



Agenda Date: 11/21/25

Agenda Item: IIIB

STATE OF NEW JERSEY
Board of Public Utilities
44 South Clinton Avenue, 1st Floor
Post Office Box 350
Trenton, New Jersey 08625-0350
www.nj.gov/bpu/

OFFICE OF CABLE TELEVISION
AND TELECOMMUNICATIONS

IN THE MATTER OF THE VERIFIED PETITION OF)
CABLEVISION OF MONMOUTH, LLC FOR)
RENEWAL OF A CERTIFICATE OF APPROVAL TO)
CONTINUE TO OPERATE AND MAINTAIN A CABLE)
SYSTEM IN TOWNSHIP OF UPPER FREEHOLD,)
COUNTY OF MONMOUTH, STATE OF NEW)
JERSEY) DOCKET NO. CE24120867

Parties of Record:

Vaughn Parchment, Esq., Norris McLaughlin P.A., on behalf of Cablevision of Monmouth, LLC
Dana L. Tyler, Clerk, Township of Upper Freehold, New Jersey

BY THE BOARD:

On January 10, 1990, the New Jersey Board of Public Utilities ("Board") granted Monmouth Cablevision Associates ("MCA") a Certificate of Approval ("Certificate") in Docket No. CE89080691, for the construction, operation and maintenance of a cable television system in the Township of Upper Freehold ("Township"). On May 17, 1994, the Board approved the sale of MCA to Cablevision of Monmouth, Inc. ("Cablevision"), in Docket No. CM93120537, which was subsequently amended on June 7, 1994. On December 21, 2006, the Board issued a Renewal Certificate of Approval ("Renewal Certificate") to Cablevision for the Township, in Docket No. CE06060466. Based on a name change, the current holder of the Certificate is now known as Cablevision of Monmouth, LLC ("Petitioner"). Although, by its terms, the Petitioner's above referenced Certificate expired on December 21, 2021, the Petitioner is authorized to continue to provide cable television service to the Township pursuant to N.J.S.A. 48:5A-25, pending disposition of proceedings regarding the renewal of its Certificate.

The Petitioner filed an application for the renewal of its municipal consent with the Township on or about June 29, 2021, pursuant to N.J.S.A. 48:5A-23 and N.J.A.C. 14:18-13.1 to 9. On September 5, 2024, the Township, after public hearing, adopted an ordinance granting renewal municipal consent to the Petitioner ("Ordinance"). The Petitioner formally accepted the terms and conditions of the Ordinance on October 2, 2024. On December 4, 2024, pursuant to N.J.S.A. 48:5A-16, the Petitioner filed with the Board for a renewal of its Certificate for the Township.¹

DISCUSSION AND FINDINGS

The Board has reviewed the application for municipal consent, the Ordinance and the petition for a Renewal Certificate. Based upon this review and the recommendation of the Office of Cable Television and Telecommunications, the Board **HEREBY FINDS** the following:

1. The Petitioner possesses the requisite legal, character, financial, and technical qualifications for the awarding of a Certificate. Further, these qualifications were reviewed by the Township in conjunction with the municipal consent process.
2. The design and technical specifications of the system shall ensure that the Petitioner provides safe, adequate, and proper service.
3. The Petitioner has represented that all previously required construction within the franchise territory is complete.
4. The franchise period as stated in the Ordinance is fifteen (15) years from the effective date of this Renewal Certificate, pursuant to N.J.S.A. 48:5A-19 and 25. The Board finds this franchise period reasonable.
5. The Petitioner shall proffer service along any public right-of-way to any person's residence in the Primary Service Area, at no cost beyond standard and non-standard installation charges as set forth in the Petitioner's application. Upon request, the Petitioner shall extend service along any public right of way outside its primary service area to those residences within the franchise territory which are located in areas that have a residential home density of twenty-five (25) homes per mile ("HPM"). The Petitioner will utilize the line extension policy attached to the Certificate (Appendix "I"). The HPM figure is twenty-five (25).
6. The Petitioner shall maintain an informational schedule of prices, terms and conditions for unregulated service, and promptly file any revisions thereto.
7. Pursuant to statutory requirements, the Ordinance specifies a complaint officer to receive and act upon complaints filed by subscribers in the Township. In this case, it is the Office of Cable Television and Telecommunications. All complaints shall be received and processed in accordance with any applicable rules.

¹ On April 17, 2025, the Petitioner filed an amendment to the Petition that corrected an error which misstated the franchise term for the Ordinance that was adopted on September 5, 2024. Thereafter, on September 18, 2025, the Petitioner filed a second amendment to the Petition that corrected an error of omission because it did not provide the date that the Petitioner filed its application for municipal consent with the Township.

8. During the term of this franchise, and any renewal thereof, the Petitioner shall maintain a local business office or agent for the purpose of receiving, investigating and resolving complaints regarding the quality of service, equipment malfunctions, and similar matters. The Petitioner currently maintains a local office located at 1933 NJ-35, Suite 120, Wall, New Jersey.
9. The franchise fee to be paid to the Township is specified to be two percent (2%) of the Petitioner's gross revenues from all recurring charges in the nature of subscription fees paid by subscribers for its cable television reception service in the Township or any additional amount required by N.J.S.A. 48:5A-30. Additional regulatory fees shall be paid to the State in an amount not to exceed two percent (2%) of Petitioner's gross operating revenues derived from intrastate operations. The Board finds these fees to be reasonable.
10. The Petitioner shall provide public, educational, and governmental access channels and facilities in accordance with its renewal application and the Ordinance. Specifically, the Petitioner agrees to make available to the Township one (1) channel for public and educational access. The Petitioner shall maintain a public access studio available for access users upon advance request located at 1501 Eighteenth Avenue, Wall, New Jersey. The location of said studio and the method of providing such services is subject to change.
11. The Petitioner shall provide to the Township a one (1) time grant of \$15,500, which may be used by the Township for any cable and/or other telecommunications related purpose as the Township, in its discretion, may deem appropriate. Upon completion, the Petitioner shall submit proof to the Office of Cable Television and Telecommunications indicating its compliance with this provision.
12. The Petitioner shall, upon written request, provide free of charge, one (1) standard installation and monthly cable television reception service to all State or locally accredited public schools and all municipal public libraries, as well as to all buildings located within the Township that are purchased and occupied by the Township following the effective date of this Renewal Certificate, provided that the Township first provides the Petitioner with evidence of its purchase and occupation of said building, in addition to all occupied municipal buildings located within the Township as follows: Allentown High School at 27 High Street, Allentown; Newell Elementary School at 27 High Street, Allentown; Stone Bridge Middle School at 1252 Yardville-Allentown Road, Allentown; Annex Building at 27 High Street, Allentown; Vocational/Agricultural School at 27 High Street, Allentown; Administration Building Board Offices at 27 High Street, Allentown; Buildings and Grounds at 27 High Street, Allentown; Main Municipal Building at 314 Route 539, Cream Ridge; Municipal Service Building at 314 Route 539, Cream Ridge; Public Works Building and Offices at 314 Route 539, Cream Ridge; Hope Fire Company at 82 Route 526, Allentown; and Byron Johnson Recreation Area at 165 Ellisdale Road, Allentown.
13. The Petitioner shall, upon written request from the Township, provide to State and locally accredited elementary and secondary schools and municipal public libraries in the Township, without charge, the following: a) one (1) standard installation per school or library; b) one (1) cable modem per installation; and c) basic cable modem service for the term of this franchise for each installation. This offer shall be subject

to the terms, conditions and use policies of the Petitioner, as those policies may exist from time to time not inconsistent with the terms of the Ordinance

14. Upon written request from the Township, the Petitioner shall provide to the Township Hall, without charge, the following: a) one (1) standard installation; b) one (1) cable modem per installation; and c) basic cable modem service for the term of this franchise for each installation. This offer shall be subject to the terms, conditions and use policies of the Petitioner as those policies may exist from time to time not inconsistent with the terms of the Ordinance.
15. The Petitioner shall implement a senior citizen discount in the amount of ten percent (10%) off the monthly rate of the broadcast basic level of cable television reception service to any person sixty-two (62) years of age or older, who subscribes to the Petitioner's cable television services, subject to the terms stated in the Ordinance.

Based upon these findings, the Board **HEREBY CONCLUDES**, pursuant to N.J.S.A. 48:5A-17(a) and 28(c), that the Petitioner has the municipal consent necessary to support the petition; that such consent and issuance thereof are in conformity with the requirements of N.J.S.A. 48:5A-1 to 64; that the Petitioner has complied or is ready, willing, and able to comply with all applicable rules and regulations imposed by or pursuant to State and federal law as preconditions for engaging in the proposed cable television operations; that the Petitioner has sufficient financial and technical capacity, and meets the legal, character, and other qualifications necessary to construct, maintain, and operate the necessary installations, lines, and equipment; and that the Petitioner is capable of providing the proposed service in a safe, adequate and proper manner.

Therefore, the Petitioner is **HEREBY ISSUED** this Renewal Certificate as evidence of Petitioner's authority to construct and operate a cable television system within the entirety of the Township.

This Renewal Certificate is subject to all applicable State and federal laws, the rules and regulations of the Office of Cable Television and Telecommunications, and any such lawful terms, conditions, and limitations as currently exist or may hereafter be attached to the exercise of the privileges granted herein. The Petitioner shall adhere to the operating standards set forth by the Federal Communications Commission's rules and regulations, 47 C.F.R. § 76.1 et seq., including, but not limited to the technical standards 47 C.F.R. § 76.601 through § 76.630. Any modifications to the provisions thereof shall be incorporated into this Certificate.

Failure to comply with all applicable laws, rules, regulations, and orders of the Board or the Office of Cable Television and Telecommunications and/or the terms, conditions, and limitations set forth herein may constitute sufficient grounds for the suspension or revocation of this Certificate.

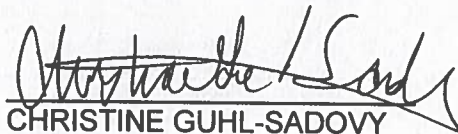
This Renewal Certificate is issued on the representation that the statements contained in the Petitioner's applications are true, and the undertakings therein contained shall be adhered to and be enforceable unless specific waiver is granted by the Office of Cable Television and Telecommunications pursuant to the authority contained in N.J.S.A. 48:5A-1 to 64.

This Certificate shall expire on November 28, 2040.

This Order shall be effective on November 28, 2025.

DATED: November 21, 2025

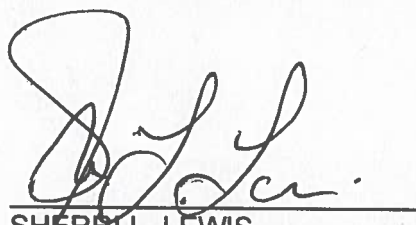
BOARD OF PUBLIC UTILITIES
BY:


CHRISTINE GUHL-SADOVY
PRESIDENT


DR. ZENON CHRISTODOULOU
COMMISSIONER


MICHAEL BANGE
COMMISSIONER

ATTEST:


SHERRIL L. LEWIS
BOARD SECRETARY

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

APPENDIX "I"
Office of Cable Television and Telecommunications
Line Extension Policy

Company: Cablevision of Monmouth, LLC
Municipality: Township of Upper Freehold, County of Monmouth

A cable operator is required to absorb the cost of extensions to the system in the same proportion that the extension is to the remainder of the system.

Actual subscribers served by the extension are required to absorb the remainder of the cost.

If new subscribers are added to the extension, the cost is adjusted and those who previously paid receive an appropriate rebate.

1. $\frac{\text{\# of homes in extension}}{\text{mileage of extension}} = \text{homes per mile ("HPM") of extension}$
2. $\frac{\text{HPM of extension}}{\text{Minimum HPM that company actually constructs in the system*}} = \text{ratio of the density of the extension to the minimum density that the company constructs in the system ("A")}$
3. $\text{Total cost of building the extension times "A"} = \text{company's share of extension cost}$
4. $\text{Total cost of building extension less company's share of extension cost} = \text{total amount to be recovered from subscribers}$
5. $\frac{\text{Total amount to be recovered from subs}}{\text{Total subscribers in extension}} = \text{each subscriber's share}$

In any case, the company shall extend its plant along public rights of way to:

1. All residences and businesses within 150 aerial feet of the operator's existing plant at no cost beyond the normal installation rate.
2. All residences and businesses within 100 underground feet of the operator's plant at no cost beyond the normal installation rate.

* The minimum HPM that the company actually constructs in the system or municipality is the minimum number of homes that the company has historically constructed at its own cost. This is a function of the operator's breakeven point and its rate of return. Unbuilt systems will use the primary service area rather than construction.

The operator's installation policies shall apply to construction beyond the public right of way.

Detailed accounting or financial information to support the minimum HPM shall be supplied to the Office for its approval in such form as required. The minimum HPM shall be updated as appropriate.

When a request for service is received, and unless good cause is shown, cable companies shall:

1. Provide a written estimate within thirty (30) days of such a request.
2. Begin construction within sixty (60) days of receipt of any deposit monies from potential subscribers.
3. Complete construction within six (6) months of receipt of any deposit monies from potential subscribers.
4. Inform each home passed along the extension of the potential costs for subscribers.

Subscribers who pay for an extension shall be entitled to rebates in the following manner:

1. If the company acquires new subscribers subsequent to the initial calculation of step 5 above, the formula will be adjusted and those who have previously paid for the extension will be entitled to an appropriate rebate. In no event shall the amount of the rebate exceed the subscriber's contribution.
2. The company shall keep accurate records of the cost of the extension, the amounts paid by subscribers, and any appropriate adjustments.
3. The company shall notify subscribers in the extension of their rights and responsibilities concerning the extension.
4. Once an individual dwelling has paid its share of the extension cost, future reconnections or installations shall be made at the company's standard rates.
5. After a period of five (5) years from the installation of the first dwelling unit in the extension, no further adjustments shall be made. Installations after five (5) years shall be at the company's standard rate.
6. Once a subscriber is installed, that person shall not normally be entitled to a refund of any monies paid for the installations, except in accordance with the rebate procedure outlined in this policy.

Definitions

Primary Service Area

The Primary Service Area ("PSA") can be an entire municipality, but in many instances the PSA is a limited area within a community outside of which a line extension policy may apply. The PSA is depicted by a franchise map and narrative, presented and recorded during the franchise proceedings. It normally remains a fixed geographic area throughout the life of the franchise.

Line Extension Survey

Potential subscribers residing outside the PSA who request service are entitled to an estimate of their share of the cost to secure service. When conducting a survey and estimating costs, a cable company should factor in all potential subscribers who could practicably be included in the extension and give consideration to apparent residential construction in areas contiguous to the proposed extension.

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CABLE SYSTEM IN TOWNSHIP OF UPPER FREEHOLD, COUNTY OF MONMOUTH, STATE OF NEW
JERSEY

DOCKET NO. CE24120867

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