

THE UTILITY SYSTEM

Description of the Utility System

The Authority has approximately 302 miles of water and sewer mains. The Authority delivers water to its customers and acts as a sewage collection agent within the Township. Sewage is treated by the Gloucester County Utilities Authority, pursuant to a sewage treatment agreement. The sewage collection system contains 28 pumping stations, and several force mains as well as the gravity lines which deliver the sewage through one metering station maintained by the Gloucester County Utilities Authority.

The water system has two 1 million gallon elevated storage tanks, one 300,000 gallon elevated storage tank, and three 2 million gallon ground storage facilities which provide a total storage capacity of approximately 8.3 million gallons of water. If all existing production wells pump to capacity, the Authority is able to pump 4.0 million gallons per day.

The Authority's customers are billed monthly via a computerized billing system. Residential customers pay a water fee based upon actual metered usage. Residential customers pay a sewer fee based on a flat rate.

Service Area and Services Unit

The Authority's present water and sewer service is entirely within the boundaries of the Township. The Authority currently has approximately 14,460 units serviced by its sewer system and approximately 14,366 units serviced by its water system.

Largest Customers for 07/01/21 to 06/30/22 **Water/Sewer Totals**

Colonial Estates	\$501,813.84
Friendly Village	\$455,741.12
Jefferson Village	\$224,065.21
Laurelton Village	\$148,299.30
Streamwood	\$147,970.64
Meadowview Nursing Home	\$137,151.24
Sunny Estates	\$119,695.64
Housing Authority Senior Complex	\$75,114.00
ShopRite	\$66,770.29
Violet Packing	\$65,591.82
Juniper Village	\$58,413.44

Total Water and Sewer billings for fiscal year 7/1/21 - 6/30/22 were \$13,232,107.09 and for fiscal year 7/1/20 - 6/30/21 were \$12,698,786.26. Percent of total customer collections in fiscal year 2022 was 98.83% and for 2021 95.00%.

Water Supply

The Authority presently obtains water from 10 wells, 8 production wells, 6 of which draw from the Cohansey Aquifer, 2 which draw from the Piney Point aquifer and 2 Aquifer Storage and Recovery ("ASR") wells. The 8 production wells pump directly into the system and the excess is stored in the PRM through 2 ASR wells. The 2 ASR wells pump water from the Cohansey Aquifer into the Potomac Raritan-Magothy Aquifer ("P-R-M Aquifer") for storage and then the stored is recovered from the P-R-M Aquifer directly into the system when needed after treated. The Authority's average daily flow for 2016 was approximately 3.0 million gallons per day. The New Jersey Department of Environmental Protection ("NJDEP") believes that the P-R-M Aquifer is being depleted. Presently, this has no effect on the Authority since the Authority only withdraws storage Cohansey water and does not have a direct allocation to draw from the aquifer. The NJDEP therefore has designated a Proposed Water Supply Critical Area No 2 in a portion of Southern New Jersey including the Township.

RATES, CHARGES AND FEES

The Authority is authorized pursuant to the Act to prescribe and to revise from time to time, a schedule of Service Charges. The Act provides that the schedule must comply with the terms of any contract of the Authority and must be such that the revenues of the Authority will at all times be adequate to pay the expenses of operation and maintenance of the system, including reserves, insurance, extensions and replacements, and to pay the principal of and interest on any bonds and to maintain such reserves or sinking funds therefore as may be required by the terms of any contract of the Authority or as may be deemed necessary or desirable by the Authority. The proposed rate schedule must be approved by the Authority after a public hearing is held by the Authority at least 20 days after publication of the proposed adjustment of the Service Charges. The Act also provides that the Authority must present evidence at the hearing that the proposed adjustment is reasonable and necessary and must provide for cross-examination of its witnesses.

Water Rates

Eff. July 1, 2022- Minimum Rate: \$22.70 per month – 3,500 gallons allowance monthly per service unit.

Eff. July 1, 2022 - Excess Rate: Thereafter \$6.20 per 3,500 – 10,000 gallons; \$7.20 per 11,000 - 20,000; \$8.20 per 21,000 - 30,000; \$9.20 per 31,000 and over

Whereas the minimum number of service units will be determined in accordance with the Definition of Classes. Each additional service unit serviced through the same meter shall be charged per month above the minimum charge. The minimum water charge shall be billed in advance and the excess shall be billed in arrears.

Sewer Rates

Eff. Feb. 1, 2023- Residential sewer connections shall be charged at an annual rate of \$516.36 per service unit payable monthly. Residential users shall be billed at \$43.03 per month and shall be billed in advance.

Eff. Feb. 1, 2023 - Non-residential connections shall be charged at an annual rate of \$516.36 per service unit or \$5.92 per 1,000 gallons per water metered, whichever is greater. Non-residential users shall be billed monthly and shall be billed in advance; excess water metered shall be billed on a monthly basis.

Water Permit – Residential, Commercial & Industrial Users: Per Service Unit

Revised 12/1/23

The connection fee for new water connections per unit are: **\$4,093.00** for 1" service.

The connection fee for a fire service connection is: **\$4,093.00** per service.

Meter and Meter Pit, Yolk/Flange, Tap Fee, Corp/Curb Stop, Curb Box and plumbing fittings will be assessed and is due at the time permit is issued.

Sewer Permit – Residential Users: Per Service Unit

Revised 12/1/23

Permit Fee: **\$3,193.00**

* A Gloucester County Utilities Authority permit must be purchased before the Monroe MUA will issue it's sewer permit. The cost of the GCUA permit: **\$2,539.00** (eff. (1/11/23))

The Service Unit(s) assigned to the various class of users is listed under Classes of Use.

Township Street Opening Permit

The applicant must apply for this permit from the Township Clerk prior to obtaining any Water/Sewer Permits.

County Road Opening Permit

The applicant must apply for this permit prior to obtaining any Water/Sewer Permits.

State Highway Road Opening Permit

The Authority will obtain this permit from the State for the applicant at the time they are applying for Water/Sewer Permits.

NOTE: The cost of the above permits are payable by the applicant and depends upon the location and size of the opening.

Miscellaneous Charges

Search Fee: **\$.05** per page

Returned Check Assessment: **\$25.00**

Final Reading Fee: **\$25.00**

Service Charge for repair to tampered meter and parts: **\$50.00**

Restoration fee following shut-off for water delinquency during normal business hours: **\$50.00**

Restoration fee following shut-off for water delinquency after normal business hours: **\$75.00**

Restoration fee following shut-off for water delinquency if water is restored on a holiday: **\$90.00**

Restoration fee following shut-off for sewer delinquency: **\$150.00**

Customer request for shut-off of water service: **\$50.00**

A request for shut-off of water service does not entitle that customer to an abatement for water charges. Minimum monthly water charges will continue to be billed.

Restoration fee following water shut-off at customer's request: **\$50.00**

Test of meter at customer's request: **\$25.00**

All residential meters shall be maintained by the M.U.A. so far as ordinary wear and tear are concerned, but damage due to freezing, hot water or external causes shall be paid for by the customer.

Service charge to restore service where customer has turned water back on at curb after M.U.A. shut-off for delinquency and M.U.A. preventative action was required: **\$150.00**.

Service charge to restore service where customer has unplugged sewer after M.U.A. shut off for delinquency and M.U.A. preventative action was required: **\$300.00**.

Shuster Vent And/Or Water Cap

In the event a shuster vent and/or water cap is damaged and must be replaced this device can be purchased and installed by the homeowner.

If the homeowner requests that the Authority purchase and install the device there will be a **\$62.80** charge. This fee encompasses the product and labor cost.

INFORMATION REGARDING THE TOWNSHIP¹

The following material presents certain economic and demographic information of the Township of Monroe (the “Township”), in the County of Gloucester (the “County”), State of New Jersey (the “State”).

Employment and Unemployment Comparisons

For the following years, the New Jersey Department of Labor reported the following annual average employment information for the Township, the County, and the State:

	<u>Total Labor Force</u>	<u>Employed Labor Force</u>	<u>Total Unemployed</u>	<u>Unemployment Rate</u>
<u>Township</u>				
2022	19,848	19,053	795	4.0%
2021	19,494	18,195	1,299	6.7%
2020	19,576	17,564	2,012	10.3%
2019	19,279	18,509	770	4.0%
2018	18,962	18,110	852	4.5%
<u>County</u>				
2022	161,341	155,427	5,914	3.7%
2021	158,400	148,428	9,972	6.3%
2020	157,268	143,282	13,986	8.9%
2019	156,454	150,862	5,592	3.6%
2018	153,381	147,109	6,272	4.1%
<u>State</u>				
2022	4,739,800	4,564,100	175,700	3.7%
2021	4,661,100	4,365,400	295,700	6.3%
2020	4,642,900	4,203,300	439,700	9.5%
2019	4,686,700	4,528,200	158,500	3.4%
2018	4,609,800	4,426,600	183,200	4.0%

Source: New Jersey Department of Labor, Office of Research and Planning, Division of Labor Market and Demographic Research, Bureau of Labor Force Statistics, Local Area Unemployment Statistics

¹ Source: The Township, unless otherwise indicated.

Income (as of 2021)

	<u>Township</u>	<u>County</u>	<u>State</u>
Median Household Income	\$90,952	\$93,208	\$89,703
Median Family Income	118,092	113,190	110,115
Per Capita Income	41,409	42,742	46,691

Source: US Bureau of the Census, 2021 American Community Survey 5-Year Estimates

Population

The following tables summarize population increases and the decreases for the Township, the County, and the State.

	<u>Township</u>		<u>County</u>		<u>State</u>	
<u>Year</u>	<u>Population</u>	<u>% Change</u>	<u>Population</u>	<u>% Change</u>	<u>Population</u>	<u>% Change</u>
2022 est.	37,736	1.67%	306,601	1.42%	9,261,699	-0.29%
2020	37,117	2.73%	302,294	4.86%	9,288,994	5.65%
2010	36,129	24.72	288,288	13.20	8,791,894	4.49
2000	28,967	8.48	254,673	10.69	8,414,350	8.85
1990	26,703	23.40	230,082	15.09	7,730,188	4.96

Source: United States Department of Commerce, Bureau of the Census

Largest Employers

<u>Name</u>	<u>Number of Employees</u>
Rowan University	3,500
Washington Township School District	1,525
Inspira Health Network	1,222
Jefferson Health	670
County of Gloucester	1,200
Monroe Township School District	835
Walmart - Turnersville	800
Aryzta LaBrea Bakery, Inc	500
Honda of Turnersville	499
Paulsboro Refinery, LLC	402

Source: Township Officials

Largest Taxpayers

The ten largest taxpayers in the Township and their assessed valuations are listed below:

<u>Taxpayers</u>	<u>2022 Assessed Valuation</u>	<u>% of Total Assessed Valuation</u>
Barclay Glenn at Cross Keys LLC	\$21,550,000	0.78%
Wal-Mart Real Estate Business Trust	18,500,000	0.67%
Nationwide MHC LLC / Continental.Com	16,330,000	0.59%
Williamstown Inc Suisse / Walmart	13,905,000	0.50%
Jefferson Village	12,630,000	0.45%
Friendly Village	12,350,000	0.44%
Gordon Partnership LLP	8,979,600	0.32%
Laurelton Village Reality	8,970,000	0.32%
Barclay Glenn North LLC	7,940,000	0.29%
Streamwood Association	<u>7,650,000</u>	<u>0.28%</u>
Total	<u>\$128,804,600</u>	<u>4.64%</u>

Source: Comprehensive Annual Financial Report of the School District & Municipal Tax Assessor

Building Permits

<u>Year</u>	<u>Number of Permits</u>	<u>Value of Construction</u>
2022	183	\$32,184,321
2021	112	20,285,857
2020	108	14,303,703
2019	71	13,219,143
2018	74	7,228,932

Source: City Construction Official

Comparison of Tax Levies and Collections

<u>Year</u>	<u>Tax Levy</u>	<u>Current Year Collection</u>	<u>Current Year % of Collection</u>
2022	\$101,362,563	\$99,371,747	98.04%
2021	100,931,253	99,193,255	98.28%
2020	99,792,157	97,418,438	97.62%
2019	98,218,471	96,038,559	97.78%
2018	96,479,120	94,017,691	97.45%

Source: Annual Audit Reports of the Township

Delinquent Taxes and Tax Title Liens

<u>Year</u>	<u>Amount of Tax Title Liens</u>	<u>Amount of Delinquent Tax</u>	<u>Total Delinquent</u>	<u>% of Tax Levy</u>
2022	\$117,035	\$1,811,106	\$1,928,141	1.90%
2021	148,680	1,704,297	1,852,977	1.84%
2020	1,252,858	1,971,824	3,224,682	3.23%
2019	1,430,749	1,932,337	3,363,085	3.42%
2018	1,414,188	1,913,060	3,327,248	3.45%

Source: Annual Audit Reports of the Township

Property Acquired by Tax Lien Liquidation

<u>Year</u>	<u>Amount</u>
2022	\$2,654,900
2021	7,130,800
2020	4,119,000
2019	2,294,600
2018	2,328,000

Source: Annual Audit Reports of the Township

Tax Rates per \$100 of Net Valuations Taxable and Allocations

The table below lists the tax rates for Township residents for the past five (5) years.

		Local		
<u>Year</u>	<u>Municipal</u>	<u>School</u>	<u>County</u>	<u>Total</u>
2023	\$0.938	\$1.978	\$0.719	\$3.635
2022	0.899	2.008	0.711	3.618
2021	0.899	2.037	0.705	3.641
2020	0.900	2.040	0.697	3.637
2019	0.901	2.026	0.688	3.615

Source: Abstract of Ratables and State of New Jersey – Property Taxes

Valuation of Property

<u>Year</u>	<u>Aggregate Assessed Valuation of Real Property</u>	<u>Aggregate True Value of Real Property</u>	<u>Ratio of Assessed to True Value</u>	<u>Assessed Value of Personal Property</u>	<u>Equalized Valuation</u>
2023	\$2,814,545,900	\$3,919,980,362	7180.00%	\$0	\$3,919,980,362
2022	2,777,194,100	3,538,277,615	78.49	0	3,538,277,615
2021	2,753,359,000	3,063,713,141	89.87	0	2,794,349,040
2020	2,721,975,400	2,794,349,040	97.41	0	2,700,142,986
2019	2,704,193,200	2,700,142,986	100.15	0	2,716,780,713

Source: Abstract of Ratables and State of New Jersey – Table of Equalized Valuations

Classification of Ratables

The table below lists the comparative assessed valuation for each classification of real property within the Township for the past five (5) years.

<u>Year</u>	<u>Vacant Land</u>	<u>Residential</u>	<u>Farm</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Apartments</u>	<u>Total</u>
2022	\$53,488,500	\$2,306,653,100	\$28,148,200	\$307,905,500	\$12,733,100	\$68,265,700	\$2,777,194,100
2021	54,825,400	2,283,698,900	27,571,900	306,264,000	12,733,100	68,265,700	2,753,359,000
2020	56,442,200	2,253,341,900	26,959,100	304,210,900	12,755,600	68,265,700	2,721,975,400
2019	54,606,700	2,239,400,000	26,664,900	302,500,300	12,755,600	68,265,700	2,704,193,200
2018	54,336,500	2,237,912,700	26,289,900	304,869,300	12,881,100	68,265,700	2,704,555,200

Source: Abstract of Ratables and State of New Jersey – Property Value Classification

<u>Year</u>	<u>Vacant Land</u>	<u>Residential</u>	<u>Farm</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Apartments</u>
2022	1,363	11,215	442	435	18	18
2021	1,443	11,156	451	438	18	18
2020	1,481	11,066	443	433	18	18
2019	1,378	11,025	445	434	18	18
2018	1,374	11,019	435	435	18	18

Source: Abstract of Ratables and State of New Jersey – Property Value Classification

Financial Operations

The following table summarizes the Township's Current Fund budget for the past five (5) fiscal years ending December 31. The following summary should be used in conjunction with the tables in the sourced documents from which it is derived.

Summary of Current Fund Budget

<u>Anticipated Revenues</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Fund Balance Utilized	\$3,857,600	\$3,325,148	\$3,104,516	\$4,220,000	\$4,000,000
Miscellaneous Revenues	8,032,580	7,945,099	8,148,337	9,460,050	9,116,896
Receipts from Delinquent Taxes	1,700,000	1,800,000	2,025,000	1,600,000	1,700,000
Amount to be Raised by Taxation	<u>24,299,741</u>	<u>24,422,146</u>	<u>24,672,892</u>	<u>24,901,792</u>	<u>26,330,416</u>
Total Revenue:	<u>\$37,889,921</u>	<u>\$37,492,393</u>	<u>\$37,950,745</u>	<u>\$40,181,842</u>	<u>\$41,147,311</u>
<u>Appropriations</u>					
General Appropriations	\$31,279,517	\$31,372,157	\$31,634,482	\$33,965,744	\$34,211,160
Operations (Excluded from CAPS)	1,378,169	1,143,414	1,236,606	1,454,701	2,167,180
Deferred Charges	0	0	0	0	0
Capital Improvement Fund	290,000	697,561	596,441	945,655	455,823
Municipal Debt Service	2,431,491	2,057,523	2,063,934	2,055,670	2,276,871
Reserve for Uncollected Taxes	<u>2,510,744</u>	<u>2,221,738</u>	<u>2,419,282</u>	<u>1,760,072</u>	<u>2,036,277</u>
Total Appropriations:	<u>\$37,889,921</u>	<u>\$37,492,393</u>	<u>\$37,950,745</u>	<u>\$40,181,842</u>	<u>\$41,147,311</u>

Source: Annual Adopted Budgets of the Township

Fund Balance

Current Fund

The following table lists the Township's fund balance and the amount utilized in the succeeding year's budget for the Current Fund for the past five (5) fiscal years ending December 31.

<u>Year</u>	<u>Fund Balance - Current Fund</u>	
	<u>Balance</u>	<u>Utilized in Budget</u>
	<u>12/31</u>	<u>of Succeeding Year</u>
2022	\$5,802,615	\$4,000,000
2021	6,350,009	4,220,000
2020	4,963,316	3,104,516
2019	5,067,648	3,325,148
2018	5,644,701	3,857,600

Source: Annual Audit Reports of the Township

Township Indebtedness as of December 31, 2022

General Purpose Debt

Serial Bonds	\$13,790,000
Bond Anticipation Notes	12,265,450
Bonds and Notes Authorized but Not Issued	9,817,025
Other Bonds, Notes and Loans	15,700
Total:	<u>\$35,888,175</u>

Local School District Debt

Serial Bonds	\$34,080,000
Temporary Notes Issued	0
Bonds and Notes Authorized but Not Issued	0
Total:	<u>\$34,080,000</u>

Self-Liquidating Debt

Serial Bonds	\$0
Bond Anticipation Notes	0
Bonds and Notes Authorized but Not Issued	0
Other Bonds, Notes and Loans	0
Total:	<u>\$0</u>

TOTAL GROSS DEBT

\$69,968,175

Less: Statutory Deductions	
General Purpose Debt	\$0
Local School District Debt	34,080,000
Self-Liquidating Debt	0
Total:	<u>\$34,080,000</u>

TOTAL NET DEBT

\$35,888,175

Source: Annual Debt Statement of the Township

Overlapping Debt (as of December 31, 2022)²

<u>Name of Related Entity</u>	<u>Related Entity Debt Outstanding</u>	<u>Township Percentage</u>	<u>Township Share</u>
Local School District	\$34,080,000	100.00%	\$34,080,000
Monroe Municipal Utilities Authority	\$5,940,000	100.00%	5,940,000
County	353,668,255	10.41%	<u>36,825,257</u>
Net Indirect Debt			\$76,845,257
Net Direct Debt			<u>35,888,175</u>
Total Net Direct and Indirect Debt			<u>\$112,733,431</u>

Debt Limit

Average Equalized Valuation Basis (2020, 2021, 2022)	\$3,132,113,265
Permitted Debt Limitation (3 1/2%)	109,623,964
Less: Net Debt	<u>35,888,175</u>
Remaining Borrowing Power	<u>\$73,735,790</u>
Percentage of Net Debt to Average Equalized Valuation	1.146%
 Gross Debt Per Capita based on 2020 population of 37,117	 \$1,885
Net Debt Per Capita based on 2020 population of 37,117	\$967

Source: Annual Debt Statement of the Township

Labor Contracts

<u>Bargaining Units</u>	<u>Contract Expiration Date</u>
Monroe Township Police Officers' Association	12/31/2025
Monroe Township Superior Officers	12/31/2025
United Food & Commercial Workers Local 1360	12/31/2025
Monroe Township Supervisors Association	12/31/2025

Litigation

The status of pending litigation is included in the Notes to Financial Statements of the Township's annual audit report.

² Township percentage of County and Authority debt is based on the Township's share of total equalized valuation in the County and the usage of the Authority.