



Agenda Date: 6/7/23  
Agenda Item: IIIA

**STATE OF NEW JERSEY**  
**Board of Public Utilities**  
44 South Clinton Avenue, 1<sup>st</sup> Floor  
Post Office Box 350  
Trenton, New Jersey 08625-0350  
[www.nj.gov/bpu/](http://www.nj.gov/bpu/)

OFFICE OF CABLE TELEVISION  
AND TELECOMMUNICATIONS

IN THE MATTER OF THE PETITION OF COMCAST )  
OF CENTRAL NEW JERSEY II, LLC, FOR A )  
CERTIFICATE OF APPROVAL TO CONTINUE TO )  
CONSTRUCT, OPERATE AND MAINTAIN A CABLE )  
TELEVISION SYSTEM IN AND FOR THE )  
BOROUGH OF FAR HILLS, COUNTY OF )  
SOMERSET, STATE OF NEW JERSEY ) DOCKET NO. CE21020477

**Parties of Record:**

**Dennis C. Linken, Esq.**, Scarinci Hollenbeck, LLC, on behalf of Comcast of Central New Jersey II, LLC  
**Dorothy Hicks, Clerk**, Borough of Far Hills, New Jersey

BY THE BOARD:<sup>1</sup>

On December 24, 1991, the New Jersey Board of Public Utilities (“Board”) granted ComVideo, Systems Inc. d/b/a C-TEC Cable Systems, Inc. a Certificate of Approval (“Certificate”) in Docket No. CE91040702, for the construction, operation and maintenance of a cable television system in the Borough of Far Hills (“Borough”).<sup>2</sup> Due to a series of Board approved transfers, the Certificate was held by Patriot Media and Communications CNJ, LLC (“Patriot”). On June 22, 2005, the Board issued a Renewal Certificate of Approval (“Renewal Certificate”) to Patriot for the Borough in Docket No. CE05010002. Through a series of subsequent transfers, with the required Board approvals, the current holder of the Certificate is Comcast of Central New Jersey II, LLC (“Petitioner”). Although by its terms, the Petitioner’s above referenced Renewal Certificate expired on June 22, 2020, the Petitioner is authorized to continue to provide cable television service to the Borough pursuant to N.J.S.A. 48:5A-25, pending disposition of proceedings regarding the renewal of its Certificate.

<sup>1</sup> Commissioners Guhl-Sadovy and Abdou abstained from voting on this matter.

<sup>2</sup> On February 27, 1992, the Board issued an Order Amending the Certificate, Docket No. CE91040702, which amended the Certificate for Far Hills to correctly state the County to be Somerset. The original Certificate had erroneously listed the County as Hunterdon. No other changes were made to the Certificate.

The Petitioner filed an application for the renewal of its municipal consent with the Borough on September 23, 2019, pursuant to N.J.S.A. 48:5A-23 and N.J.A.C. 14:18-13.1 to 9. On August 10, 2020, the Borough, 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 September 22, 2020. On February 16, 2021, pursuant to N.J.S.A. 48:5A-16, the Petitioner filed with the Board for a renewal of its Certificate for the Borough.

### **DISCUSSION AND FINDINGS**

The Board has reviewed the application for municipal consent, the municipal consent 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 Borough 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 10 years, pursuant to N.J.S.A. 48:5A-19 and 25. The Board finds this franchise period reasonable.
5. The Borough has reserved the right to review the Petitioner's performance with regard to the ordinance. In the event that the Borough shall find that the Petitioner has not substantially complied with the material terms and conditions of the ordinance, the Borough 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 Borough shall first have given the Petitioner written notice of all alleged instances of non-compliance and an opportunity to cure the same within 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 Borough may petition the Board for appropriate administrative action, including modification and/or termination of the Certificate.
6. The Petitioner shall provide service to any residence or business along any public right-of-way in the Primary Service Area at no cost beyond standard and nonstandard installation charges as set forth in the Petitioner's application. 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 25.
7. The Petitioner shall maintain informational tariffs for unregulated service rates 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 Borough. 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.

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 279 Amwell Road, Hillsborough, New Jersey.
10. Pursuant to N.J.S.A. 48:5A-30, the franchise fee to be paid to the Borough is specified to be 3.5% of the Petitioner's gross revenues, as defined in N.J.S.A. 48:5A-3(x), derived from cable television charges or fees paid by subscribers for its cable television service in the Borough. Additional regulatory fees shall be paid to the State in an amount not to exceed 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 a public access channel, two (2) governmental access channels, and one (1) educational access channel.
12. Within six (6) months of issuance of this Certificate, the Petitioner shall provide the Borough a one-time grant for PEG Access Capital support in the amount of \$5,000.00 dollars. Said grant shall be used for PEG Access equipment and facilities or like purposes.
13. The Petitioner shall provide Expanded Basic or a similar tier of cable television service to one (1) outlet at no cost to each qualified existing or future school in the Borough, public and private, elementary, intermediate and secondary, provided the school building is within 200 feet of active cable distribution plant. Each additional outlet installed, if any, shall be paid for on a materials plus labor basis by the school requesting service. The Petitioner shall provide the above referenced services to any future such school upon written request.
14. The Petitioner shall provide Expanded Basic or a similar tier of cable television service at no cost to one (1) outlet to each qualified existing, police, fire, emergency management facility, public works and public library in the Borough, provided the facility is located within 200 feet of active cable distribution plant. Each additional outlet installed, if any, shall be paid for on a materials plus labor basis by the Borough. The Petitioner shall provide the above referenced services to any future such facility upon written request.

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 Borough.

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.

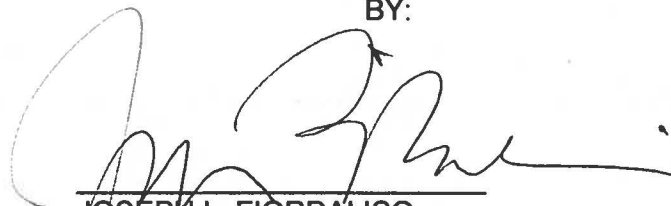
This Renewal Certificate is issued on the representation that the statements contained in the Petitioner's applications are true, and the undertakings therein contained shall be adhered to and be enforceable unless specific waiver is granted by the Office of Cable Television and Telecommunications pursuant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

This Certificate shall expire on June 22, 2030.

This Order shall be effective on June 14, 2023.


DATED: June 7, 2023

BOARD OF PUBLIC UTILITIES  
BY:

  
\_\_\_\_\_  
JOSEPH L. FIORDALISO  
PRESIDENT

  
\_\_\_\_\_  
DR. ZENON CHRISTODOULOU  
COMMISSIONER

  
\_\_\_\_\_  
MARY-ANNA HOLDEN  
COMMISSIONER

ATTEST:   
\_\_\_\_\_  
SHERRIL L. GOLDEN  
SECRETARY

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

Company: Comcast of Central New Jersey II, LLC  
Municipality: Borough of Far Hills, County of Somerset

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 CENTRAL NEW JERSEY II, LLC FOR  
A CERTIFICATE OF APPROVAL TO CONTINUE TO CONSTRUCT, OPERATE AND  
MAINTAIN A CABLE TELEVISION SYSTEM IN AND FOR THE BOROUGH OF FAR HILLS,  
COUNTY OF SOMERSET, STATE OF NEW JERSEY

DOCKET NO. CE21020477

SERVICE LIST

Dennis C. Linken, Esq.  
Scarinci Hollenbeck, LLC  
150 Clove Road, 9th Fl  
Little Falls, NJ, 07424  
[dlinken@sh-law.com](mailto:dlinken@sh-law.com)

Stan Barrett, Esq.  
Scarinci Hollenbeck, LLC  
331 Newman Springs Road  
Building 3, Suite #310  
Red Bank, NJ 07701-5692  
[sbarrett@sh-law.com](mailto:sbarrett@sh-law.com)

Dorothy Hicks  
Borough Clerk  
Borough of Far Hills  
6 Prospect Street  
Far Hills, NJ 07931  
[dhicks@farhillsnj.org](mailto:dhicks@farhillsnj.org)

Karen Mastriano  
Director of Govt. & Regulatory Affairs  
Comcast  
800 Rahway Avenue  
Rahway, NJ 07083  
[karen\\_mastriano@comcast.com](mailto:karen_mastriano@comcast.com)

Robert Clifton  
Senior Director Govt. & Regulatory Affairs  
Comcast  
403 South Street  
Eatontown, NJ 07724  
[robert\\_clifton@comcast.com](mailto: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](mailto:meliha.arnautovic@law.njoag.gov)

**Board of Public Utilities**  
44 South Clinton Avenue, 1<sup>st</sup> Floor  
Post Office Box 350  
Trenton, NJ 08625-0350

Sherri L. Golden, Board Secretary  
[board.secretary@bpu.nj.gov](mailto:board.secretary@bpu.nj.gov)

Stacy Peterson, Deputy Executive Director  
[stacy.peterson@bpu.nj.gov](mailto:stacy.peterson@bpu.nj.gov)

Office of Cable Television and  
Telecommunications

Lawanda R. Gilbert, Esq., Director  
[lawanda.gilbert@bpu.nj.gov](mailto:lawanda.gilbert@bpu.nj.gov)

Nancy J. Wolf, Administrative Analyst 4  
[nancy.wolf@bpu.nj.gov](mailto:nancy.wolf@bpu.nj.gov)

Ashley Bliss, Administrative Analyst 1  
[ashley.bliss@bpu.nj.gov](mailto:ashley.bliss@bpu.nj.gov)

Counsel's Office

Carol Artale, Deputy General Counsel  
[carol.artale@bpu.nj.gov](mailto:carol.artale@bpu.nj.gov)

Steven Athanassopoulos, Legal Specialist  
[Steven.athanassopoulos@bpu.nj.gov](mailto:Steven.athanassopoulos@bpu.nj.gov)