



We Bring the World to New Jersey

PUBLIC NOTICE

March 20, 2017

PSE&G/North Bergen Substation Switchgear Upgrades/Variiances

File No.: 17-068

Please take notice that an application for two bulk variances has been filed with the New Jersey Sports & Exposition Authority (NJSEA) by Public Service Electric and Gas Company (PSE&G), for the premises located at 4001 Paterson Plank Road, identified as Block 442, Lot 8, in the Township of North Bergen, New Jersey. The subject property is located within a 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 north and south of the property in question are zoned Light Industrial A and, therefore, the subject property is deemed to be in the Light Industrial A zone. The variances are sought in connection with the applicant's proposal to install switchgear upgrades at the North Bergen Substation required by the PSE&G Distribution Hardening Program.

Specifically, the applicant is requesting variance relief from the following:

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 concrete structures with a minimum setback of 18.7 feet from the easterly front yard property line along West Side Avenue.
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 concrete structures with a minimum setback of 19.73 feet from the westerly rear yard property line.

A public hearing will be held on Tuesday, April 25, 2017, 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 Seology at 201-460-4532 during regular business hours.

Sincerely,

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

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