hereby adopted by the Borough as additions or exceptions to those contained in N.J.A.C. 7:14A-23.3:

Use	Unit of Measurement	GPD
Flex space	Per square foot	0.030
Convenience stores or convenience store / filling station combinations (no public toilet facilities)	Per square foot	0.30
Church (worship area only; other uses to be calculated separately)	Per building	1 EDU

3. For the purpose of this ordinance, any reference to "seat" in N.J.A.C. 7:14A-23.3 shall be deemed to mean the maximum permitted occupancy established pursuant to the Uniform Construction Code and/or the Uniform Fire Code.

e. *Additional Water Capacity for Non-Residential Users.* A non-residential user shall be entitled to use the amount of water capacity, in gallons per day that was originally obtained through the payment of connection fees. An application for additional capacity shall be made by any non-residential user whenever there is an increase in the estimated flow of water from any existing building, facility or structure resulting from any physical or operational change for which a building permit, site plan, subdivision, variance or other municipal approval is required. A connection fee shall be charged to the user whenever the increase in estimated flow associated with the aforesaid physical or operational change requires the installation of a larger size, or additional connection to the water system, to be calculated in accordance with the then current fees required for such new connections.

f. Water connection fees to public housing authorities and non-profit organization building affordable housing projects that consist of new connections to the system are to be computed by providing a 50% reduction in the connection fee established in this Ordinance. Connection fees to public housing authorities and non-profit organizations building affordable housing projects that consist of replacement units for demolished or refurbished units, and for which a connection fee was previously paid, are to be computed by charging the lesser of a.) the reduced rate of 50% of the connection fee established in this Ordinance, or b.) the connection fee established in this Ordinance, minus a credit in the amount of a connection fee previously paid for the housing units being replaced, provided the public housing authority and non-profit organization can establish the connection fee previously paid. If the amount of the previous connection fee cannot be established, the reduced rate of 50% of the connection fee established in this Ordinance shall apply.

20-9.2 When Due. All water connection fees must be paid in full prior to the issuance of a construction permit for the premises.

20-9.3 Reinstatement of Service. In the event that an application is made to reinstate water service that was previously terminated at a building, facility or structure, or abandoned

when the prior building, facility or structure was demolished or substantially totally destroyed, no connection fee will be due provided that service is reinstated within two (2) years of the date of the prior termination of service. If there will be an increase in the estimated water usage of the building, facility or structure, then the application will also be considered as an application for additional capacity and a connection fee will be due in accordance with the conditions set forth in Section 20-9.1(e).

SECTION THREE: All ordinances or portions thereof that are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency, as of the effective date of this Ordinance.

SECTION FOUR: If any provision of this Ordinance or application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

SECTION FIVE: This ordinance shall take effect immediately upon its passage and adoption in accordance with law.

First Reading: August 26, 2015

Final Reading: September 9, 2015

Seconded by Councilman Zipprich and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilwoman Lee	()	()	(x)	()
Councilwoman Burnham	(x)	()	()	()
Councilwoman Horgan	(x)	()	()	()
Councilwoman Schwabenbauer	(x)	()	()	()
Councilman Zipprich	(x)	()	()	()
Councilman DuPont	(x)	()	()	()

Dated: September 9, 2015