

ORDINANCE 2020:06

AN ORDINANCE AMENDING CHAPTER 1.12, ENTITLED “FEES,” OF THE CODE OF THE BOROUGH OF STRATFORD WITH RESPECT TO THE PROVISION OF PUBLIC SANITARY SEWER SERVICE

WHEREAS, the Borough of Stratford is a municipal corporation organized and operating under the laws of the State of New Jersey; and

WHEREAS, the recommendation has been made to the Governing Body to establish consumer units for various uses of properties for the purpose of billing the annual municipal sewer bills; and

WHEREAS, pursuant to N.J.S.A. 40:48-2 the Mayor and Borough Council may make, amend, repeal and enforce such other ordinances, regulations, rules and by-laws not contrary to the laws of this state or of the United States, as it may deem necessary and proper for the good government, order and protection of persons and property, and for the preservation of the public health, safety and welfare of the Borough and its inhabitants; and

WHEREAS, the Mayor and Borough Council deem it in the best interest of the Borough to amend Chapter 1.12, entitled “Fees”.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Stratford that the Code of the Borough of Stratford is hereby amended, revised and/or supplemented as follows:

SECTION 1. Chapter 1.12 of the Code of the Borough of Stratford, entitled “Fees,” is hereby amended and supplemented as follows:

1.12.040 Annual Sewer Rate Fees

A. The unit rate effective April 1, 2016 will be set at \$100 per residential unit, and \$147 per non-residential unit, based on the consumer units set forth in Subsection E below.

B. [No change].

C. [No change].

D. For any new multi-family residential development, the following fees shall be imposed for each residential unit connecting to the Borough sewer system:

Connection Fee: \$600.00

Application Fee: \$10.00

Inspection Fee: \$20.00

In addition, the following deposit fees shall be required: \$1,000 per residential unit to be held for payment of repairs for any damage to sewer mains and 125% of the Borough Engineer’s estimate of fees

to review plans for the sewer system connection and to evaluate capacity and potential necessary upgrades to the relevant area pump station.

Further, as a matter of policy, the expense of any potential upgrade to a pump station necessitated for development or redevelopment of any area of Stratford Borough shall be responsibility of the developer and that the Borough's agreements with developers incorporate such provisions through implementation of sewer recapture fees.

E. The following Consumer Units shall apply in assessing annual sewer fees:

<u>Type of Property (Residential)</u>	<u>Consumer Units</u>
Single family dwelling	1.0
Apartment:	
Per living unit	1.0
<u>Type of Property (Non-residential)</u>	<u>Consumer Units</u>
Non-specified retail or commercial establishment:	
0-3 employees	0.7
Each additional employee	0.2
Professional office building:	
Per professional office building, including one professional	0.7
Each additional professional using an office	0.5
Professional office in home:	
In addition to the residence charge, per professional using office	0.5
Schools, preschools, elementary, secondary, post-secondary, daycare:	
Non-boarding, per 28 students and faculty or part thereof	0.7
Boarding, per 8 students and faculty or part thereof	0.7
Cafeteria without on-site food preparation	0.5
Cafeteria with on-site food preparation	See restaurant
Non-municipal government office not used for medical or educational purposes:	
0-3 employees	0.7
Each additional employee	0.2
Libraries	0.7

Industrial Plant, excluding industrial waste:	
0-5 employees	3.0
Each additional 4 employees or part thereof	1.0
Restaurants:	
Seating capacity 1-30	3.0
Seating capacity 31-60	4.5
Seating capacity 61-75	5.0
Seating capacity 76-90	6.0
Seating capacity 91-100	7.0
Each additional 10 seats or part thereof	1.0
Bar	5.0
Drive-in, fast food without seating	
0-5 employees	3.0
Each additional employee	0.2
Drive-in, fast food with seating	
0-5 employees	1.5
Each additional employee	0.2
Medical or dental office:	
Each doctor using office	1.0
Pharmacy:	
With 1 pharmacist	0.7
Each additional pharmacist	0.5
0-3 employees	0.7
Each additional employee	0.2
Churches and non-profit clubs	0.7
Service or gas station	1.5
Each additional washing facility, per bay	0.7
Each additional retail store	0.7
Each additional servicing bay	0.4
Retail establishment with auto servicing bays in addition to retail charges:	
Each servicing bay	0.4
Each washing bay	0.7
Car wash	11.0

Barber or beauty shop:	
0-4 employees	1.5
Each additional employee	0.2
Swimming pool club	3.0
Theater	
Per 100 seats or part thereof	1.0
Laundromat:	
Each normal capacity machine	0.5
Each double capacity machine	0.7
Each self-servicing dry cleaning machine	0.2
Dry cleaner:	
Without plant on premises	0.7
With plant on premises:	
0-5 employees	3.0
Each additional employee	0.2
Post office:	
0-3 employees, including mail carriers	0.7
Each additional employee	0.2
Food store:	
0-10 employees	2.0
Each additional employee	0.2
Baking or food preparation on premises	0.8
Deli area	0.8
Bakery:	
Without baking on premises:	
0-3 employees	0.7
Each additional employee	0.2
With baking on premises:	
0-3 employees	1.5
Each additional employee	0.2
Pet shop or animal grooming, separate or as a concession within another establishment:	
0-3 employees	1.5
Each additional employee	0.2

Bowling alley:	
1-25 lanes	3.0
26-50 lanes	4.5
51-75 lanes	6.0
76-100 lanes	7.0
Utility company garage	3.0
Public fitness center or gymnasium:	
0-3 employees	1.0
Each additional employee	0.2
Each locker room shower head	1.0
Laboratory, research, scanning, or testing, separate or as part of another establishment, excluding hazardous waste:	
0-5 employees	3.0
Each additional 4 employees or part thereof	1.0
Each additional live animal facility	1.0
Each locker room shower head	1.0
Billiard parlor or pool hall, separate or as a concession within another business establishment:	
1-10 tables	1.0
11-20 tables	1.5
21-30 tables	2.0
Funeral parlor:	
0-2 employees	1.5
Each additional employee	0.2
Dance hall	4.0
Veterinarian office:	
Each doctor using office	1.0
With kenneling facility	1.0
Conference center:	
Per 50-person capacity or part thereof	1.0
Hospital, excluding hazardous waste:	
Each 28 employees or part thereof	1.0
Each inpatient bed	1.0

Each outpatient surgery recovery room	1.0
Each locker room shower head	1.0
Each laundry facility machine	0.7
Outpatient/inpatient laboratory facility	See laboratory
Cafeteria	See restaurant

Nursing home	
Per bed	0.35

- F. Annual service charges for the discharge of industrial waste or wastes other than sanitary sewage into the sewerage system, and annual service charge with respect to types of property not included in the above schedule may be established by contract between the Borough and the owner of such property on the basis of the quantity of such discharge or use of the sewerage system and the character of such sewage and the cost of treatment and disposal thereof, or may be established by amendment of the above schedule
- G. All charges in addition to resident unit charge if the establishment is part of the residence.
- H. All persons employed full or part time are considered and counted as an employee.
- I. “Professional” refers to persons licensed, chartered, or certified to practice in a given profession.

SECTION 2. Chapter 2.36, entitled “Municipal Sewer Utility Department”, Section 2.36.020 entitled “Fees and charges.” is hereby repealed and replaced by the following:

2.36.020 – Fees and Charges.

Fees and charges for the provision of public sanitary sewer service shall be as set forth Chapter 1.02, entitled “Fees”, Section 1.12.040 “Annual Sewer Rate Fees”.

SECTION 3. All Ordinances contrary to the provisions of this Ordinance are hereby repealed to the extent that they are inconsistent herewith.

SECTION 4. If the provisions of any section, subsection, paragraph, subdivision, or clause of this Ordinance shall be judged invalid by a court of competent jurisdiction, such order of judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision, or clause of this Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon posting, publication, final passage in the manner prescribed by law.

Adopted:

ATTEST:

Michaela Bosler, Acting Borough Clerk

PUBLIC NOTICE

Notice is hereby given that the foregoing ordinance was introduced and passed on the first reading at a meeting of the Governing Body held on the 9th day of June, 2020 and will be considered for final passage on the 14th day of July, 2020 at a meeting to be held at the Stratford Justice Facility, 315 Union Avenue, Stratford, NJ.

Michaela Bosler, Acting Borough Clerk