

CARNEYS POINT TOWNSHIP SEWERAGE AUTHORITY

RESOLUTION 2021-29

Resolution Establishing Policy in Connection with Foreclosed Properties

WHEREAS, the Township of Carneys Point periodically forecloses on properties by way of In Rem foreclosure proceedings; and

WHEREAS, upon foreclosure, there are often outstanding sewer fees due and owing; and

WHEREAS, the Carneys Point Township Sewerage Authority (“CPTSA”) would like to establish a policy concerning the outstanding sewer fees and how they are to be handled; and

WHEREAS, in order to encourage property ownership and eliminate delinquent sewer fees being charged to the municipal taxpayers, the CPTSA would like to establish a policy regarding properties that have been foreclosed on by the Carneys Point Township Municipality (the “Municipality”):

NOW THEREFORE, BE IT RESOLVED by the CPTSA that the following policy is hereby adopted with regard to all properties that have been foreclosed on by the Municipality:

- i. All delinquent fees, including any and all claims or liens due to the CPTSA on said property as of the time of foreclosure will be written off and cancelled so that there will be no legal obligation for the Municipality to make payments to the CPTSA for the delinquent fees accrued by the previous owner(s).
- ii. Charges for sewer service on said property will be waived by the Authority during the period of Municipal ownership unless one of the following conditions is met:
 - a. The municipality has begun using the property for its own operating purposes; and/or
 - b. The municipality has begun using the property for any revenue generating purposes; and/or
- iii. During periods that sewer service charges to the Municipality are waived on said property, the period will not constitute a disconnect of service, therefore, no connection fee(s) will be charged when billing for sewer service restarts, unless one of the following conditions are met:
 - a. The property has been reconfigured or remodeled in a way that constitutes a change in use, in this case the original connection fee will be honored as if service was never disconnected and only additional connection fee charges (if any) will be billed; and/or

b. If any of the conditions for sewer service charges in section ii above have been met, and the Municipality decided to disconnect service, a connection fee will be charged when service is reconnected.

iv. On the date of sale or transfer of ownership from the Municipality to any other owner, charges for service will begin.


 Anthony Rullo, Authority Chairman

Date of Adoption: April 20, 2021

Committee	Moved	Seconded	Y	N	Abstain	Absent
Dr. Racite		/	/			
Mr. Basile			/			
Mr. Brown	/		/			
Mr. Newton			/			
Mr. Rullo			/			