MONROE TOWNSHIP, MIDDLESEX COUNTY

ORDINANCE NO.: O-6-2026-010

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

§ 39-2. Fees enumerated by Department.

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.

N. Monroe Township Utility Department fees and charges.

N1. Rate Schedule.

Part I. Sewer Service.

Section A. Definitions.

(h) 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: ~~171~~ **169** gal/day x 365 days = ~~62,415~~ **61,685** gal/year or ~~15,604~~ **15,421** gallons per quarter = one UNIT.

Section D. Sewer Connection Fees and Charges.

B. The connection fee for each unit shall be $~~3,781~~ **$4,018**. 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.

C. For a user other than residential with estimated sewage flows in excess of ~~171~~ **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.

Part II. Water Service

Section A. Definitions:

2. Other than residential: includes each tenant in a nonresidential building, one equivalent dwelling unit of potable water shall equal ~~173~~ **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: ~~173~~**171** gal/day x 365 days = ~~63,145~~ **62,415** gal/year or ~~15,786~~ **15,604** gallons per quarter= one unit.

Section L. Potable Water Connection Fees and Charges.

B. The potable water connection fee for each equivalent unit shall be ~~$3,241~~ **$3,437**, 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 where available and appropriate backflow devices installed and tested.

C. For a user other than residential with estimated potable water consumption in excess of ~~173~~ **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.

Repealer

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ordinances or parts of ordinances inconsistent with the provisions of this ordinance shall be and the same are hereby repealed.

Severability

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.

Effective Date

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

SO ORDAINED, as aforesaid.

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RUPA P. SIEGEL, Council President

RECORDED VOTE – INTRODUCTION – June 29, 2026						
COUNCIL	**MOTION**	**SECOND**	**AYE**	**NAY**	**ABSTAIN**	**ABSENT**
Councilwoman Cohen						
Councilman Dipierro						
Councilman Van Dzura						
Council V. President Markel						
Council President Siegel						

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 29, 2026. 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 August 3, 2026 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.

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CHRISTINE ROBBINS, Township Clerk

RECORDED VOTE – SECOND READING & FINAL ADOPTION – August 3, 2026						
COUNCIL	**MOTION**	**SECOND**	**AYE**	**NAY**	**ABSTAIN**	**ABSENT**
Councilwoman Cohen						
Councilman Dipierro						
Councilman Van Dzura						
Council V. President Markel						
Council President Siegel						

ORDINANCE NO.: O-6-2026-010

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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: _____

2026/2027 WATER CONNECTION FEE -- CALCULATION OF ATTRIBUTED SERVICE UNITS FOR YEAR ENDING 12/31/2025

2025 - WATER SERVICE USAGE

365	WATER SERVICE USAGE CLASSES	Number of Accounts	Number of Residential Accounts	Total Water Usage in 1,000 gallons/year (1,000 GPY)	Total Water Usage, GPD	Total Residential Water Usage, GPD	Total Water Usage, %	GPD/EDU
Residential	Single-family Residences	11,553	22,349	929,916	2,547,715	3,689,753	89.4%	165
	Multi-family Residences	15		592	1,622			
	Townhome Residences	10,781		416,252	1,140,416			
Non-residential	Commercial	453	---	126,155	345,630	---	10.6%	---
	Hotels	2		7,286	19,962			
	Schools	8		4,975	13,630			
	Public	54		20,984	57,490			
	Hydrants	12		816	2,236			
	TOTALS	22,878	22,349	1,506,976	4,128,701	3,689,753	100.0%	---
	TOT. RESIDENTIAL (= R+T+M)	---	22,349	---	---	3,689,753	89.4%	165

Total Water usage, GPY	1,506,976,000
Total Water Usage (Residential), GPY	1,346,760,000
Total Usage (Residential), GPD	3,689,753
GPD/EDU	165

ROLLING FIVE-YEAR AVERAGE, GPD/EDU	
WATER	
12/31/2014	--
12/31/2015	189
12/31/2016	184
12/31/2017	168
12/31/2018	165
12/31/2019	164
12/31/2020	177
12/31/2021	173
12/31/2022	177
12/31/2023	166
12/31/2024	174
12/31/2025	**165**
5-Year Rolling Average GPD/EDU	**171**

Total Water usage, GPY	1,506,976,000
Residential Water usage, GPY	1,346,760,000
Non-Residential Water Usage, GPY	160,216,000
Number of Days per Year	365
Residential, GPD	3,689,753
5-Year Rolling Average GPD/EDU	171
Total Water Usage, GPD	4,128,701
ATTRIBUTED SERVICE UNITS =(Total Water Usage, GPD)/(GPD/EDU)	**24,144**

2026/2027 SEWER CONNECTION FEE -- CALCULATION OF ATTRIBUTED SERVICE UNITS FOR YEAR ENDING 12/31/2025

2025 - SEWER SERVICE USAGE

365	SEWER SERVICE USAGE - CLASSES	Number of Accounts	Number of Residential Accounts	Total Sewer Usage, 1,000 gallons/year (1,000 GPY)	Total Sewer Usage, GPD	Total Residential Sewer Usage, GPD	Total Sewer Usage, %	GPD/EDU
Residential	Single-family Residences	11,262	22,042	897,602	2,459,184	3,596,967	93.6%	163
	Multi-family Residences	11		391	1,071			
	Townhome Residences	10,769		414,900	1,136,712			
Non-residential	Commercial	364	---	81,881	224,332	---	6.4%	---
	Hotels	0		0	0			
	Schools	8		4,958	13,584			
	Public	34		2,200	6,027			
	Hydrants	---		---	---			
	TOTALS	22,448	22,042	1,401,932	3,840,910	3,596,967	100.0%	---
	TOT. RESIDENTIAL (= R+T+M)	---	22,042	---	---	3,596,967	93.6%	163

Total Sewer Usage, GPY	1,401,932,000
Total Sewer Usage (Residential), GPY	1,312,893,000
Total Sewer Usage (Residential), GPD	3,596,967
GPD/EDU	163

ROLLING FIVE-YEAR AVERAGE, GPD/EDU	
SEWER	
12/31/2014	--
12/31/2015	162
12/31/2016	158
12/31/2017	144
12/31/2018	163
12/31/2019	162
12/31/2020	175
12/31/2021	171
12/31/2022	175
12/31/2023	164
12/31/2024	172
12/31/2025	**163**
5-Year Rolling Average GPD/EDU	**169**

Total Sewer Usage, GPY	1,401,932,000
Residential Sewer Usage, GPY	1,312,893,000
Non-Residential Sewer Usage, GPY	89,039,000
Number of Days per Year	365
Residential, GPD	3,596,967
5-Year Rolling Average GPD/EDU	169
Total Sewer Usage, GPD	3,840,910
ATTRIBUTED SERVICE UNITS =(Total Sewer Usage, GPD)/(GPD/EDU)	**22,727**

WATER	2018	2019	2020	2021	2022	2023	2024	2025	2026
RETIRED DEBT SERVICE									
PREVIOUS BALANCE DEBT SERVICE	$ 40,998,009	$ 42,062,985	$ 43,459,437	$ 44,819,617	$ 46,208,076	$ 47,651,691	$ 49,130,839	$ 50,917,853	$ 53,117,854
ADD CURRENT YEAR									
PRINCIPAL	592,200	765,600	707,270	808,870	$ 880,270	$ 947,217	$ 979,520	$ 861,000	$ 1,043,700
INTEREST	472,776	630,852	652,910	579,589	$ 563,345	$ 531,931	$ 807,494	$ 1,339,001	$ 1,104,255
PREPAID BONDS									
TOTAL RETIRED DEBT	$ 42,062,985	$ 43,459,437	$ 44,819,617	$ 46,208,076	$ 47,651,691	$ 49,130,839	$ 50,917,853	$ 53,117,854	$ 55,265,809
CAPITAL EXPENDITURES									
PREVIOUS BALANCE	$ 30,561,019	$ 30,091,613	$ 29,416,818	$ 29,011,214	$ 28,869,918	$ 28,430,458	$ 28,172,067	$ 28,036,064	$ 27,760,568
CY CAPITAL IMPROVEMENT	65,590	43,509	2,168	73,898	$ 4,492	$ 71,572	$ 170,301	$ -	$ 17,796.00
LESS: CASH CONTRIBUTION	(534,996)	(718,304)	(407,772)	(215,194)	$ (443,952)	$ (329,963)	$ (306,304)	$ (275,496)	$ (68,072)
TOTAL CAPITAL EXPENSES NOT FUNDED	$ 30,091,613	$ 29,416,818	$ 29,011,214	$ 28,869,918	$ 28,430,458	$ 28,172,067	$ 28,036,064	$ 27,760,568	$ 27,710,292
WATER CONNECTION FEE									
RETIRED DEBT SERVICE	$ 42,062,985	$ 43,459,437	$ 44,819,617	$ 46,208,076	$ 47,651,691	$ 49,130,839	$ 50,917,853	$ 53,117,854	$ 55,265,809
CAPITAL EXPENDITURES	30,091,613	29,416,818	29,011,214	28,869,918	$ 28,430,458	$ 28,172,067	$ 28,036,064	$ 27,760,568	$ 27,710,292
TOTAL	$ 72,154,598	$ 72,876,255	$ 73,830,831	$ 75,077,994	$ 76,082,149	$ 77,302,906	$ 78,953,917	$ 80,878,422	$ 82,976,101
NUMBER OF ATTRIBUTED SERVICE UNITS	23,429	22,205	22,574	25,294	24,503	24,749	24,262	24,957	24,144
CONNECTION FEE	$ 3,080	$ 3,282	$ 3,271	$ 2,968	$ 3,105	$ 3,123	$ 3,254	$ 3,241	$ 3,437

SEWER	2018	2019	2020	2021	2022	2023	2024	2025	2026
RETIRED DEBT SERVICE									
PREVIOUS BALANCE	$ 58,612,179	$ 61,159,567	$ 63,627,436	$ 66,207,098	$ 68,965,786	$ 71,708,802	$ 74,497,881	$ 77,228,369	$ 80,244,154
ADD CURRENT YEAR									
PRINCIPAL	817,800	765,600	791,700	925,100	$ 1,023,700	$ 1,110,700	$ 1,148,400	$ 1,189,000	$ 1,441,300
INTEREST	652,882	630,852	690,200	725,718	$ 694,723	$ 711,237	$ 633,353	$ 781,124	$ 885,921
DEBT SERVICE PAYMENT TO MCUA	1,076,706	1,071,418	1,097,762	1,107,869	$ 1,024,593	$ 967,142	$ 948,735	$ 1,045,661	$ 892,423
PREPAID BONDS									
TOTAL RETIRED DEBT SERVICE	$ 61,159,567	$ 63,627,436	$ 66,207,098	$ 68,965,785	$ 71,708,802	$ 74,497,881	$ 77,228,369	$ 80,244,154	$ 83,463,798
CAPITAL EXPENDITURES									
PREVIOUS BALANCE	$ 9,846,846	$ 9,562,750	$ 9,248,169	$ 9,049,711	$ 8,436,722	$ 8,269,864	$ 7,840,793	$ 7,925,994	$ 7,841,213
CY CAPITAL IMPROVEMENT	65,590	43,509	2,168	73,898	$ 4,491	$ 71,571	$ 170,301	$ -	$ 17,795
LESS: CASH CONTRIBUTION	(349,686)	(358,091)	(200,627)	(686,886)	$ (171,349)	$ (500,642)	$ (85,100)	$ (84,781)	$ (1,656)
TOTAL CAPITAL EXPENSES NOT FUNDED	$ 9,562,750	$ 9,248,169	$ 9,049,710	$ 8,436,723	$ 8,269,864	$ 7,840,793	$ 7,925,994	$ 7,841,213	$ 7,857,352
SEWER CONNECTION FEE									
RETIRED DEBT SERVICE	$ 61,159,567	$ 63,627,436	$ 66,207,098	$ 68,965,785	$ 71,708,801	$ 74,497,881	$ 77,228,369	$ 80,244,154	$ 83,463,798
CAPITAL EXPENDITURES	9,562,750	9,248,169	9,049,710	8,436,723	$ 8,269,864	$ 7,840,793	$ 7,925,994	$ 7,841,213	$ 7,857,352
TOTAL	$ 70,722,317	$ 72,875,605	$ 75,256,808	$ 77,402,508	$ 79,978,665	$ 82,338,674	$ 85,154,363	$ 88,085,367	$ 91,321,150
NUMBER OF ATTRIBUTED SERVICE UNITS	23,263	22,530	22,486	24,178	23,532	23,517	22,402	23,297	22,727
CONNECTION FEE	$ 3,040	$ 3,235	$ 3,347	$ 3,201	$ 3,399	$ 3,501	$ 3,801	$ 3,781	$ 4,018