



Agenda Date: 1/14/26

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 PETITION OF COMCAST)
OF NORTHWEST NEW JERSEY, LLC, FOR A) RENEWAL CERTIFICATE OF
RENEWAL CERTIFICATE OF APPROVAL TO) APPROVAL
CONTINUE TO CONSTRUCT, OPERATE, AND)
MAINTAIN A CABLE TELEVISION SYSTEM IN AND)
FOR THE TOWNSHIP OF WASHINGTON, COUNTY)
OF MORRIS, STATE OF NEW JERSEY) DOCKET NO. CE24040283

Parties of Record:

Stan Barrett, Esq., Brach Eichler LLC on behalf of Comcast of Northwest New Jersey, LLC

Denean Probasco, Clerk, Township of Washington, New Jersey

BY THE BOARD:

On August 6, 1982, the New Jersey Board of Public Utilities ("Board") granted CATV Service Co. d/b/a Storer Cable Communications a Certificate of Approval ("Certificate") in Docket No. 809C-6718, for the construction, operation and maintenance of a cable television system in the Township of Washington ("Township"). Based on a name change, the holder of the Certificate became Storer Cable Communications of Northwest New Jersey, Inc. d/b/a Storer Cable Communications ("Storer"). On April 8, 1994, the Board issued a Renewal Certificate of Approval ("Renewal Certificate") to Storer in Docket No. CE93010013. Through a series of transfers with required Board approvals, the current holder of the Certificate is known as Comcast of Northwest New Jersey, LLC ("Petitioner"). On July 23, 2004, in Docket No. CE04050384, the Board issued an Order of Amendment of a Renewal Certificate for the Township. On March 4, 2008, the Board issued a Renewal Certificate to the Petitioner for the Township in Docket No. CE07100762. Although, by its terms, the Petitioner's above referenced Renewal Certificate expired on August 6, 2022, 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 December 7, 2021, pursuant to N.J.S.A. 48:5A-23 and N.J.A.C. 14:18-13.1 to 9. On December 13, 2023, 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 April 9, 2024. On April 30, 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 ten (10) 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 Township has reserved the right to review the Petitioner's performance with regard to the Ordinance. In the event that the Township shall find that the Petitioner has not substantially complied with the material terms and conditions of the Ordinance, the Township shall have the right to petition the Board for appropriate administrative action, pursuant to N.J.S.A. 48:5A-47, provided, however, that the Township shall first have given the Petitioner written notice of all alleged instances of non-compliance and an opportunity to cure the same within ninety (90) days of that notification. If, after such reasonable notice and opportunity to cure, the Petitioner has not cured any such findings of non-compliance, the Township may petition the Board for appropriate administrative action, including modification and/or termination of the Certificate.
6. The Petitioner shall proffer service to any residence along any public right-of-way in the Primary Service Area, as set forth in the Petitioner's application, at no cost beyond standard and non-standard installation charges. The Petitioner shall utilize the line extension policy attached to the Certificate ("Appendix I") for any extension outside of the Primary Service Area. The minimum homes per mile ("HPM") figure is thirty-five (35).
7. The Petitioner shall maintain an informational schedule of prices, terms and conditions for unregulated service, and promptly file any revisions thereto.
8. 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

¹ On August 25, 2025, the Petitioner filed an amendment to the petition correcting an error which misstated the docket number for the Board's July 23, 2004 Order. The amended petition provided the correct docket number (CE04050384). On November 5, 2025, the Petitioner provided an amendment to the petition correcting the date the Application for Renewal of Municipal Consent was filed with the Township. The amended petition provides the correct date of December 7, 2021.

is the Office of Cable Television and Telecommunications. All complaints shall be received and processed in accordance with any applicable rules.

9. 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 155 Port Murray Road, Port Murray, New Jersey.
10. 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.
11. The Petitioner shall provide public, educational, and governmental ("PEG") access channels and facilities in accordance with its renewal application and the Ordinance. Specifically, the Petitioner shall continue to provide residents with one (1) system-wide public access channel maintained by the Petitioner. Qualified individuals and organizations may utilize public access for the purpose of cablecasting non-commercial access programming in conformance with the Petitioner's published public access rules. Upon reasonable advance notice, the Company will conduct training seminars for potential access users and groups.
12. Within six (6) months of the effective date of this Certificate, the Petitioner shall provide to the Township one (1) PEG Access Capital Grant in the amount of \$25,000 to meet the PEG Access Capital needs of the community. Upon completion, the Petitioner shall submit proof to the Office of Cable Television and Telecommunications indicating its compliance with this provision.
13. The Petitioner shall continue to provide, at no cost, Expanded Basic or a similar tier of cable television service to one (1) outlet to each qualified existing and future school in the Township, public and private, elementary, intermediate and secondary; and the Board of Education facilities at 53 West Mill Road and 259 Bartley Road, provided the school building is within 200 feet of active cable distribution plant or through customer owned conduit. Each additional outlet installed, if any, shall be paid for on a materials plus labor basis by the school requesting service.
14. The Petitioner shall continue to provide, at no cost, Expanded Basic or a similar tier of cable television service to one (1) outlet to every Township building and each qualified existing and future municipal building, police, fire, emergency management facility and public library in the Township, and in the following municipal facilities: Public Works facility at 54 Rock Road, Recreation Buildings and Grounds facility at 50 Rock Road, Senior Citizen Center at East Springtown Road, Recreation facility at 212 West Mill Road, Municipal Building and Court at 43 Schooley's Mountain Road; provided the facility is located within 200 feet of active cable distribution plant or through customer owned conduit. Each additional outlet installed, if any, shall be paid for on a materials plus labor basis by the Township.

15. The Petitioner shall continue to provide standard installation and one (1) free non-networked internet connection and service via high-speed cable modem in each public library building and all public and private schools. Connections are to be located in areas accessible to student and community use and cannot be restricted to administrative use. All facilities must be located within 200 feet of active cable plant.

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 January 21, 2036.

This Order shall be effective on January 21, 2026.

DATED: January 14, 2026

BOARD OF PUBLIC UTILITIES
BY:


CHRISTINE GUHL-SADOVY
PRESIDENT
DR. ZENON CHRISTODOULOU
COMMISSIONER
MICHAEL BANGE
COMMISSIONER

ATTEST:


SHERRI 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: Comcast of Northwest New Jersey, LLC
Municipality: Township of Washington, County of Morris

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.

IN THE MATTER OF THE PETITION OF COMCAST OF NORTHWEST NEW JERSEY, LLC,
FOR A RENEWAL CERTIFICATE OF APPROVAL TO CONTINUE TO CONSTRUCT,
OPERATE, AND MAINTAIN A CABLE TELEVISION SYSTEM IN AND FOR THE TOWNSHIP
OF WASHINGTON, COUNTY OF MORRIS, STATE OF NEW JERSEY

DOCKET NO. CE24040283

SERVICE LIST

Dennis C. Linken, Esq.
Brach Eichler LLC
101 Eisenhower Parkway
Roseland, NJ 07068
dlinken@bracheichler.com

Stan Barrett, Esq.
Brach Eichler LLC
101 Eisenhower Parkway
Roseland, NJ 07068
sbarrett@bracheichler.com

Denean Probasco
Township Clerk
Township of Washington
43 Schooley's Mountain Road
Long Valley, NJ 07853
clerk@wtmorris.net

Robert Clifton,
Senior Director Govt. & Regulatory Affairs
Comcast
403 South Street
Eatontown, NJ 07724
robert_clifton@comcast.com

Meliha Arnautovic, DAG
NJ Department of Law & Public Safety
Division of Law
Richard J. Hughes Justice Complex
Public Utilities Section
25 Market Street
Post Office Box 112
Trenton, NJ 08625
meliha.arnautovic@law.njoag.gov

Board of Public Utilities
44 South Clinton Avenue, 1st Floor
Post Office Box 350
Trenton, NJ 08625-0350
<http://www.nj.gov/bpu/>

Sherri L. Lewis, Board Secretary
board.secretary@bpu.nj.gov

Stacy Peterson, Deputy Executive Director
stacy.peterson@bpu.nj.gov

Office of Cable Television and Telecommunications

Lawanda R. Gilbert, Esq., Director
lawanda.gilbert@bpu.nj.gov

Nancy J. Wolf, Administrative Analyst 4
nancy.wolf@bpu.nj.gov

Ashley Bliss, Administrative Analyst 1
ashley.bliss@bpu.nj.gov

Counsel's Office

Ava-Marie Madeam, General Counsel
avamarie.madeam@bpu.nj.gov

Elspeth Faiman Hans, Deputy General Counsel
elspeth.hans@bpu.nj.gov

Kit Burnette, Associate Counsel
kit.burnette@bpu.nj.gov

TyShawn Key, Associate Counsel
tyshawn.key@bpu.nj.gov