



We Bring the World to New Jersey

PUBLIC NOTICE

June 9, 2015

PSE&G/Bergen Switching Phase II - Special Exception & Variance

File No.: 15-207

Pursuant to Public Law 2015, Chapter 19, the New Jersey Meadowlands Commission (NJMC) has become part of the New Jersey Sports and Exposition Authority (NJSEA), effective February 5, 2015.

Please take notice that an application for one special exception and two bulk variances has been filed with the NJSEA by Raymond A. Tripodi of Public Service Electric and Gas Company (PSE&G) for the premises located along Hendricks Causeway identified as Block 4014, Lot 4, in the Borough of Ridgefield, New Jersey. Said premises is located within the District's Public Utilities, Environmental Conservation and Light Industrial B zones. The special exception is sought in connection with the applicant's proposal to install an electric transmission tower on the Environmental Conservation zone portion of the subject premises. The two variances are sought in connection with the applicant's proposal to install new public utility processing equipment and fence on the Light Industrial B zone portion of the subject premises.

Specifically, the applicant is requesting special exception approval pursuant to:

1. In accordance with N.J.A.C. 19:4-5.10(a)2, an electric transmission tower is listed as a special exception use in the Environmental Conservation zone.

In addition, the applicant is requesting variance relief from the following:

1. N.J.A.C. 19:4-5.84(a)3i, which requires a minimum front yard setback of 35 feet. The applicant is proposing a setback of 31.9 feet to an equipment foundation located within the required front yard facing Hendricks Causeway on the Light Industrial B zone portion of the subject premises.

2. N.J.A.C. 19:4-8.10(a)1, which prohibits fences or walls in excess of 24 inches in height in required front yards. An eight-foot fence is proposed in the required front yard facing Hendricks Causeway on the Light Industrial B zone portion of the subject premises.

A public hearing will be held on Tuesday, June 30, 2015, at 10:00 A.M. in the Commission Meeting Room of the NJSEA, 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 at the Office of Land Use Management for public inspection during regular business hours.

Please contact the NJSEA 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 Ron Seelogy at 201-460-4532 during regular business hours.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sara J. Sundell', with a long horizontal flourish extending to the right.

Sara J. Sundell, P.E., P.P.
Director of Land Use Management
Chief Engineer