

TOWNSHIP OF FLORENCE

ORDINANCE 2019-21

AN ORDINANCE AMENDING CHAPTER 140 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF FLORENCE ENTITLED "WATERS AND SEWERS" CONSISTENT WITH P.L. 2018, C. 74

WHEREAS, Governor Murphy signed into law S1247/A2779 (P.L. 2018 c. 74) which amends the existing sewer and water connection fee laws (N.J.S.A. 40:14A-1 et seq., N.J.S.A. 40:14B-1 et seq. and N.J.S.A. 40A:31-1 et seq.) in several ways to address how sewer and water connection fees are implemented and charged to various development projects; and

WHEREAS, the law provides for certain reductions in water and sewer connection fees for municipal sewer and water utilities as well as for sewerage and utility authorities; and

WHEREAS, the law requires that municipal sewer and water utilities provide a fifty per cent (50%) reduction in connection fees for affordable housing units developed by both non-profit sponsors and "for profit" developers; and

WHEREAS, the law further provides that municipal sewer and water utilities give a credit against connection fees for all affordable housing units previously connected to the sewer and water systems; and

WHEREAS, the Township staff and professionals have recommended that the Township Council of the Township of Florence amend the Township Code to permit for the recent amendment to the law; and

WHEREAS, the Township Council of the Township of Florence has determined that it is important for the Township to amend the Code in order to comply with the change in the law;

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Florence in the County of Burlington, State of New Jersey that:

1. Chapter 140, Article IV, Section 40(A)(1) of the Township Code of the Township of Florence shall be amended and supplemented as follows:

"Dwelling units, including residential one-family, two-family or multiple-family dwelling units, garden or high-rise apartments, condominiums, townhouses or trailers per unit: \$1,550.00, except that the connection fee for affordable housing units developed by non-profit and for-profit developers shall be entitled to a fifty per cent (50%) reduction in the fee pursuant to P.L. 2018, c. 74.

Additionally, a previously connected affordable unit that was demolished or refurbished to allow for a new affordable housing unit and for which a connection fee was previously paid, may be entitled to a credit for prior water and sewer connection fees provided that they meet the requirements of P.L. 2018 c. 74.

2. Chapter 140, Article V, Section 46(A)(1) of the Township Code of the Township of Florence shall be amended and supplemented as follows:

"Dwelling units, including residential one-family, two-family or multiple-family dwelling units, garden or high-rise apartments, condominiums, townhouses or trailers per unit: \$3,105.00, except that the connection fee for affordable housing units developed by non-profit and for-profit developers shall be entitled to a fifty per cent (50%) reduction in the fee pursuant to P.L. 2018, c. 74.

Additionally, a previously connected affordable unit that was demolished or refurbished to allow for a new affordable housing unit and for which a connection fee was previously paid, may be entitled to a credit for prior water and sewer connection fees provided that they meet the requirements of P.L. 2018 c. 74.

3. Repealer. Any and all Ordinances inconsistent with the terms of this Ordinance are hereby repealed to the extent of any such inconsistencies.
4. Effective Date. This ordinance shall take effect upon its final passage, adoption, and publication on the earliest date permitted by law.

5. Severability. If any section, paragraph, sentence, clause, phrase, term, provision or part of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid or inoperative, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the section, paragraph, sentence, clause, phrase, term, provision or part thereof directly involved in the controversy in which such judgment shall have been rendered.

JERRY SANDDUSKY
COUNCIL PRESIDENT

NANCY ERLSTON, RMC
TOWNSHIP CLERK

TOWNSHIP OF FLORENCE
NOTICE OF PENDING ORDINANCE
Ordinance No. 2019-21

AN ORDINANCE AMENDING CHAPTER 140 OF THE TOWNSHIP CODE OF THE
TOWNSHIP OF FLORENCE ENTITLED "WATERS AND SEWERS" CONSISTENT
WITH P.L. 2018, C. 74

Take Notice that the Ordinance identified above which amends the Township Code related to water and sewer connection fees for affordable housing units following the passage of P.L. 2018, C. 74 , has been adopted on first reading by the Township Council of the Township of Florence, County of Burlington, State of New Jersey, held on September 4, 2019. It will be considered for final passage after public hearing to be held on September 18, 2019, at 8:00 P.M. in the Municipal Complex, Council Chambers, 711 Broad Street, Florence, New Jersey.

The Ordinance will take effect immediately upon adoption and publication as required by law.

Copies of the full ordinance are on file with the Township Clerk of the Township of Florence in the Municipal Complex. Copies may be obtained free of charge on request and a copy is posted on the municipal bulletin board in the Municipal Complex at 711 Broad Street, Florence, New Jersey.

Nancy L. Erlston, RMC
Township Clerk