

ORDINANCE #2024-002

AN ORDINANCE AMENDING AND SUPPLEMENTING LICENSING AND PERMITTING FEES AND POLICIES OF THE CODE OF THE TOWNSHIP OF MARLBORO PERTAINING TO PROPERTY MAINTENANCE; UNIFORM CONSTRUCTION CODE; PARKING AT MUNICIPAL FACILITIES; WATER UTILITY SYSTEM CONNECTION FEES; SPECIAL-DUTY ASSIGNMENTS FOR POLICE OFFICERS, PRECIOUS METALS AND SECONDHAND BUYERS AND RECREATION & SWIM PROGRAMS

BE IT ORDAINED, by the Township Council of the Township of Marlboro, County of Monmouth and State of New Jersey, that Chapter 278, "Property Maintenance Code", Section 278-2 "Certificate of continued occupancy" is hereby supplemented as follows to provide for visual lead inspections for certain rental units pursuant to N.J.A.C. 5:28A-1.2:

F. Lead inspection required.

(1) As required by 5:28A-1.2 owners/landlords of rental properties/units constructed prior to 1978 are required to provide a "Lead Safe Certificate" prior to the issuance of a certificate of occupancy.

(a) Every single family, two family and multi-family rental dwelling constructed prior to 1978 must be inspected for lead within the dwelling by July 22, 2024;

(b) After the initial inspection all rental properties constructed prior to 1978 shall be inspected for lead every three (3) years or upon subsequent rental turnover, whichever is earlier;

(2) Every single family, two family and multi-family rental dwelling constructed prior to 1978 shall be inspected for lead by the Township's certified lead evaluation contractor, or a DCA-certified lead evaluation contractor;

(a) The certified lead evaluation contractor shall examine rental dwellings for deteriorated paint, visible surface dust, debris or residue;

(b) Should there be evidence of deteriorated paint, visible surface dust, debris or residue a full inspection and testing shall be conducted. Results of inspection and testing shall be submitted to Marlboro Township;

(3) Marlboro Township monitoring and recordkeeping:

(a) Marlboro Township shall maintain records of tenant turnovers, inspection schedules and inspection results;

(b) Marlboro Township shall maintain copies of all lead safe certificates issued by certified lead evaluation contractors for all rental properties constructed prior to 1978 within Marlboro Township;

(4) Enforcement and Violations:

(a) Marlboro Township shall have authority to enforce owner/landlord compliance with these standards;

(b) Any violation of the standards as provided in 5:28A-1.2 and Township code shall be remediated within 30 days of notice of violation;

(c) A dwelling will not be considered remediated until a lead safe certificate has been provided by the certified lead evaluation contractor. A certificate of occupancy may not be issued until the lead safe certificate is provided.

BE IT ORDAINED, by the Township Council of the Township of Marlboro, County of Monmouth and State of New Jersey, that Chapter 278, "Property Maintenance Code", Section 278-3 "Certificate of continued occupancy fees" is hereby supplemented as follows to provide for visual lead inspections for certain rental units pursuant to N.J.A.C. 5:28A-1.2:

Specific Provision	Code Location	Fee
Visual Lead Inspection by Township	278-3 G	\$250.00
Visual Lead Inspection by Contractor: Processing of Certification	278-3 H	\$50.00
Visual Lead Inspection Department of Community Affairs Surcharge	278-3 I	\$20.00

BE IT ORDAINED, by the Township Council of the Township of Marlboro, County of Monmouth and State of New Jersey, that Chapter 125, "Construction Codes, Uniform", Section 3 "FEES" is hereby amended and supplemented as follows:

§ 125-7 Partial exemptions from fees
Charitable, philanthropic, fraternal, athletic, recreational and religious nonprofit organizations holding a tax-exempt status under the Federal Internal Revenue Code of 1954 [26 U.S.C. 501(c) or (d)] shall be eligible for a refund of 50% of the Uniform Construction Code ("UCC") fees set forth in § 125-3A(1), Alterations, repairs, and remodeling, paid since April 1, 2021, excluding the surcharge fee to the New Jersey Department of Community Affairs provided for in § 125-5 upon receipt of satisfactory proof of qualifications. This section providing for partial exemption from the U.C.C. fees for qualified religious, charitable and nonprofit organizations shall expire on December 31, 2024, unless further extended by formal action of the Township Council.

BE IT ORDAINED, by the Township Council of the Township of Marlboro, County of Monmouth and State of New Jersey, that Chapter 258, "Parking at Municipal Facilities", Section 258-4 "Permits" is hereby amended as follows:

§ 258-4 Permits.

C. Fees.

- (1) The application for the parking permit shall be charged at the rate of \$237 per permit year for Marlboro and Manalapan residents payable at the time of application. Effective October 1, 2024, the application for the parking permit shall be charged at the rate of \$244 per permit year for Marlboro and Manalapan residents. Manalapan residents may apply for a parking permit at any Township commuter parking facility. Nonresidents of jurisdictions other than Manalapan may apply for a parking permit at the Texas Road parking facility, subject to the provisions of § 254-4D(1) and (2), and shall be charged at the rate of \$275 per permit year, payable at the time of application. Effective October 1, 2024, the application fee for the parking permit shall be charged at the rate of \$283 per permit year for nonresidents of jurisdictions other than Manalapan, except that the fee shall remain at \$275 per permit year for those residing in towns with an approved shared services agreement in effect for parking with the Township.
- (2) Daily fee for meter parking: \$5.00. The daily fee for meter parking effective October 1, 2024: \$5.50.

BE IT ORDAINED, by the Township Council of the Township of Marlboro, County of Monmouth and State of New Jersey, that Chapter 337-26, "Marlboro Community Garden" is hereby amended as follows:

§ 337-26 Fees.

The annual fee for participation in the Marlboro Community Garden shall be as follows:

A. Shade Tree Community Garden Plot measuring 40 square feet:

- (1) Resident.
 - (a) \$40.
 - (b) \$30. (senior)
- (2) Nonresident.
 - (a) \$50.
 - (b) \$40. (senior)

BE IT ORDAINED, by the Township Council of the Township of Marlboro, County of Monmouth and State of New Jersey, that Chapter 4, "Administration of Government", Section 88.1 "Division of Water Utility", is hereby amended and supplemented as follows:

§ 4-88.1 Division of Water Utility

T. Water Customer Charges

(2) Schedule A

Specific Provision	Code Location	Type of Fee, Charge or Rate	Fee Not to Exceed
Water service. Schedule A(1). Single-family residential. Basic quarterly service charge, per meter	4-88.1 T 2 A 1.1	Division of Water Utility; Customer Charges	45.000
Water service. Schedule A(1). Mobile Home Community residential with single meter. Basic quarterly service charge, per unit	4-88.1 T 2 A 1.5	Division of Water Utility; Customer Charges	39.000
Water service. Schedule B. Basic quarterly service charge shall be assessed for each unit (dwelling, store, use, or other establishment) in that development, regardless of the size of the master meter.	4-88.1 T 2 B 1	Division of Water Utility; Customer Charges	45.000
Water service. Schedule C. Basic quarterly service charge, per classroom.	4-88.1 T 2 C 1	Division of Water Utility; Customer Charges	22.500
Connection Fee	4-88.1 T 2 D 1	Division of Water Utility; Customer Charges	6,500.000
Connection Fee for Affordable Units 50%	4-88.1 T 2 D 3	Division of Water Utility; Customer Charges	3,250.000
Water service. Charge for meter installation	4-88.1 T 2 D 5	Division of Water Utility; Customer Charges	35.000
Water service. Replace MXU Box includes cost of MXU and installation	4-88.1 T 2 D 6	Division of Water Utility; Customer Charges	200.000
Water service. Schedule E. Private Fire Protection Charges are calculated per quarter and determined in part, based upon the following service line and/or meter sizes, plus usage. 4" or less.	4-88.1 T 2 E 2	Division of Water Utility; Customer Charges	95.200

Water service. Schedule E. Private Fire Protection Charges are calculated per quarter and determined in part, based upon the following service line and/or meter sizes, plus usage. 6".	4-88.1 T 2 E 3	Division of Water Utility; Customer Charges	126.700
Water service. Schedule E. Private Fire Protection Charges are calculated per quarter and determined in part, based upon the following service line and/or meter sizes, plus usage. 8".	4-88.1 T 2 E 4	Division of Water Utility; Customer Charges	155.800
Water service. Schedule E. Private Fire Protection Charges are calculated per quarter and determined in part, based upon the following service line and/or meter sizes, plus usage. 10".	4-88.1 T 2 E 5	Division of Water Utility; Customer Charges	196.100
Water service. Schedule F. Public Fire Protection Charges per fire hydrant per quarter.	4-88.1 T 2 F	Division of Water Utility; Customer Charges	151.100

BE IT ORDAINED, by the Township Council of the Township of Marlboro, County of Monmouth and State of New Jersey, that Chapter 206, "Precious Metals and Secondhand Buyers", Section 8 "Fees; period of license validity", is hereby amended as follows:

§ 206-8 Fees; period of license validity.

A nonrefundable fee for initial application and license for a pawnbroker or a dealer in precious metals or other secondhand goods, as covered under this chapter, is \$3,100. The annual renewal fee for a license shall be in accordance with the following schedule:

2024	2025	2026
\$1,250	\$2,500	\$3,100

These fees include any costs the dealer must pay in relation to the mandatory electronic database system designated by the Chief of Police, as provided by § 206-5D of this chapter. Payments are to be made in the manner directed by the Business Administrator. A license is valid for a one-year period from the date of its issuance.

BE IT ORDAINED, by the Township Council of the Township of Marlboro, County of Monmouth and State of New Jersey, that Chapter 4-71, "Division of Police", Section E "Special-duty assignments for police officers" is hereby amended as follows:

Article XV Department of Public Safety

(6) Fees.

(a) The total hourly rate/charge payable for extra-duty services shall be as follows:

Job Description	\$120.00
Construction work	\$120.00
Security work	\$120.00
Extracurricular school work	\$ 90.00
Nonprofit sporting work	\$ 90.00
Other nonprofit	\$ 90.00
Other	\$ 90.00
Long-term ongoing	\$ 90.00

(b) A four-hour minimum is applicable to all jobs unless waived by the Chief of Police or his designee.

(c) Fifteen percent of the total hourly charge shall be retained by the Township.

BE IT ORDAINED, by the Township Council of the Township of Marlboro, County of Monmouth and State of New Jersey, that Chapter 265 "Parks and Recreation Facilities" of the Marlboro Township Code is hereby amended and supplemented as follows:

Specific Provision	Code Location	New Fee
Travel camp: not to exceed \$1,860. Nonrefundable deposit of \$375 shall apply.	265-2 E	\$2,900.00

§ 265-41 Facility usage fees (indoors).

B. Morganville Senior Center and Morganville Firehouse.

(1) Meeting and activity fees.

(a) Multipurpose room

[1] Fee for weekdays per hour: \$20.

[2] Fee for weekends per hour: \$20.

(b) Building attendant: \$20 per hour, minimum of 2 hours.

(2) Event fees.

(a) Resident and nonprofit organizations for event size of:

[1] One to 50 people: \$75.

[2] Fifty-one to 150 people: \$200. (Firehouse only)

[3] 151 to 300 people: \$500. (Firehouse only)

(b) A refundable security deposit in the amount of \$250 shall be required.

(c) Building attendant: \$20 per hour, minimum of 2 hours.

(d) Setup and breakdown fee: \$30 per event.

(e) Janitorial services: \$25 per hour.

(f) Cancellation fee. If the event is canceled after 14 days from the posting of the deposit, an administrative fee of \$50 shall be charged.

§ 265-42 Facility usage fees (outdoors).

These fees include the use of all Township and Marlboro Board of Education facilities.

B. Seasonal fees

(1) Marlboro Pop Warner, permit fee for August 1 to November 30, 2024: \$3,600; \$5,400 for August 1, 2025 to November 30, 2025; \$8,100 for August 1, 2026 to November 30, 2026.

(2) Marlboro Little League, permit fee for April 1 to June 30, 2024: \$600; \$900 for April 1, 2025 to June 30, 2025; \$1,350 for April 1, 2026 to June 30, 2026.

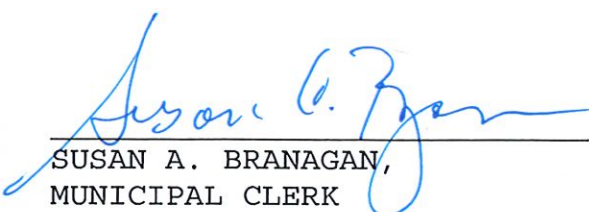
BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective; and

BE IT FURTHER ORDAINED, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict; and

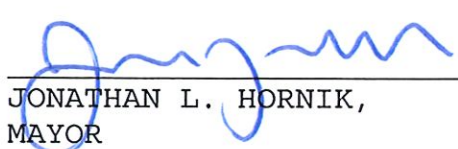
BE IT FURTHER ORDAINED, that this Ordinance shall take effect upon passage and publication in accordance with applicable law.

INTRODUCED: JANUARY 25, 2024

ADOPTED: FEBRUARY 15, 2024



SUSAN A. BRANAGAN,
MUNICIPAL CLERK
012524



JONATHAN L. HORNIK,
MAYOR

DATE SIGNED: 2/15/2024

DATE SIGNED: _____

2/15/2024

TOWNSHIP OF MARLBORO
Administration Department

MEMORANDUM

TO: Jonathan L. Hornik, Mayor

FROM: Jonathan A. Capp, Business Administrator

DATE: January 8, 2024

SUBJECT: 2024 MUNICIPAL BUDGET – LOCAL REVENUES

As you know, during each budget cycle, the Township reviews its user fees and permits relative to the cost of providing services and the amounts being charged for comparable programs in other jurisdictions. This process ensures that the fee charged for a service covers the cost to provide that service, relative to what ‘the market will bear’, and that fee-based programs and services utilized by a few are on the whole not borne by the general taxpayer.

Please find attached departmental requests concerning local revenue proposals for 2024. A summary of the individual recommendations is provided below.

Community Development

Construction Code (Building)

This section providing for partial exemption from Uniform Construction Code fees for qualified religious, charitable and nonprofit organizations shall expire on December 31, 2024.

Planning and Zoning/Code Enforcement

Pursuant to P.L. 2021 Chapter 182, owners/landlords of rental properties/units constructed prior to 1978 are now required to provide a “Lead Safe Certificate” prior to the issuance of a certificate of occupancy. A new section of code is proposed for the inspection and certificate processing, as well as the fee to be collected and turned over to the State of New Jersey.

278-3 Certificates of continued occupancy. Lead inspection required.

Additionally, as indicated in the attached memo of January 2, 2024 from Laura Neumann, Township Engineer, several amendments, summarized below, are requested to clarify and supplement existing provisions of the land use code:

220-04 Definitions of Flex /Warehouse/E-Commerce/Fleet Service/Fulfillment
Chapter 220 of the code employs certain terms (ex. “warehouse” and “flex”) which were not previously defined. In defining these terms, the proposal seeks to narrow the scope of permissible warehouse uses in the LI and IOR zones, as well as ensure that flex buildings properly account traffic impacts and provide for sufficient parking.

220-140 Decks/pools, standby generators and condenser units
Requests for minor variances related to decks, generators and air conditioning units are routinely before the Zoning Board. This proposal will ease the burden on property owners while continuing to encourage the installation of generators and ensure appropriate set backs and screening for generators and air conditioning units.

220-169 Minimum lot areas/1 vs 2 car garages
Clarify that 2-car garages are required for detached single family residential dwellings equal to or greater than 20,000 square feet, and 1-car garages for lots less than 20,000 square feet. Garages 400 square feet or less may not be converted to living space.

Note that there are no license or permit fee impacts associated with these requests.

Administration and Finance

Clerk/Parking

Metered and Annual Parking Permit Fee (Union Hill, Cambridge Square, Texas Road):
The pandemic has resulted in fewer commuters and permit holders to absorb the costs of operating and maintaining the lots which amounted to approximately \$372,000 in 2021. It remains to be seen whether commuter parking registrations will ever rebound to pre-pandemic levels.

In 2021, in order to increase the number of registrants, the Township began accepting multiple permits per household, increased the cap at the Union Hill facility to allow for more Manalapan applicants, and opened up the Texas Road lot to non-residents. Still, revenues have not rebounded post-pandemic. Complicating matters, the costs of operating the lots have increased substantially.

The history of permits sold and total revenue collected is depicted below:

Year	Meters (in \$)	Lot (in \$)	Total Revenue	Lot Permits issued expiring 3/31/XX
2023*	17,875.00	209,229.75	227,104.75	962
2022	20,321.00	211,666.25	220,285.25	979
2021	7,859.00	217,873.50	225,732.50	1,006
2020	12,880.92	251,044.00	263,924.92	1,412
2019	40,746.00	297,837.80	338,583.80	1,613
2018	39,768.00	298,947.00	338,715.00	1,614

* As of September 30, 2023

It is understood that maintaining commuter parking areas is central to economic development, and essential for many families who make the decision to locate in Marlboro. At this time, it is proposed that the Township increase the annual permit fee rates effective October 1, 2024 by approximately 2.9%, from \$237 to \$244 for residents (including Manalapan), \$275 to \$283 for non-residents.

It is also proposed that the Township maintain the \$275 non-resident annual permit fee rate and establish a separate fee category for residents of towns which have entered into a shared services arrangement with Marlboro for parking.

For daily parking, the Township plans to roll out a parking application in 2024 which will allow users to obtain a spot utilizing their phones. The cost of this service has been quoted between \$.35 and \$.50 per transaction. It is proposed that the daily parking fee be increased from \$5.00 to \$5.50 to offset the cost effective October 1, 2024. The existing parking kiosk will still be maintained and available.

Finance/Water

The Township Water Utility obtains approximately 70% of its potable water through a long term contract with the Middlesex Water Company (“MWC”). The cost of these water purchases over the 12 month period beginning October 1, 2022 and ending September 30, 2023 totaled approximately \$5.4 million.

As explained in a memo dated May 25, 2023 (attached), the MWC filed a petition to the New Jersey Board of Public Utilities (NJBPUB) for a 37% increase. The Township has formally intervened in the case in partnership with the Old Bridge Municipal Utilities Authority (OBMUA), a neighboring wholesale purchaser of water from MWC. Historically, the NJBPUB approves an increase every time Middlesex files on the long-held presumption that the MWC is entitled to a highly favorable rate of return on its

capital investment. While the Township is fighting MWC’s May 2023 rate application, an increase of some kind must be anticipated to take effect in the first quarter of 2024.

For budgeting purposes, the Township is anticipating a 20% increase in the cost of purchased water equivalent to approximately \$1.08 million. It is advisable to have a new rate in place as soon as possible in order to spread the increase over a full four quarters of billing. Postponing the increase to a later date would actually require a higher rate to cover the additional expense over a shorter period of time.

- Update § 4-88.1 “Water Service Rates and Fees (Schedule A)” in order to begin raising a very modest amount of additional revenue to offset an inevitable 2024 Middlesex Water Company (MWC) rate increase for purchased water. An increase in the basic user service charge of \$3.00 per quarter (from \$42.00 to \$45.00) effective April 1, 2024 is proposed, an increase of 1.9% for the average residential customer with usage of 27,000 gallons per quarter.
- Water Connection Fee: Following the procedure employed by the Marlboro Township Municipal Utilities Authority (MTMUA), and in accordance with NJSA 40:14B-21, the Township has performed its annual analysis and calculates the water connection fee for 2024 at \$6,500 per service unit (from \$6,260).

It is noted that the Marlboro Utility’s rates still remain below other public and private suppliers in the region.

Some additional minor amendments have been proposed, including separating out the meter installation cost from the meter cost, and establishing the replacement cost of remote meter equipment in the code.

Shade Tree/Community Garden

Clarify definition of a “bed” (40 square feet) and clean-up fee schedule – no net changes in fees to the users.

Police

Extra-Duty Police Officer Rates

These are the rates paid by outside entities requiring traffic control services of the Police Division. The rates were last updated in 2017, and the proposal was prepared following a survey of surrounding jurisdictions. The Township continues to retain 15% of the amount collected to cover SS/Medc and program administration.

Precious Metals (Pawn Shops)

In 2015, the Township substantially updated Chapter 206 of the code entitled “Precious Metals and Secondhand Buyers.” The purpose of the ordinance was to assist law enforcement officials and victims of crime in recovering stolen precious metals and other secondhand goods by requiring minimum identification, reporting, maintenance, and distribution criteria for licensed dealers in these goods. Under the program established by the Police, Pawn Shops applied for a license and were vetted annually. Once a license was issued, licensees were required to make entries in an on-line database designed with the purpose of assisting the Police in identifying criminals and returning stolen property to victims. The cost of the on-line database application was approximately \$3,000 per year, and with 6 “Pawn Shops” operating in Marlboro at the time, the fee was established at \$500 per license (\$3,000 divided by 6). Currently, there are only 2 of these establishments remaining in town, and the cost of the service has increased to approximately \$6,000 per year. As such, a recommendation has been made to increase the license fee to \$3,100 per year, and the renewal fee to \$3,100 over three years, so that it continues to offset the cost of the annual service contract.

Recreation

Teen Travel Camp

After a two year pandemic-era hiatus, the Recreation Department brought back a 4 week “Teen Travel Camp” program in 2023. The program consists of 4 chaperoned trips per week to various entertainment destinations in the region.

The program boasted full enrollment in 2023, and anticipates continued demand for the program. In 2023, the 6th grade recreation program had over 100 campers who will be eligible for the Teen Travel Camp in 2024. The 7th grade camp had 90 campers all eligible for the Teen Travel Camp as well.

At this time, the Department proposes increasing the length of the program from 4 to 6 weeks. The costs of Teen Travel are almost entirely variable in nature, based upon number of participants and trips taken, composed of labor, transportation (coach buses) and ticket purchases. It is therefore proposed that the not to exceed maximum fee amount

for Teen Travel Camp be increased on a prorated basis accordingly, from \$1,860 (4 week program) to a maximum of \$2,900 (based upon a 6 week program).

Indoor Facility Use Fees

Establish facility application process and usage fees for the Township-owned Firehouse located at 78 Tennent Road. A 2 hour minimum for the Building Attendant will apply to both the Firehouse and Morganville Senior Center to reflect the fact that a separate staff member must be assigned and travel to facilities located off of the municipal complex campus.

Outdoor Facility Use Fees

Marlboro Little League (MLL) and American Youth Football (AYF) are private leagues which utilize Marlboro Township fields. With the premise that these private leagues count many Marlboro youth as members, the Township Code has long featured separate discounted outdoor facility utilization rates specific to each of these organizations.

As with all fee and permit categories, the Township has reviewed the costs of servicing the leagues, and is recommending an increase to be implemented over multiple seasons. The recommendation reflects the operational as well as capital infrastructure costs of providing facilities for use by the leagues.

MLL utilizes 5 different fields across the Township, each of which requires regular maintenance by Public Works staff. The capital cost of replacing the infrastructure itself is significant. For example, the facility at Country Park was improved in 2014 at a cost of \$514,397. The facility at Nolan Road Park was improved in 2022 at a cost of \$239,797. Turf fields typically have a useful life of 10-15 years, and, as such must also be replaced every 10-15 years. The football field at the municipal complex utilized by AYF was recently resurfaced at a cost of \$646,618.

On the operating side, Township turf field facilities are inspected by a third party annually at a cost in 2023 of \$3,300. Lighting is an additional operational expense, amounting to more than \$20,000 in 2022.

The Recreation Department has calculated a target fee for each of the leagues, arrived at by applying the approximate number of days usage to the current rates charged for outdoor facility use, as follows:

Marlboro Little League (MLL)	6,000.00
American Youth Football (AYF)*	13,000.00

*includes field lighting

The 2024 proposal continues the gradual process of raising MLL and AYF facility utilization fees to a level more consistent with other private, resident, not for profit entities, over a three year period.

	Current	2025	2026
Marlboro Little League (MLL)	600.00	900.00	1,350.00
American Youth Football (AYF)*	3,600.00	5,400.00	8,100.00

*includes field lighting

No Smoking

An amendment to Chapter 312 of the Township code to extend current prohibitions on smoking (including tobacco, cannabis and vape products) to certain outdoor recreation facilities is proposed. This proposal will not impact any recreation facility usage fees.

As always, please advise if you have any questions. Thank you for your consideration.

attachments

ACTION ITEMS

- 1) AN ORDINANCE AMENDING AND SUPPLEMENTING LICENSING AND PERMITTING FEES AND POLICIES OF THE CODE OF THE TOWNSHIP OF MARLBORO PERTAINING TO PROPERTY MAINTENANCE; UNIFORM CONSTRUCTION CODE; PARKING AT MUNICIPAL FACILITIES; WATER UTILITY SYSTEM CONNECTION FEES; SPECIAL-DUTY ASSIGNMENTS FOR POLICE OFFICERS, PRECIOUS METALS AND SECONDHAND BUYERS AND RECREATION & SWIM PROGRAMS (Admin)
- 2) AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 220 ("LAND USE AND DEVELOPMENT") OF THE CODE OF THE TOWNSHIP OF MARLBORO DEFINING FLEX SPACE AND WAREHOUSES, CLARIFYING PROVISIONS FOR DECKS AND POOLS, ESTABLISHING CRITERIA FOR STANDBY GENERATORS, AIR CONDITIONING UNITS AND USE OF GARAGE SPACE (Eng)
- 3) AN ORDINANCE OF THE TOWNSHIP OF MARLBORO AMENDING CHAPTER 312, ARTICLE II OF THE CODE OF THE TOWNSHIP OF MARLBORO ENTITLED "SMOKING AND TOBACCO PRODUCTS, MUNICIPAL BUILDING SMOKE FREE ZONES" (Rec)

PROPOSED NEW FEES AND CHANGES TO EXISTING FEES

FINANCE/WATER UTILITY									
DEPARTMENT									
Description of Fee	Reason for Establishment of New Fee or Change to Existing Fee	Township Code Reference	Proposed New Fee		Est. Units per Year	Est. Revenue Change			
			From	To					
Permit Parking Fees: Application for the permit and permission to use the same (eff 10/1/2024)	Align fee with cost to provide service - see "2024 Parking Worksheet.xls"	258 4 C 1	237.000	244.000	825.00	5,775.00			
Permit Parking Fees: Application for the permit and permission to use the same (non-resident/Texas Rd Only) (eff 10/1/2024)	Align fee with cost to provide service - see "2024 Parking Worksheet.xls"	258 4 C 1 b	275.000	283.000	10.00	80.00			
Permit Parking Fees: Application for the permit and permission to use the same (non-resident/Shared Services/Texas Rd Only) (eff 10/1/2024)	Align fee with cost to provide service - see "2024 Parking Worksheet.xls" -- no change	258 4 C 1 b	275.000	275.000	0.00	0.00			
Parking in the daily parking section of the park and ride facility (Union Hill park-and-pay lot)	Offer new parking app with fee of .35 to .50 per transaction.	258 11 A	5.000	5.500	4,542.00	2,271.00			
Special Duty Assignments for Police Officers	Revisions to NJAC 5:30 - TO BE DETERMINED	4-71 E 6							
Water service. Schedule A(1). Mobile Home Community residential with single meter. Basic quarterly service charge, per unit	MWC proposed rate increase of 37%. Increase of \$3.00/qtr in basic service charge is proposed as partial offset.	4-88.1 T 2 A 1.5	36.000	39.000					
Water service. Schedule B. Basic quarterly service charge shall be assessed for each unit (dwelling, store, use, or other establishment) in that development, regardless of the size of the master meter.	MWC proposed rate increase of 37%. Increase of \$2.00/qtr in basic service charge is proposed as partial offset.	4-88.1 T 2 B 1	42.000	45.000					

PROPOSED NEW FEES AND CHANGES TO EXISTING FEES

DEPARTMENT		FINANCE/WATER UTILITY					
Description of Fee	Reason for Establishment of New Fee or Change to Existing Fee	Township Code Reference	Proposed New Fee		Est. Units per Year	Est. Revenue Change	
			From	To			
Water service. Schedule C. Basic quarterly service charge, per classroom.	MWC proposed rate increase of 37%. Increase of \$1.00/qr in basic service charge is proposed as partial offset.	4-88.1 T 2 C 1	21,000	22,500			
Connection Fee	Align fee with cost to provide service - see "WaterConnectAnalysisDRAFT23 for 2024.xls"	4-88.1 T 2 D 1	6,260,000	6,500,000			
Connection Fee for Affordable Units 50%	Align fee with cost to provide service - see "WaterConnectAnalysisDRAFT23 for 2024.xls"	4-88.1 T 2 D 3	3,130,000	3,250,000			
Water service. Charge for meter installation	Establish a separate fee solely for installation, separate from the cost of a standard residential pit meter (1") in cases where the owner/contractor provides the meter.	4-88.1 T 2 D 5	0,000	35,000	10.00	350.00	
Water service. Replace MXLU Box includes cost of MXLU and installation	MXLU boxes are often removed from homes and discarded or damaged during renovations/repairs (typically siding). We have to install a new MXLU box for meter reading purposes.	4-88.1 T 2 D 6	0,000	200,000	20.00	4,000.00	
Water service. Schedule E. Private Fire Protection Charges are calculated per quarter and determined in part, based upon the following service line and/or meter sizes, plus usage. 4" or less.	MWC proposed rate increase of 37%. Increase of 2% proposed as partial offset.	4-88.1 T 2 E 2	93,380	95,200			
Water service. Schedule E. Private Fire Protection Charges are calculated per quarter and determined in part, based upon the following service line and/or meter sizes, plus usage. 6"	MWC proposed rate increase of 37%. Increase of 2% proposed as partial offset.	4-88.1 T 2 E 3	124,180	126,700			

PROPOSED NEW FEES AND CHANGES TO EXISTING FEES

DEPARTMENT FINANCE/WATER UTILITY

Description of Fee	Reason for Establishment of New Fee or Change to Existing Fee	Township Code Reference	Proposed New Fee		Est. Units per Year	Est. Revenue Change
			From	To		
Water service. Schedule E. Private Fire Protection Charges are calculated per quarter and determined in part, based upon the following service line and/or meter sizes, plus usage. 8".	MWC proposed rate increase of 37%. Increase of 2% proposed to offset.	4-88.1 T 2 E 4	152.720	155.800		
Water service. Schedule E. Private Fire Protection Charges are calculated per quarter and determined in part, based upon the following service line and/or meter sizes, plus usage. 10".	MWC proposed rate increase of 37%. Increase of 2% proposed as partial offset.	4-88.1 T 2 E 5	192.240	196.100		
Water service. Schedule F. Public Fire Protection Charges per fire hydrant per quarter.	MWC proposed rate increase of 37%. Increase of 2% proposed as partial offset.	4-88.1 T 2 F	148.180	151.100		

TOWNSHIP OF MARLBORO

DEPARTMENT

Description of Fee	MARLBORO COST TO PROVIDE					Total
	Hours	Unloaded Rate	Labor Load	Expenses	Exp Load	
Permit Parking Fees: Application for the permit and permission to use the same (eff 10/1/2024)	see attached analysis					
Permit Parking Fees: Application for the permit and permission to use the same (non-resident/Texas Rd Only) (eff 10/1/2024)	see attached analysis					
Permit Parking Fees: Application for the permit and permission to use the same (non-resident/Shared Services/Texas Rd Only) (eff 10/1/2024)	see attached analysis					
Parking in the daily parking section of the park and ride facility (Union Hill park-and-pay lot)	see attached analysis					
Special Duty Assignments for Police Officers						
Water service. Schedule A(1). Mobile Home Community residential with single meter. Basic quarterly service charge. per unit	see attached analysis		40%		13%	
Water service. Schedule B. Basic quarterly service charge shall be assessed for each unit (dwelling, store, use, or other establishment) in that development, regardless of the size of the master meter.	see attached analysis		40%		13%	

TOWNSHIP OF MARLBORO

DEPARTMENT

Description of Fee	MARLBORO COST TO PROVIDE					
	Hours	Unloaded Rate	Labor Load	Expenses	Exp Load	Total
Water service. Schedule C. Basic quarterly service charge, per classroom.	see attached analysis		40%		13%	
Connection Fee	see attached analysis		40%		13%	
Connection Fee for Affordable Units 50%	see attached analysis		40%		13%	
Water service. Charge for meter installation	1.000	22.932	40%		13%	32.104
Water service. Replace MXU Box includes cost of MXU and installation	1.000	22.932	40%	140.000	13%	190.304
Water service. Schedule E. Private Fire Protection Charges are calculated per quarter and determined in part, based upon the following service line and/or meter sizes, plus usage. 4" or less.	see attached analysis		40%		13%	
Water service. Schedule E. Private Fire Protection Charges are calculated per quarter and determined in part, based upon the following service line and/or meter sizes, plus usage. 6"	see attached analysis		40%		13%	

TOWNSHIP OF MARLBORO

DEPARTMENT

Description of Fee	MARLBORO COST TO PROVIDE					Total
	Hours	Unloaded Rate	Labor Load	Expenses	Exp Load	
Water service. Schedule E. Private Fire Protection Charges are calculated per quarter and determined in part, based upon the following service line and/or meter sizes, plus usage. 8".	see attached analysis		40%		13%	
Water service. Schedule E. Private Fire Protection Charges are calculated per quarter and determined in part, based upon the following service line and/or meter sizes, plus usage. 10".	see attached analysis		40%		13%	
Water service. Schedule F. Public Fire Protection Charges per fire hydrant per quarter.	see attached analysis		40%		13%	

PARKING ANALYSIS 2023

Township of Marlboro

SUMMARY

Total Annual Operating
Total Annual Capital Component

200,260.94
170,739.16

Subtotal Annual Recurring
Less Daily Lot Revenue
Available Spaces
Cost per Space

371,000.10
-20,321.00
952
368.36

1. Rate increased to \$237 via Ordinance 2021-23 (\$275 for non-residents)

2. Manalapan current fee per code book = \$201 as of 7/25/23

NOTICE OF PENDING ORDINANCE

ORDINANCE #2024-002

The ordinance was introduced and passed upon first reading at a meeting of the governing body of the Township of Marlboro, in the County of Monmouth, State of New Jersey, on January 25, 2024. It will be further considered for final passage, after a public hearing thereon, at a meeting of the governing body to be held at Town Hall, 1979 Township Drive, Marlboro, New Jersey on February 15, 2024. In the event the meeting on February 15, 2024 is a virtual meeting, instructions regarding attendance and participation in the meeting will be posted on the Township's website (<https://www.marlbocnj.gov/>). During the week prior to and up to and including the date of such meeting, copies of the full ordinance will be available at no cost and during regular business hours of 8:30 a.m. to 4:30 p.m. Monday through Friday at the Municipal Clerk's office for the members of the general public who shall request the same. Copies of the ordinance can be requested by emailing Clerk@marlbocnj.gov or calling 732-536-0200 ext.: 1235.

ORDINANCE #2024-002

AN ORDINANCE AMENDING AND SUPPLEMENTING LICENSING AND PERMITTING FEES AND POLICIES OF THE CODE OF THE TOWNSHIP OF MARLBORO PERTAINING TO PROPERTY MAINTENANCE; UNIFORM CONSTRUCTION CODE; PARKING AT MUNICIPAL FACILITIES; WATER UTILITY SYSTEM CONNECTION FEES; SPECIAL-DUTY ASSIGNMENTS FOR POLICE OFFICERS, PRECIOUS METALS AND SECONDHAND BUYERS AND RECREATION & SWIM PROGRAMS

Said ordinance amends and supplements Chapter 278 (Property Maintenance Code); Chapter 125 (Construction Codes, Uniform); Chapter 288 (Parking at Municipal Facilities); Chapter 337 (Marlboro Community Garden); Chapter 4 (Administration of Government, Division of Water Utility); Chapter 206 (Precious Metals and Secondhand Buyers); Chapter 471 (Division of Police); and Chapter 265 (Parks and Recreation Facilities) of the Code of Marlboro Township.

(534.32)

SUSAN A. BRANAGAN,
MUNICIPAL CLERK

AFFIDAVIT OF PUBLICATION

Order Number : 9783922

STATE OF WISCONSIN
Brown County

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in Neptune, in State of New Jersey and Monmouth/Ocean Counties, and of general circulation in Monmouth/Ocean Counties, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in said newspaper in the issue:

01/30/2024

Keegan Moran

Legal Clerk

Denise Roberts

Notary Public State of Wisconsin County of Brown

4-6-27

My commission expires

DENISE ROBERTS
Notary Public
State of Wisconsin