



Agenda Date: 10/20/10
Agenda Item: VB

STATE OF NEW JERSEY
Board of Public Utilities
Two Gateway Center, Suite 801
Newark, NJ 07102
www.nj.gov/bpu/

WATER

IN THE MATTER OF THE PETITION OF UNITED)
WATER PRINCETON MEADOWS INC. FOR)
APPROVAL OF MUNICIPAL CONSENT TO LAY AND)
MAINTAIN SEWER PIPES BENEATH AND ALONG)
SUCH PUBLIC ROADS, STREETS AND ALLEYS AS)
MAY BE NECESSARY AND TO EXTEND ITS)
FRANCHISE TO BLOCK 1508, LOT 7, PROPERTY)
CURRENTLY OWNED BY PNC BANK, N.A. IN THE)
TOWNSHIP OF PLAINSBORO AND APPROVAL OF)
THE ISSUANCE OF REVISED TARIFF SHEETS)
SETTING FORTH UNITED WATER PRINCETON)
MEADOWS INC.'S ENLARGED TERRITORY)
PURSUANT TO N.J.A.C. 14:1-5.11.)

ORDER

DOCKET NO. WE10080615

Nathaniel H. Yohalem, Esq., c/o Mary Campbell, Esq., United Water Princeton
Meadows Inc., Harrington Park, NJ for Petitioner

(SERVICE LIST ATTACHED)

BY THE BOARD:

United Water Princeton Meadow Inc. ("Company" or Petitioner"), a wholly owned subsidiary of United Water MidAtlantic Inc., a New Jersey corporation, is engaged in the business of owning and operating a sewer collection and transmission system for customers located in a portion of Plainsboro Township, Middlesex County, New Jersey.

On August 25, 2010, the Company filed a petition with the Board of Public Utilities ("Board") pursuant to N.J.S.A. 48:2-14 and N.J.A.C. 14:1-5.11 for approval of a municipal consent granted on August 25, 2010 by the Township of Plainsboro ("Township") to allow Petitioner to provide sewer service within a portion of the Township. The Company also sought approval of a revised tariff that included the section of the service territory to be added as part of the Township municipal consent.

On September 22, 2010, a duly noticed public hearing on the Company's petition was held at the Board's Newark office. Legal Specialist Joseph Quirolo, Esq., presided over the hearing at

which representatives of the Company, Division of Rate Counsel ("Rate Counsel") and Board Staff appeared. No members of the public appeared at the hearing.

On August 25, 2010, the Township of Plainsboro adopted Ordinance 10-20 ("Ordinance") which granted the Company the consent and permission to lay and maintain sewer pipes beneath and along such public roads, streets and alleys as may be necessary and to extend its franchise, subject to such additional approvals or consents as required by law, within the lands and premises designated within the Ordinance as Block 1508, Lot 7. The property is owned by PNC Bank, N.A. ("Bank") and is located in the Township. The property includes a new office building ("Building"). The Building will be utilizing the existing septic system and will be switching over to the Company's sewer system once the municipal consent is approved by the Board.

Using New Jersey Department of Environmental Protection ("NJDEP") flow criteria, daily demand for the Building is estimated at 550 gallons per day ("gpd"). The Company currently has a daily NJDEP permitted sewer allocation of 1,640,000 gallons. Petitioner has an available capacity of approximately 150,000 gpd. Therefore, the addition of 550 gpd needed for the Building will not exceed the Company's permitted capacity.

The expansion of the Company's service territory will not impose any negative impact on current customers and will not cause any adverse consequences on these customers or the Company's ability to provide safe, adequate and proper service. Petitioner currently operates a sewer system in the Township. The Company will handle any emergencies with 24/7 response capacity.

The proposed Building will be charged for service at the Petitioner's existing rates for sewer service as set forth in its Board approved tariff. With the Building occupying approximately 4,400 square feet, the Bank can expect to pay a monthly sewer bill of approximately \$98.45.

Any required costs of connecting the Building to Petitioner's system will be paid in full by the Bank. The Company's current ratepayers will see no increase in rates due to the costs associated with the system's expansion.

By letter dated October 7, 2010, Division of Rate Counsel ("Rate Counsel") filed comments supporting approval of the petition. Rate Counsel recommended that any approval should not include authorization to include acquired assets in rate base. Rate Counsel also asserted that the inclusion into rate base of any asset and any associated rate making determination should be addressed in a future base rate proceeding. Rate Counsel further recommended the inclusion of specific language in any Board Order approving the petition, which is incorporated in this Order.


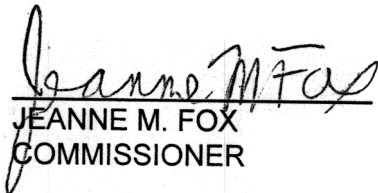
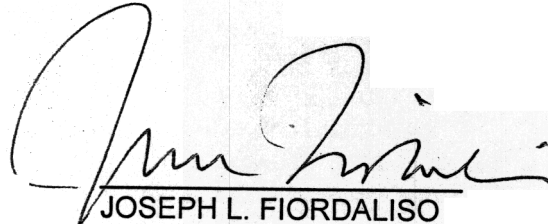
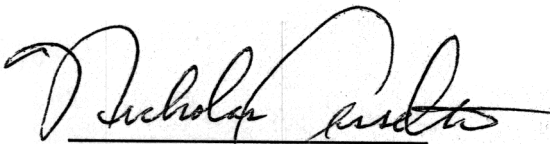
Based on the foregoing and a thorough review of the record to this proceeding, the Board has determined that, in accordance with N.J.S.A. 48:2-14, the municipal consent is necessary and proper for the public convenience and properly conserves the public interests. Therefore, the Board **HEREBY ORDERS** approval of the municipal consent, Ordinance 10-20 dated August 25, 2010, granted to United Water Princeton Meadows Inc. by the Township of Plainsboro. The Board **FURTHER APPROVES**, in accordance with N.J.A.C. 14:1-5.11, the use of United Water Princeton Meadows Inc.'s existing tariff applicable to the Building to be served in the new service territory.

The approvals granted, hereinabove, shall be subject to the following provisions:


1. This Order shall not be construed as directly or indirectly fixing for any purposes, whatsoever, the value of any tangible or intangible assets now owned or hereafter to be owned by the Company.
2. This Order shall not affect or in any way limit the exercise of the authority of this Board in any future petition or in any future proceeding, with respect to rates, franchise, services, financing, accounting, capitalization, depreciation, or in any other matter affecting the Company.
3. The Company shall not depreciate the portion of the sewer system that is funded by Contributions in Aid of Construction.

DATED: 10/20/10

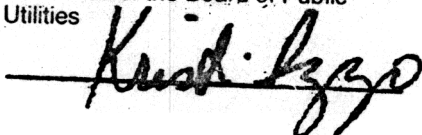
BOARD OF PUBLIC UTILITIES
BY:


LEE A. SOLOMON
PRESIDENT
JEANNE M. FOX
COMMISSIONER
JOSEPH L. FIORDALISO
COMMISSIONER
NICHOLAS ASSELTA
COMMISSIONER
ELIZABETH RANDALL
COMMISSIONER

ATTEST:


KRISTI IZZO
SECRETARY

I HEREBY CERTIFY that the within
document is a true copy of the original
in the files of the Board of Public
Utilities



IN THE MATTER OF THE PETITION OF UNITED WATER PRINCETON MEADOWS INC.
FOR APPROVAL OF MUNICIPAL CONSENT TO LAY AND MAINTAIN SEWER PIPES
BENEATH AND ALONG SUCH PUBLIC ROADS, STREETS AND ALLEYS AS MAY BE
NECESSARY AND TO EXTEND ITS FRANCHISE TO BLOCK 1508, LOT 7, PROPERTY
CURRENTLY OWNED BY PNC BANK, N.A. IN THE TOWNSHIP OF PLAINSBORO AND
APPROVAL OF THE ISSUANCE OF REVISED TARIFF SHEETS SETTING FORTH UNITED
WATER PRINCETON MEADOWS INC.'S ENLARGED TERRITORY PURSUANT TO N.J.A.C.
14:1-5.11.

DOCKET NO. WE10080615

SERVICE LIST

Nathaniel H. Yohalem, Esq.
c/o Mary Campbell, Esq.
United Water New Jersey
200 Old Hook Road
Harrington Park, NJ 07640

Stephanie Brand, Esq., Director
Debra Robinson, Esq.
Division of Rate Counsel
31 Clinton Street, 11th Floor
P.O. Box 46005
Newark, NJ 07101

Marco Valdivia, Bureau Chief
Division of Water
Board of Public Utilities
Two Gateway Center Suite 801
Newark, NJ 07102

Alex Moreau, DAG
Division of Law
124 Halsey Street-5th Floor
Newark, NJ 07101

Carol J. Torres, Township Clerk
Municipal Center
641 Plainsboro Road
Plainsboro, NJ 08536