



New Jersey Meadowlands Commission

Administration Building: One DeKorte Park Plaza ☎ Phone: 201-460-1700 ☎ Fax: 201-460-1722
Meadowlands Environment Center: Two DeKorte Park Plaza ☎ Phone: 201-460-8300 ☎ Fax: 201-842-0630
Lyndhurst, NJ ☎ 07071 ☎ www.njmeadowlands.gov

PUBLIC NOTICE

December 22, 2014

PSE&G/North Bergen Substation Upgrades

File: 14-596

Please take notice that an application for three (3) bulk variances has been filed with the New Jersey Meadowlands Commission (NJMC) by Raymond A. Tripodi, P.E., P.P., P.M.P., of PSE&G, for the property located at 4001 Paterson Plank Road, Block 442, Lot 8, in the Township of North Bergen, New Jersey. Said premises are located in the PSE&G right-of-way. As per N.J.A.C. 19:4-3.6 (a) "All streets, roads, highways, public ways, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon the same." The properties immediately to the west and east of the property in question are zoned Light Industrial A. The variance is sought in connection with the applicant's proposal to construct a control house, install electrical equipment and associated site improvements on the subject premises.

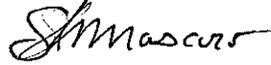
Specifically, the applicant is requesting relief as follows:

1. N.J.A.C. 19:4-5.77(a)3i, which requires a minimum front yard setback of 50 feet. The applicant is proposing a concrete structure, which is set back 22.0 feet from the front property line.
2. N.J.A.C. 19:4-5.77(a)3iii, which requires a minimum rear yard setback of 75 feet. The applicant is proposing a footing for an electric transmission structure, which is set back 22.8 feet from the rear property line.
3. N.J.A.C. 19:4-8.10(a)1, which does not permit fences in the required front yards. The applicant is proposing two fences within the front yard along West Side Avenue.

A public hearing on this matter will be held on Tuesday, January 6, 2015, at 10:00 A.M. in the Office of the Commission, Two DeKorte Park Plaza, Lyndhurst, New Jersey. Any party in interest may appear in person, by agent, or by attorney and present any comments or objections to the relief sought. Written comments may also be submitted prior to the date of the hearing. All plans filed by the applicant are available for public inspection during regular business hours at the Division of Land Use Management, One DeKorte Park Plaza, Lyndhurst, New Jersey.

Please contact the NJMC Offices at 201-460-1700 prior to the hearing if special requirements are needed under the Americans with Disabilities Act (ADA). If there are any questions, please contact Elizabeth Kenyon of this Office at (201) 460-3879, during regular business hours.

Sincerely,

A handwritten signature in cursive script, appearing to read "S. Mascaró".

Sharon A. Mascaró, P.E., P.P.
Deputy Director of Land Use Management
Deputy Chief Engineer