

Public Service Electric and Gas Company
Electric Transmission & Distribution – Projects & Construction
4000 Hadley Road, Mail Code 430
South Plainfield, NJ 07080



May 15, 2024
Via Hand Delivery

Diana Chandler-Zimmermann, Zoning Board Secretary
Township of West Orange
Zoning Board of Adjustment
66 Main Street
West Orange, New Jersey 07052

**RE: PUBLIC SERVICE ELECTRIC AND GAS COMPANY (PSE&G)
WEST ORANGE SWITCHING STATION - 26KV LIFECYCLE PROJECT
325 MOUNT PLEASANT AVENUE - BLOCK 155, LOT 26.01
TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY
REQUEST FOR PRELIMINARY AND FINAL MAJOR SITE PLAN WITH "C" AND "D"
VARIANCE AND WAIVER APPROVAL AND TREE REMOVAL**

Dear Ms. Chandler-Zimmerman:

Public Service Electric and Gas Company (PSE&G) is pleased to submit this application to the Township of West Orange Zoning Board of Adjustment for Preliminary and Final Major Site Plan Approval in connection with upgrades to our West Orange Switching Station located at the above-referenced address. The improvements will bolster the existing 26kV system to increase reliability of service to customers within the Township of West Orange and surrounding municipalities in Essex County. This upgrade is being referred to as the 26kV Lifecycle Project, where the intent is to remove and replace outdated 26kV equipment.

In reference to the Township's Ordinance definition for a "minor site plan" under Section 25-4, PSE&G proposes the installation of equipment "housed" within a prefabricated structure which is greater than 1,000 square feet in floor area. Although the floor area is non-occupiable, it is PSE&G's understanding that the proposed floor area greater than 1,000 square feet triggers a major site plan review by the Board. Therefore, PSE&G respectfully requests Preliminary and Final Major Site Plan with "C" and "D" Variance and Waiver approval.

Present Use, Existing Site Conditions and Zoning

The West Orange Switching Station (Station) is located at the northwestern intersection of Mount Pleasant Avenue (State Highway Route 10) and Prospect Avenue (County Route 577) in the Township of West Orange, Essex County, New Jersey. The ladle-shaped parcel is identified as Block 155, Lot 26.01 on the West Orange Tax Map 88 and is approximately 23.36 acres in area. The linear portion of the property to the northwest is PSE&G's West Orange – Roseland Transmission Right-of-Way (ROW), which consists of monopole towers, overhead wires, and an existing vegetation buffer, as well as Marion Drive Substation. The balance of the parcel makes up PSE&G's West Orange Switching Station, which is the subject of this application.

The West Orange Switching Station contains specialized electrical equipment that allows voltage of electricity to be transformed, or "switched", from transmission voltage to the distribution level and then feed power out to customers. There are three (3) yards – a 230kV yard; a 26kV yard that is the subject of this application; and a 13kV yard (Marion Drive Substation).

The entire property falls within a total of three (3) zones: the O-R Office Research District encompasses the station yard and a portion of the transmission ROW, whereas further to the northwest, the linear portion of the transmission line continues off-site through the adjoining Planned Unit Residential Development (PURD) Zone and R-5 Single Family Residential Zone.

The Station consists of several buildings: a multi-story brick building, a one-story control house, and two (2) additional smaller-footprint single-story buildings. The station yards are surfaced with three-quarter inch ($\frac{3}{4}$ ") crushed stone and comprises of various spread concrete pad foundations which support outdoor electrical process equipment. The 230kV electrical equipment is secured by an internal eight foot (8') high chain-link fence. A six foot (6') high brick and mortar pillar and wrought iron fence secures the remaining property along Mount Pleasant and Prospect Avenues. The site frontage along each roadway includes a considerable amount of landscaping. There are two (2) access driveways which exist along Mount Pleasant Avenue and one (1) access driveway along Prospect Avenue.

The Station is bound by office and retail businesses to the north, Mount Pleasant Avenue and a golf course to the south, Prospect Avenue and commercial businesses to the east and office and medical facilities to the west.

Detailed Project Scope

Use and Physical Changes

The Station has been owned and operated by PSE&G as a public utility use at this location for almost 100 years and will remain a public utility use following the completion of the proposed site improvements. The station will continue to be unmanned, with visits by approximately one (1) to two (2) maintenance vehicles biweekly. The existing station yard will remain relatively flat to accommodate the installation of the proposed 2-story 26kV switchgear and additional pieces of electrical process equipment in the southeast corner. These improvements are similar in physical appearance to those which presently exist within the station. A linear stormwater bioretention basin system is proposed to be installed east of the 26kV yard and parallel with Prospect Avenue. Any trees cleared will be replaced with a suitable buffer along Mount Pleasant and Prospect Avenues. Additionally, PSE&G proposes to remove the antiquated perimeter wrought iron fence and replace it with a modern eight-foot (8') decorative Ameristar fence along Mount Pleasant and Prospect Avenues, and a portion of the western Mount Pleasant Avenue access driveway.

Electrical Upgrades in Detail

Proposed electrical upgrades to the Station include the addition of a 26kV switchgear and feeder reactors. Cross-sectional views of these structures have been provided on the 26kV Outdoor Substation Sections Sheets 1 and 2. The maximum height of the proposed structures, including 26kV bus supports and lightning finials, are 28 feet and 45 feet, respectively. Additionally, PSE&G proposes six (6) 70-foot-tall lightning masts to protect the new equipment from lightning strikes. The new equipment will be outfitted with external security lighting. Lastly, underground duct work and several manholes are proposed within the front yard, all to remain at or below-grade.

Civil Upgrades in Detail (Including Tree Removal)

Proposed civil upgrades include the installation of shallow slab and spread footing foundations to accommodate the 26kV switchgear and feeder reactors. The new 26kV switchgear enclosure and new drive paths will be located in the southeast corner of the station yard. A series of small-scale bioretention basins with underdrains will be installed to the east of the 26kV equipment to collect any new runoff and treat it for water quantity and quality. The site grading within the yard will remain consistent with pre-construction conditions. A tree removal and replacement plan is provided to maintain a substantial buffer once the

improvements are in place. Lastly, the existing eastern driveway along Mount Pleasant Avenue is proposed to be slightly reconfigured internally, to provide easier access for vehicles.

Temporary Construction Trailers

PSE&G will require the temporary use of construction trailers for the duration of the proposed upgrades. Project completion will take approximately three (3) years and is anticipated to be complete by 2028. The Township's Ordinance Section 25-8.10 stipulates the removal of trailers at the cessation of active construction for a period of thirty (30) days. There will be periods of time in between active construction, due to the nature of the work involved and the need for scheduled outages. PSE&G anticipates the need for up to six (6) trailers, or five (5) trailers and one (1) guard shack located by the Prospect Avenue entrance. If deemed necessary by the Board, PSE&G requests a waiver of strict compliance with this Ordinance requirement.

Summary Overview of Variance Relief Requested

Use "D" Variance

- Chapter 25 of the Land Use Regulations, Article I: Section 25-7.1: Table of District Regulations Part A does not list "Public Utility Buildings or Structures" as a Permitted Principal Use, Permitted Accessory Use, or a Permitted Conditional Use in the Office Research (O-R) District. Relief is requested for a "d(2)" use variance for expansion of a nonconforming use.
- Chapter 25 of the Land Use Regulations, Article I: Section 25-7.1: Table of District Regulations Part B allows a maximum permitted height of 2 ½ stories or 35 feet, whereas six (6) 70-foot lightning masts are proposed, when measured to the adjacent finished grade. Relief is requested for a "d(6)" height variance of a principal structure which exceeds the maximum permitted height in the district by more than ten feet (10') or ten percent (10%).

"C(1)" and "C(2)" Variances

- Chapter 25 of the Land Use Regulations, Article I: Section 25-7.1: Table of District Regulations Part B requires the following:
 - A minimum front yard and side front yard setback of corner lots of one hundred feet (100'), whereas the proposed electrical upgrades to the Station include the addition of a 26kV switchgear and feeder reactors at the southwest corner. The existing front yard setback of 285.9 feet along Mount Pleasant Avenue is proposed to be changed to 77.9 feet (to the new switchgear enclosure).
 - The maximum permitted lot coverage is 30%, whereas the existing lot coverage is 41%, based on the Zoning definition of lot coverage which includes impervious surfaces, such as structures, driveways and sidewalks. The lot coverage is an existing non-conformity; which is further being increased to 44%. In order to maintain power to the station at all times, the additional footprint is warranted to accommodate state of the art modern equipment.
- In accordance with Ordinance Section 25-8.4, d., fences or walls to be used for screening within all non-residential districts are permitted up to six feet (6'), whereas the proposed perimeter fencing is eight feet (8'). The taller fence meets PSE&G's modern security standards.

Therefore, relief is hereby requested for one (1) "d(2)" variance, one (1) "d(6)" variance, one (1) "c(1)" variance, and one (1) "c(2)" variance. For additional information associated with the reasons for relief,

please refer to the Requirements for Variances and Reasons for Relief Statement (Planner's Report), enclosed under Attachment I.

Performance Standards

The upgrades and expansion to the West Orange Switching Station will improve the public utility system in West Orange for resident utility customers. The Station will be unmanned, with an expected vehicle volume of one or two minivans or light-duty trucks per week to the site, using the proposed internal driveways for temporary parking. No additional parking is needed for the proposed improvements to the Station. There will be no adverse impact to the Township's performance standards. The Station will not discharge any smoke, fumes, gas, dust, odor or pollutants or waste materials into the air or water, nor will it produce additional glare, vibration, or noise beyond property boundaries.

Anticipated Permits & Approvals

PSE&G will also be applying to the Essex County Planning Board for a Site Plan Waiver and the New Jersey Department of Transportation for a newly positioned driveway, the Hudson-Essex-Passaic Soil Conservation District for soil erosion and sediment control plan certification, and the Township of West Orange Construction Department for plan review of footings, foundations, structural steel and temporary trailers, including the issuance of building and electrical permits. The New Jersey Department of Community Affairs (NJDCA) has removed utility substations from their listing of reviewable activities under N.J.A.C. 5:23-3.11.

In support of our application and in accordance with submission requirements, enclosed please find one (1) original and five (5) copies of our Site Plan Application and supporting documents as well as applicable fee checks made out to the Township of West Orange. Additional copies of the application package will be submitted as instructed by the Township of West Orange staff. This information is being submitted in the form of a Report Package, which specifically includes the following:

Application Report

- Attachment A - Township of West Orange Zoning Board Application Form and Supporting Documents
 - a. Completed Zoning/Planning Application
 - b. Ownership Disclosure Form
 - c. Affidavit of Ownership
 - d. Checklist of Required Items: "C" and "D" Applications Interpretations and Appeals
 - e. Site Plan Checklist Form
 - f. Sustainability Checklist Form
- Attachment B - List of Requested Submission and Design Waivers
- Attachment C - List of Property Owners Within 200 Feet, dated November 29, 2023 and List of Utilities
- Attachment D – Property Documents
 - Proof of Taxes Paid through May 31, 2024
 - Property Deed dated July 16, 1928
 - West Orange Switching Station Property Record Map dated January 25, 1989

- Attachment E - Escrow, Application and Digitizing Fees
 - a. Fee Breakdown Summary Table (as per Fee Schedule at Sections 25-55 and 25-56)
 - b. Escrow Deposit: Check No. 4000488783, dated 5/3/2024 in the amount of \$2,500.00 (copy not provided in reports);
 - c. Escrow Deposit: Check No. 4000488219, dated 4/19/2024 in the amount of \$750.00 (copy not provided in reports);
 - d. Preliminary Site Plan Application Fee: Check No. 101901296, dated 4/22/2024 in the amount of \$1,500.00 (copy not provided in reports);
 - e. Final Site Plan Application Fee: Check No. 101901291, dated 4/22/2024 in the amount of \$750.00 (copy not provided in reports);
 - f. "D" Variance Site Plan Application Fee: Check No. 101901292, dated 4/22/2024 in the amount of \$700.00 (copy not provided in reports);
 - g. "C" Variance Site Plan Application Fee: Check No. 101901293, dated 4/22/2024 in the amount of \$500.00 (copy not provided in reports);
 - h. Digitizing Fee: Check No. 101901294, dated 4/22/2024 in the amount of \$500.00 (copy not provided in reports);
 - i. Tree Removal Application Fee: Check No. 101901295, dated 4/22/2024 in the amount of \$300.00 (copy not provided in reports); and
 - j. One (1) original W-9 Form (copy not provided in reports).
- Attachment F - Copy of Prior Resolutions of Approval: ZB-06-40 dated 1/22/2007 and SP 03-0117/43-G-64 dated 2/14/2017
- Attachment G - COAH Form: NJ Non-Residential Development Fee Certification / Exemption
- Attachment H - Tree Removal and Replacement Application
- Attachment I - Requirements for Variances and Reasons for Relief Statement (Planner's Report), prepared by Noreen Merainer, PP, AICP, PMP, Licensing Project Manager of PSE&G, dated May 10, 2024;
- Attachment J - Stormwater Management Report, prepared by Michael Blake, PE, of Burns & McDonnell, dated May 9, 2024;
- Attachment K - PSE&G West Orange Photosimulations
- Attachment L - Ameristar Impasse II Fence Brochure
- Attachment M - Development Plans
 - Boundary & Topographic Survey – Sheet 1 of 3, dated 5/2/2024;
 - Boundary & Topographic Survey – Sheet 2 of 3, dated 5/2/2024;
 - Boundary & Topographic Survey – Sheet 3 of 3, dated 5/2/2024;
 - Overall Site Plan – Sheet 1 of 3, dated 5/2/2024;
 - Site Plan – Sheet 2 of 3, dated 5/2/2024;
 - Site Plan – Sheet 3 of 3, dated 5/2/2024;
 - Dwg. TR-01, Tree Removal Plan, dated 12/22/2022;
 - Dwg. TR-02, Tree Removal Notes & Details, dated 12/22/2022;
 - Dwg. TR-03, Tree Removal Notes & Details, dated 12/22/2022;
 - Dwg. L-01, Landscape Plan, dated 12/22/2022;

- Dwg. L-02, Landscape Notes & Details, dated 12/22/2022;
- Dwg. 789277, Key Plan, dated 7/19/2022, last revised 04/22/2024;
- Dwg. 804332, 26kV Outdoor Substation Sections Sh. 1, dated 10/4/2023, last revised 04/22/2024;
- Dwg. 804333, 26kV Outdoor Substation Sections Sh. 2, dated 10/4/2023, last revised 04/22/2024;
- Dwg. 792788, Removal Plan, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792789, Civil Site Plan, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792790, Grading & Drainage Plan, dated 1/26/2024, last revised 5/8/2024;
- Dwg. 792791, Storm Sewer Profiles, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792792, Perimeter Fence Plan, dated 2/28/2024, last revised 5/8/2024;
- Dwg. 792793, Soil Erosion & Sediment Control Plan, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792794, Soil Erosion & Sediment Control Notes & Details Sh. 1, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792795, Soil Erosion & Sediment Control Notes & Details Sh. 2, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792796, Civil Details Sh. 1, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792797, Civil Details Sh. 2, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792798, Civil Details Sh. 3, dated 2/20/2023, last revised 5/8/2024;
- Dwg. 804348, Lighting Plan, dated 10/4/2023, last revised 04/22/2024;
- Dwg. 804365, Lighting Details, dated 10/4/2023, last revised 04/22/2024

We look forward to presenting our proposal before the Zoning Board of Adjustment. Should you have any questions or require additional information, please contact me at (908) 907-0767 or by email at Noreen.Merainer@pseg.com.

Sincerely,



Noreen Merainer, AICP, PP, PMP
PSE&G Licensing Project Manager

ENCLOSURES

cc: J. Futey (PS&S)
M. Blake (Burns & McDonnell)
J. Copa (Burns & McDonnell)
M. Briones (PSE&G)
J. Porter (CSG)

ATTACHMENT A

TOWNSHIP OF WEST ORANGE APPLICATION PACKAGE

TOWNSHIP OF WEST ORANGE APPLICATION FORM FOR THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

A. APPLICANT INFORMATION

Full Legal Name: Public Service Electric and Gas Company (PSE&G) c/o Noreen Merainer, PP, AICP, PMP
(Last) (First)
Mailing Address: 4000 Hadley Road South Plainfield NJ 07080
(Street) (City) (State) (Zip)
Telephone Number: (908) 907-0767 Email: Noreen.Merainer@pseg.com

Is the Applicant an: ☐ Individual, ☒ Corporation, ☐ Partnership, ☐ Other _____

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached.

[Refer to the enclosed Ownership Disclosure](#)

Relationship of the applicant to the property: ☐ Owner, ☐ Tenant or Lessee, ☐ Purchaser under contract

(with consent of owner, ☒ Other (please specify) Agent

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process.

[Refer to the Affidavit of Ownership.](#)

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

[Public Service Electric and Gas Company \(PSE&G\)](#)

Owner's Name: By: Robert Pollock, Senior Director, Environmental Projects & Services

Address: 4000 Hadley Road, South Plainfield, NJ 07080

Telephone Number: (848) 210-0195 Email: Robert.Pollock@pseg.com

C. PROPERTY INFORMATION

Street Address: 325 Mount Pleasant Avenue, West Orange, NJ 07052

Block Number(s): 155; Lot Number(s): 26.01;

Tax Plate: 88; Zone of Property: (O-R) Office Research; (PURD) Planned Unit Residential Development; (R-5) Single Family Residential Zone

The location of the property is ~~approximately~~ at ~~feet from~~ the intersection of _____
Mount Pleasant Avenue (NJ Hwy Route 10) and Prospect Avenue (C.R. 577) (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☒ Yes, Date(s): 01/22/2007 #ZB-06-40; 2/14/2017 #SP 03-0117/43-G-64; ☐ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☐ None
[PSE&G's Transmission R.O.W. located on Block 155, Lot 55 at Pleasant Valley Way.](#)

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☒ Variance "C1" Reason: ☐ shape of property; ☒ physical features; ☐ exceptional situation.
- 4) ☒ Variance "C2".
- 5) ☒ Variance "D". d(2) & d(6)
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☒ Site Plan: ☐ preliminary; ☐ final; ☒ preliminary and final; ☒ with variances; ☐ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☐ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☒ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list. [Refer to the Summary Overview of Variance Relief Requested Section within PSE&G's Cover Letter, dated May 15, 2024.](#)

Section: 25-7.1 Part A; Proposed: d(2); Description: expansion of an existing non-conforming use

Section: 25-7.1 Part A; Proposed: d(6); Description: installation of six 70-foot lightning masts

Section: 25-7.1 Part B; Proposed: c(1); Description: physical features and exceptional situation

Section: 25-8.4, d; Proposed: c(2); Description: installation of eight-foot (8') decorative fence

E. DESCRIPTION OF PROPERTY

Existing Use of the Property

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)
[Please refer to cover letter for a complete description.](#)

The property is 1,017,656 (square feet); 23.36 (acres)

Impervious Surface Coverage: Present: 467,830.53; Proposed: 499,678.66

Building Coverage: Present: 13,040; Proposed: 13,040 - No Change

Is the property located:

- | | | |
|--|---|--|
| Within 200 feet of another municipality? | ☐ Yes | ☒ No |
| Adjacent to an existing or proposed county road? | ☒ Yes | ☐ No |
| Adjacent to other county land? | ☐ Yes | ☒ No |
| Adjacent to a state highway? | ☒ Yes | ☐ No |

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Jennifer M. Porter, Chiesa Shahinian & Giantomasi PC

Telephone Number: (973) 530-2071 Email: jporter@csglaw.com

Address: 105 Eisenhower Parkway, Roseland, NJ 07068

APPLICANT'S ENGINEER: Michael Blake, PE, Associate Civil Engineer, Burns & McDonnell

Telephone Number: (816) 601-3523 Email: mblake@burnsmcd.com

Address: 9400 Ward Parkway, Kansas City, MO 64114

APPLICANT'S ARCHITECT: Not Applicable

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S PLANNER: Noreen Merainer, PP, AICP, PMP, Licensing Proj. Manager
Public Service Electric and Gas Company (PSE&G)

Telephone Number: (908) 907-0767 Email: Noreen.Merainer@pseg.com

Address: 4000 Hadley Road, South Plainfield, NJ 07080

OTHER EXPERT(S): John R. Futey II, LLA, Licensed Landscape Architect

Telephone Number: (732) 482-9127 Email: jfutey@psands.com

Address: 3 Mountainview Road, Warren, NJ 07059

If necessary, please list any additional experts below, including address, telephone number and email address.

Miguel Briones, PSE&G - 4000 Hadley Road, South Plainfield, NJ 07080; Miguel.Briones@pseg.com; (732) 986-7928

Jonathan Copa, PE, Burns & McDonnell - 8201 Norman Center Dr., Suite 300, Bloomington, MN 55437;

JMCopa@burnsmcd.com; (612) 900-3920

Michael T. Conaway, PE, Ostergaard Acoustical Associates - 1460 US Highway 9 North, Suite 209, Woodbridge, NJ 07095;

mconaway@acousticalconsultant.com; (973) 731-7002

G. REQUIREMENTS FOR VARIANCES [Provided in Attachment I.](#)

- 4A) Please attach a written statement labeled “**PROPOSAL**”, describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled “**REASONS FOR RELIEF**”, which fully answers **4C-1**, **4C-2** or **4D** (Special Reasons) **AND** part **4E** (Negative Criteria).
- 4C-1) (*For C1 variances only*) The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) (*For C2 variances only*) State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) (*For D variances only*) State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary. [Please see attached sheet.](#)

ITEM	SIGNED BY	DATE/REVISION

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

H. Maps and Exhibits

- PSE&G West Orange Photosimulations
- Ameristar Impasse II Fence Brochure
- Boundary & Topographic Survey – Sheet 1 of 3, dated 5/2/2024;
- Boundary & Topographic Survey – Sheet 2 of 3, dated 5/2/2024;
- Boundary & Topographic Survey – Sheet 3 of 3, dated 5/2/2024;
- Overall Site Plan – Sheet 1 of 3, dated 5/2/2024;
- Site Plan – Sheet 2 of 3, dated 5/2/2024;
- Site Plan – Sheet 3 of 3, dated 5/2/2024;
- Dwg. TR-01, Tree Removal Plan, dated 12/22/2022;
- Dwg. TR-02, Tree Removal Notes & Details, dated 12/22/2022;
- Dwg. TR-03, Tree Removal Notes & Details, dated 12/22/2022;
- Dwg. L-01, Landscape Plan, dated 12/22/2022;
- Dwg. L-02, Landscape Notes & Details, dated 12/22/2022;
- Dwg. 789277, Key Plan, dated 7/19/2022, last revised 04/22/2024;
- Dwg. 804332, 26kV Outdoor Substation Sections Sh. 1, dated 10/4/2023, last revised 04/22/2024;
- Dwg. 804333, 26kV Outdoor Substation Sections Sh. 2, dated 10/4/2023, last revised 04/22/2024;
- Dwg. 792788, Removal Plan, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792789, Civil Site Plan, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792790, Grading & Drainage Plan, dated 1/26/2024, last revised 5/8/2024;
- Dwg. 792791, Storm Sewer Profiles, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792792, Perimeter Fence Plan, dated 2/28/2024, last revised 5/8/2024;
- Dwg. 792793, Soil Erosion & Sediment Control Plan, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792794, Soil Erosion & Sediment Control Notes & Details Sh. 1, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792795, Soil Erosion & Sediment Control Notes & Details Sh. 2, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792796, Civil Details Sh. 1, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792797, Civil Details Sh. 2, dated 3/20/2023, last revised 5/8/2024;
- Dwg. 792798, Civil Details Sh. 3, dated 2/20/2023, last revised 5/8/2024;
- Dwg. 804348, Lighting Plan, dated 10/4/2023, last revised 04/22/2024;
- Dwg. 804365, Lighting Details, dated 10/4/2023, last revised 04/22/2024

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: _____

Public Service Electric and Gas Company (PSE&G) c/o
Noreen Merainer, PP, AICP, PMP, Licensing Proj. Manager

Date: _____

5/6/24

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and heavy agenda, or discussion and meeting regarding this application requiring carrying the matter past the statute time limit, the applicant grants permission for such an extension.

Applicant's Signature: _____

Public Service Electric and Gas Company (PSE&G) c/o
Noreen Merainer, PP, AICP, PMP, Licensing Proj. Manager

Date: _____

5/6/24

OWNER'S AUTHORIZATION – MUST BE SIGNED

I hereby certify that I ^{work} ~~reside~~ at _____ 4000 Hadley Road, South Plainfield, NJ 07080

in the County of Middlesex and the State of New Jersey;

and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 155;

Lot(s) 26.01 on the Tax Map of 88 which property is the subject of the above application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site which is the subject of this application.

Owner's Signature: _____

Public Service Electric and Gas Company (PSE&G)
By: Robert Pollock, Senior Director, Environmental Projects & Services

Date: _____

5/10/2024

*Please note that PSE&G does not allow the general public to access their facilities. PSE&G will escort any representatives of the Township of West Orange wishing to visit the Station. Please arrange any visits by contacting Noreen Merainer at (908) 907-0767 or Noreen.Merainer@pseg.com.

THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.

OWNERSHIP DISCLOSURE
AS REQUESTED BY THE MUNICIPAL LAND USE LAW
N.J.S.A. 40:55D-48.1

1. Public Service Electric and Gas Company is a wholly owned subsidiary of Public Service Enterprise Group Incorporated, with its principal office located at 80 Park Plaza, Newark, NJ 07102.
2. Listed below are the names and addresses of all owners of ten percent (10%) or more of the common stock issued by Public Service Enterprise Group Incorporated or of any class of preferred stock issued by Public Service Electric and Gas Company:

<u>Name</u>	<u>Address</u>	<u>Ownership Interest (%)</u>
The Vanguard Group	100 Vanguard Blvd. Malvern, PA 19355-2000	12.14%
BlackRock, Inc.	50 Hudson Yards New York, NY 10001	11%

BY:


Public Service Electric and Gas Company
Robert Pollock, Sr. Director, Environmental Projects & Services


Notary

DATE: 5/10/24

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY)

)ss.

COUNTY OF MIDDLESEX)

I, Robert Pollock, of full age, on behalf of Public Service Electric and Gas Company, being duly sworn according to law on his oath deposes and says, that he is the Senior Director – Environmental Projects & Permitting and has the authority to act as Agent for Public Service Electric and Gas Company, which maintains an office at 4000 Hadley Road, in the Borough of South Plainfield, County of Middlesex, New Jersey, and that Public Service Electric and Gas Company, is the owner in fee of all that certain lot, piece or parcel of land situated, lying and being in the Township of West Orange aforesaid, and known and designated as:

Block 155; Lot 26.01

and that, on behalf of the owner, it authorizes:

**Noreen Merainer – Licensing Project Manager
PSE&G Electric Transmission & Distribution - Projects & Construction**

to make the annexed application for approval on its behalf, and/or its legal counsel, and that the statements of fact contained in said application are true to the best of my knowledge and belief.

By: Public Service Electric & Gas Company;



Robert Pollock, Sr. Director, Environmental Projects & Services

Sworn before me this
10 day of May, 2024


Notary Public

**CHECK LIST OF REQUIRED ITEMS
"C" AND "D" APPLICATIONS
INTERPRETATIONS AND APPEALS**

**APPLICATIONS FOR MAJOR/MINOR SITE PLAN OR SUBDIVISION MUST REFER TO THE
SITE PLAN/SUBDIVISION CHECKLIST -52 ITEMS. 20 Total (original and 19 copies).**

All checked items are required; please complete and submit to Board Secretary:

- ✓ **Completed Application Form, 20 Total** (original and 19 copies), including:
 - ✓ the written proposal;
 - ✓ list of variances being requested;
 - ✓ property information;
 - ✓ applicant and owner information;
 - ✓ statement or legal brief which clarifies why the variance should be granted and the specific reasons or hardship that pertain to the proposal, or
 - ✓ in the case of an appeal or interpretation, a statement or legal brief that clarifies the position of the applicant.
- ✓ **Survey** – original signed and sealed by New Jersey licensed Land Surveyor, **20 Total** (original and 19 copies).
- ✓ **Site Plan, all dimensions**, including setbacks, must be shown and prepared by New Jersey licensed Professional except for an owner occupied, single family home, in which case the property owner may prepare the site plan, **20 Total** (original and 19 copies).
- ✓ **Floor plans, all dimensions** must be shown-prepared by New Jersey licensed Architect except for an owner occupied, single family home, in which case the property owner may prepare the floor plan, **20 Total** (original and 19 copies).
- ✓ **List of property owners** within 200' certified by the Municipal Tax Assessor (original).
- ✓ **Proof that taxes have been paid**, certified by the Municipal Tax Collector (original).
- ✓ **A 200' radius map, 20 Total** (original and 19 copies).
- ✓ **Application fee** (non-refundable) also a **Digitizing Fee**.
- ✓ **Elevations of three sides**, in the case of an existing structure with no proposed structural changes, photographs may be used, **20 Total** (original and 19 copies).
- ✓ **Height dimensions** to be included on all elevations, **20 Total** (original and 19 copies).
- ✓ **All plans and documents** for West Orange COAH requirements. (Form Provided)
- ✓ **For all Major Subdivision applications**, major site plan applications and all applications applying for a "D" variance, a Planner's report prepared by a New Jersey licensed Planner must be submitted, **20 Total** (original and 19 copies).
- ✓ **For all Major Subdivision applications**, and major site plan applications, a Traffic Study prepared by a New Jersey licensed Engineer must be submitted, **20 Total** (original and 19 copies).
- ✓ **All Site Plan applications** must submit a tree removal application and a tree replacement plan and provide a report according to Chapter 31 of the West Orange general ordinances, **20 Total** (original and 19 copies).

Due to Covid-19

5 Paper Copies + 1 Digital emailed to
PlanningBoard@westorange.org
and/or ZonningBoard@westorange.org

Waiver Requested

Your application will not be deemed complete unless all these items are included. It is absolutely necessary that all dimensions and elevations be shown on the site plan and floor plan.

Please note: other materials may be requested by the Planning Director or Board Members.

TOWNSHIP OF WEST ORANGE

Public Service Electric and Gas Company
(PSE&G) c/o Noreen Merainer, PP, AICP, PMP,
APPLICANT: Licensing Proj. Manager

Site Plan/Subdivision Checklist

Item Number	Description	Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED					
			Minor Application		General Development Plan	Subdivision		Site Plan								
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final							
ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.																
I. PROJECT-PLAT INFORMATION																
1. <u>Item</u> :	Name, address of owner and applicant.	X	X	X	X	X	X	X	X	X						
2. <u>Item</u> :	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X	X	X	X	X	X	X						
3. <u>Item</u> :	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X	X	X	X	X	X	X						
4. <u>Item</u> :	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'	X	X	X	X	X	X	X	X							
	<u>Comment</u> : Describes setting; may be less detailed in pre-application-concept plan and GDP stages.															
5. <u>Item</u> :	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X	X	X	X	X	X							
	<u>Comment</u> : Schedule may be less detailed in pre-application-concept plan stages.															
6. <u>Item</u> :	North arrow and scale.	X	X	X	X	X	X	X	X	X						
7. <u>Item</u> :	Proof that taxes are current.		X	X	X	X	X	X	X	X						
8. <u>Item</u> :	Signature blocks for Chairman, Secretary and Municipal Engineer.		X	X	X	X	X	X	X	X						
9. <u>Item</u> :	Appropriate certification blocks as required by Map Filing Law.		X			X	X				N/A					
10. <u>Item</u> :	Monumentation as specified by Map Filing Law		X				X				N/A					
	<u>Comment</u> : Monumentation required only for final subdivision.															
11. <u>Item</u> :	Date of current property survey.		X	X	X	X	X	X	X							
	<u>Comment</u> : Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.															

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Pre-Application - Concept Plan			Major Application				COMPLETE	INCOMPLETE	W/AVR REQUESTED	
Item Number	Description		Minor Application		General Development Plan	Subdivision		Site Plan				
			Subdivision	Site Plan		Preliminary	Final	Preliminary				Final
12.	<u>Item</u> : One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", 8.5" x 13" <u>Comment</u> : Required by Map Filing Law for minor and major subdivisions.		X	X		X	X	X	X		W	
13.	<u>Item</u> : Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.		X				X		X	X		
14.	<u>Item</u> : Affidavit of ownership. <u>Comment</u> : Map Filing Law for minor and major subdivision.	X	X	X	X	X	X	X	X	X		
15.	<u>Item</u> : Acreage of tract to the nearest tenth of an acre (for GDP—to nearest acre).		X	X	X	X	X	X	X	X		
16.	<u>Item</u> : Date of original and all revisions. <u>Comment</u> : Item necessary for continuity-history of project.		X	X	X	X	X	X	X	X		
17.	<u>Item</u> : Size and location of any existing or proposed structures with all setbacks dimensioned. <u>Comment</u> : Item important for detailed planning.	X	X	X	X	X	X	X	X	X		
18.	<u>Item</u> : Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). <u>Comment</u> : Item important for detailed planning.	X	X	X	X	X	X	X	X	X		
19.	<u>Item</u> : All proposed lot lines and area of lots in square feet.		X	X		X	X	X	X	X		
20.	<u>Item</u> : Copy and/or delineation of any existing or proposed deed restrictions or covenants.€	X	X	X	X	X	X	X	X	X		
21.	<u>Item</u> : Any existing or proposed easement or land reserved for or dedicated to public use. €	X	X	X	X	X	X	X	X		N/A	
22.	<u>Item</u> : Development stages or staging plans (for GDP--general staging). <u>Comment</u> : Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.				X	X	X	X	X		N/A	

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.	Pre-Application - Concept Plan			Major Application					COMPLETE	INCOMPLETE	WAIVER REQUESTED
		Minor Application		General Development Plan	Subdivision		Site Plan				
		Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
Item Number Description											
23. <u>Item</u> : List of required regulatory approvals or permits. <u>Comment</u> : Basic planning information. ≠		X	X	X		X		X	X		
24. <u>Item</u> : List of variances required or requested. ≠ <u>Comment</u> : Basic planning information.		X	X		X	X	X	X	X		
25. <u>Item</u> : Requested or obtained design waivers or exceptions. ≠ Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.		X	X		X	X	X	X	X		
26. <u>Item</u> : Payment of application fees. <u>Comment</u> : Fee not imposed for pre-application conference.	X	X	X	X	X	X	X	X	X		
27. <u>Item</u> : Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment</u> : Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.			X	X	X	X	X	X	X		
28. <u>Item</u> : All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment</u> : while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.	X		X	X	X	X	X	X	X		
29. <u>Item</u> : Existing right-of-way and/or easements on and within 200' of tract. <u>Comment</u> : Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).	X		X	X	X	X	X	X	X		
30. <u>Item</u> : Topographical features of subject property from U.S.G.S. map. <u>Comment</u> : More detailed topographic information is needed for major subdivision.	X		X	X					X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.	Pre-Application - Concept Plan			Major Application					COMPLETE	INCOMPLETE	WAIVER REQUESTED
		Minor Application		General Development Plan	Subdivision		Site Plan				
		Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
Item Number	Description										
31.	<u>Item:</u> Existing and proposed contour intervals based on U.G.S. & G.S. datum. <u>Contours to extend at least 200'</u> beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' <u>Comment:</u> Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.				X	X	X	X			W (partial)
32.	<u>Item:</u> Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). <u>Comment:</u> Basic for good planning.	X	X	X	X	X	X	X	X		
33.	<u>Item:</u> Existing system of drainage of subject site and of any larger tract or basin of which it is a part. <u>Comment:</u> See Item 31. Extensive level of detail required only for major subdivision and site plan.				X	X	X	X	X		
34.	<u>Item:</u> Drainage Area Map. <u>Comment:</u> Necessary for major application; inapplicable at GDP stage.				X	X	X	X	X		
35.	<u>Item:</u> Drainage Calculations. <u>Comment:</u> Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X	X	X	X	X	X		
36.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X	X	X	X	X	X		
37.	<u>Item:</u> Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. <u>Comment:</u> Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.			X	X	X	X	X	X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.	Pre-Application - Concept Plan			Major Application					COMPLETE	INCOMPLETE	WAIVER REQUESTED
		Minor Application		General Development Plan	Subdivision		Site Plan				
		Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
Item Number Description											
38. <u>Item</u> : Soil Erosion and Sediment Control Plan. <u>Comment</u> : Required for soil disturbance over 5,000 sq. ft.			X		X	X	X	X	X		
39. <u>Item</u> : Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. <u>Comment</u> : Not required for minor subdivision because not involving construction of buildings.			X	X	X	X	X	X	X		
40. <u>Item</u> : Construction details as required by ordinance. <u>Comment</u> : Such level of detail necessary only for major applications.					X	X	X	X	X		
41. <u>Item</u> : Road and paving cross-sections and profiles. <u>Comment</u> : See Item 40.					X	X	X	X			N/A
42. <u>Item</u> : Proposed street names. <u>Comment</u> : Applicable only when new road is proposed.					X	X	X	X			N/A
43. <u>Item</u> : New block and lot numbers confirmed with local assessor or municipal designee. <u>Comment</u> : Needed whenever a new lot is created.		X				X					N/A
44. <u>Item</u> : Lighting plan & details. <u>Comment</u> : Not applicable for minor subdivision because just creating lots.			X		X	X	X	X	X		
45. <u>Item</u> : Landscape plan & details prepared by a professional landscape architect <u>Comment</u> : Required for site plans because of magnitude of required landscaping.			X				X	X	X		
46. <u>Item</u> : Solid waste management plan. <u>Comment</u> : Site plan consideration only; see Item 44.			X				X	X			W
47. <u>Item</u> : Site identification signs, traffic control signs, and directional signs. <u>Comment</u> : See Item 44.			X		X	X	X	X			N/A

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.	Pre-Application - Concept Plan			Major Application					COMPLETE	INCOMPLETE	WAIVER REQUESTED
		Minor Application		General Development Plan	Subdivision		Site Plan				
		Subdivision	Site Plan		Preliminary	Final	Preliminary	Final			
Item Number Description											
48. <u>Item</u> : Sight triangles. <u>Comment</u> : Necessary even for minor applications because sight triangle easement created.		X	X		X	X	X	X	X		
49. <u>Item</u> : Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). <u>Comment</u> : See Item 44.	X		X	X	X	X	X	X			W
50. <u>Item</u> : Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. <u>Comment</u> : See Item 44.			X		X	X	X	X			W
51. <u>Item</u> : Preliminary architectural plan and elevations. <u>Comment</u> : Not required where building is not proposed.			X				X	X			N/A
52. <u>Item</u> : Plans and legal documents for compliance with West Orange COAH Ordinances.		X	X	X	X	X	X	X	X		

∈ Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.

∉ Conditional approval may be granted subject to other regulatory approvals.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.

REVISED: 8/30/05 aw

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SUSTAINABILITY CHECKLIST FORM

	APPLICANT – PRINT OR TYPE – ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
SUSTAINABLE BUILDING AND DESIGN STANDARDS		
Name of LEED Accredited Professional working on project:	N/A - project proposed is an electrical substation upgrade	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:	N/A - project proposed is an electrical substation upgrade	
List of green and recycled building materials in new construction, renovation, and maintenance:	N/A - project proposed is an electrical substation upgrade	
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,0000:	N/A - project proposed is an electrical substation upgrade	
Use of any water efficient landscaping:	N/A - project proposed is an electrical substation upgrade	
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal	N/A - project proposed is an electrical substation upgrade	
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect	N/A - project proposed is an electrical substation upgrade	
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching	Bioretention basins	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	Please see Landscape Plan for plant schedule and Landscape Notes & Details for bioretention basin seed mix.	

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

ATTACHMENT B

LIST OF REQUESTED SUBMISSION AND DESIGN WAIVERS

Discussion of Submission and Design Waivers

1.01 Submission Waivers

Site Plan Checklist of Required Items for “C” and “D” Applications – “Major Site Plan Application”

- Item No. 12. One (1) of four (4) standardized sheets: 30”x42”, 24”x36”, 15”x21”, 8.5”x13”.
Waiver Requested - A waiver is requested from Site Plan Checklist Item No. 12 as the West Orange Site Plan drawing package prepared by PSE&G’s consultant, Burns & McDonnell, consists of 36”x48” sheets. The larger drawing size allows for the proposed project to be depicted at a scale that provides increased legibility.
- Item No. 31. Existing and proposed contour intervals based on U.G.S. and G.S. datum. Contours to extend at least 200’ beyond subject property as follows:
up to 3% grade – 1’
3% + grade – 2’
Waiver Requested - A waiver is requested from Site Plan Checklist Item No. 31. The project proposes the installation of spread foundations, structural steel, and stormwater basin systems within the existing station yard footprint, which is relatively flat and requires minimal grading. Properties on the opposite side of the Station on Mount Pleasant and Prospect Avenues are not included.
- Item No. 46. Solid waste management plan.
Waiver Requested - A waiver is requested from Site Plan Checklist Item No. 46 as the existing station will continue to be unmanned, with visits by approximately one (1) to two (2) maintenance vehicles biweekly. The proposed expansion will not generate solid waste.
- Item No. 49. Vehicular and pedestrian circulation patterns (less detail necessary for pre-application concept plan and GSP stages).
Waiver Requested - A waiver is requested from Site Plan Checklist Item No. 49 as the proposed expansion is not anticipated to cause changes to existing vehicular and pedestrian circulation patterns.
- Item No. 50. Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.
Waiver Requested - A waiver is requested from Site Plan Checklist Item No. 50 as the existing station will continue to be unmanned, with visits by approximately one (1) to two (2) maintenance vehicles biweekly, is not publicly accessible, and does not require designated parking.

“D Variance Requirements – § 25-51.10

No "d" or use variance application shall be considered complete unless it fully conforms with subsection 25-51.2 as well as the following requirements:

- a. *A map, either in conformance with subsection 25-51.3, 25-51.4, 25-51.5, 25-51.6 (above) or 25-51.7.1 or if the application is to be bifurcated, a separate map, signed and sealed by an architect, engineer, planner or surveyor which provides sufficient data (i.e. setbacks, lot area, existing and proposed structures, etc.) upon which a decision can be based.*

- b. *A statement or legal brief which clarifies why the "d" variance should be granted and the "special reasons" that pertain to the subject proposal. Particular attention should be paid to the contents of N.J.S.A. 40:55D-70d, applicable case law and relevant Township Ordinances and N.J. Statutes.*
- c. *A planning report prepared by a licensed Professional Planner and a traffic report prepared by a licensed Professional Engineer. The Board may waive the provision of such reports at its discretion.*

Planning Report - **Compliant / Enclosed.** A Requirements for Variances and Reasons for Relief Statement (Planner's Report) has been provided in Attachment J as outlined in Section G of the Township of West Orange Application Package to the Zoning Board of Adjustment

Traffic Report – **Not Applicable / Not Provided** - The Station is not open to the general public and is not used for residential purposes. Access to and from the Station is and will remain for operation and maintenance purposes. Following the site improvements associated with this application, there will be no increase in traffic at the site from that which presently exists. Hence, there will be no adverse effect on off-site traffic or circulation.

1.02 Design Standards and Supplemental Provisions

The following Design Standards for All Districts are discussed under § 25-8 through § 25-29, as follows:

Setbacks of Accessory Uses - § 25-8.1

In any district no accessory structure, building, storage area, off-street parking area or truck loading space shall be permitted within five (5) feet of a property line. The following (applicable) additional restrictions shall apply to certain structures and uses:

- a. *No accessory uses shall be located within any minimum required front yard or side yard.*

Not Applicable - The Site Plan application does not propose to modify any accessory uses. The addition of the 26kV switchgear and feeder reactors are principal in nature as they are essential to the overall function of the electric utility station.

- c. *Parking areas, in an OB-2 or O-R district shall be not less than seventy-five (75) feet from the property line, except where such property line is the district boundary line which abuts a residential district, in which case the required distance shall be not less than one hundred (100) feet from such property line.*

Not Applicable - The Site Plan application does not propose to modify any existing drive aisles or parking areas. In addition, the station will continue to be unmanned with minimal vehicle volume biweekly for maintenance purposes.

- e. *No accessory building shall be located within fifteen (15) feet of any principal building, except as otherwise provided in this chapter.*

Not Applicable - The Site Plan application does not propose to install or modify any buildings. All structures are principal in nature as they are essential to the overall function of the electrical utility station.

Yard Encroachments - § 25-8.2

In all districts, the space in a required front, side, side front yard or rear yard shall be open and unobstructed.

Variance Requested – A minimum front yard and side front yard setback of corner lots of one hundred feet (100') is required. The proposed electrical upgrades to the station include the addition of a 26kV switchgear and feeder reactors in the southwest corner of the existing station yard footprint. The existing front yard setback along Mount Pleasant Avenue is 285.9 feet; the proposed setback is 77.9 feet to the new switchgear enclosure. PSE&G is requesting a variance for the setback.

Walls and Fences - § 25-8.4

Walls and fences are regulated by Ordinance criteria specified under 'a' through 'h,' as follows:

- a. Walls and fences which are not more than fifty (50%) percent solid are permitted anywhere on the property, in all districts, provided they are not higher than four (4) feet.*
- b. Solid walls and fences not higher than six (6) feet are permitted in the rear yard and on the side property line up to the rear line of the applicant's house. If the distance on each side of such a fence is more than five (5) feet to each adjacent house, such solid fence may be located in the side property up to the front of the applicant's house.*
- c. In all nonresidential districts, fences or walls not exceeding six (6) feet in height shall be permitted in the side and rear yards provided the fence or wall is not closer than five (5) feet at any point to a principal building in a residential district.*
- d. In all nonresidential districts, a fence or wall to be used for screening may not exceed six (6) feet in height.*
- e. In all districts the finished side of the fence must face away from the applicant's property.*
- f. The use of barbed and/or razor wire is prohibited in all districts.*
- g. Electrical wire fence is prohibited in all districts.*
- h. No fence as described in this subsection may be constructed in any district without a written application being made to the Zoning Officer who shall issue a permit after compliance with the following fee schedule:*

Variance Requested – The project is proposing to replace the existing 6' brick and mortar pillar and wrought iron perimeter station fence with a modern eight-foot (8') decorative Ameristar fence. As the proposed height exceeds the permitted height, PSE&G is requesting a variance for the fence.

Supplemental Provisions for Nonresidential Districts and Uses - § 25-11

In addition to the provisions of the Table of District Regulations, every use in a nonresidential district shall be further subjected to all of the following (applicable) regulations.

Side Yard - § 25-11.2

Side yards of nonresidential buildings on lots which are contiguous to the boundary of any residential district shall have a minimum required width of seventy-five (75) feet.

Not Applicable – PSE&G’s station yard contains nonresidential buildings. However, the station yard is only contiguous to the (R-2) Single Family Residential Zone (opposite Mount Pleasant Avenue) and the property is currently being used as a golf course.

Buffer Strips in All Nonresidential Districts of Ten Acres or Greater - § 25-11.3

- a. *In addition to the setback requirements listed in subsection 25-7.1 of the Table of District Regulations, along any side or rear property line which is also the boundary line between a nonresidential district and a residential district or is contiguous to a residential use in a residential zone, a buffer strip shall be planted and maintained in perpetuity with trees and shrubbery of such sizes and densities as to adequately screen the buildings from such abutting residential district or use in a residential zone. The required buffer width shall be fifty (50) feet in all nonresidential zones.*

Not Applicable – PSE&G’s property is “ladle”-shaped whereas the overhead transmission right-of-way traverses several residential uses including the (PURD) Planned Unit Residential Development along the northern portion of the right-of-way, as well as the (R-5) Single Family Residential. Over the past several applications, this ordinance Section had already been in place. The Site Plan application does not propose to modify any structures within the existing transmission right-of-way.

- e. *A landscaping plan shall be submitted and approved by the Township Planner and the approved plan shall be kept on file in the Department of Planning and Development.*

Compliant/Enclosed – Tree removal is required for the installation of the stormwater basin systems. A Landscape Plan is provided depicting the proposed landscaping improvements.

Waste Disposal in (P-C), (O-R) or (I) District - § 25-11.4

In a P-C, I or O-R District, every building or group of buildings shall make adequate provisions for the proper disposal of wastes within a screened enclosure. Such provision should be reflected in the preliminary site plan.

Not Applicable – No waste is being generated from the electric utility yard.

Parking and Loading Space Requirements - § 25-12

Not Applicable – All requirements discussed under § 25-12.1 through § 25-12.4 are not applicable to the site as the station is unmanned and subject to infrequent visits for maintenance purposes. The existing drive aisles are utilized for parking.

Environmental Impact Analysis - § 25-13

Not Applicable – The station upgrades are proposed within the existing station yard footprint, and no further impacts to noise, traffic, or pollution are proposed for this site. Tree removal is required to accommodate the installation of the required stormwater management systems; however, a Landscape Plan depicting the proposed landscaping improvements to be installed upon completion of construction is provided.

Lighting - § 25-14

Compliant – In accordance with § 25-14.1, a lighting plan has been provided which includes the fixture spacing, type, mounting height, wattage and photometric pattern. Fifty five (55) additional fixtures are proposed under this project scope.

Signs - § 25-15

Not Applicable – The proposed project will not result in a significant adverse impact on traffic flow. Other than signs posted within the station yard for site safety or to be replaced on the security fence and drive gates identifying the station and warning of the electrical hazard and no trespassing, no signs exist or are proposed.

Tree Protection - § 25-27

Compliant/Enclosed – Tree removal is proposed as part of this application to accommodate the required stormwater management system. A tree removal permit and a Tree Removal Plan are enclosed as part of this submission. A Landscape Plan is provided depicting the details of the proposed landscaping improvements upon completion of construction.

Steep Slope and Natural Features Ordinance - § 25-28

Not Applicable – No proposed impacts to steep slopes.

Stormwater Control - § 25-29

c. Applicability. This section shall be applicable to any site plan or subdivision that requires preliminary or final site plan review.

Compliant/Enclosed – A stormwater management report documenting compliance with N.J.A.C. 7:8 has been enclosed with this submittal.

ATTACHMENT C

LIST OF PROPERTY OWNERS WITHIN 200 FEET AND UTILITIES

Buffer Report

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor

66 Main Street

West Orange, New Jersey 07052

Telephone: (973) 325-4060

Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO.T24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (80)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	82.03	27		510-520 PROSPECT AVE.	BREA WO EMERITUS,LLC%ECOVA 3349	PO BOX 2447	SPOKANE, WA	99210
West Orange Township	83	5.01		303 MT. PLEASANT AVENUE	GBSJ PROPERTIES, LLC,	3 BUCKINGHAM ROAD	LINCOLN PARK, NJ	07035
West Orange Township	83	13		504 PROSPECT AVENUE	ALBURQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	15		502 PROSPECT AVENUE	ALBURQUEQUE, NICHOLAS	504 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	83	19		500 PROSPECT AVENUE	500 PROSPECT AVENUE, LLC.	22 WITTE PLACE	WEST ORANGE, NJ	07052
West Orange Township	84.01	37		8 MARCELLA AVENUE	MAIN STREET COUNSELING SERVICE	8 MARCELLA AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	84.01	45		492 PROSPECT AVENUE	SONRIA REALTY LLC,	675 MORRIS AVENUE #201	SPRINGFIELD, NJ	07081
West Orange Township	84.01	47		490 PROSPECT AVENUE	BELL ATLANTIC % KROLL	P.O. BOX 2749	ADDISON, TEXAS	75001
West Orange Township	84.01	49		486 PROSPECT AVENUE	PROSPECT OF NJ CORPO,	486 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	84.01	52		480 PROSPECT AVENUE	BELLOMO,ERIC	480-482 PROSPECT AVE	WEST ORANGE,N.J.	07052
West Orange Township	84.01	55		478 PROSPECT AVENUE	LLEWELLYN-EDISON SAV. & LOAN ASSN.	474 PROSPECT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	155	26		375 MT. PLEASANT AVENUE	375 MT. PLEASANT AVE CONDO ASSOC	375 MT. PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	155	26	C0101	375 MT. PLEASANT AVENUE	LOWER MOUNT PLEASANT PARTNERS LLC	285 GRAND AVE,BLDG5,2FL	ENGLEWOOD, NJ	07631

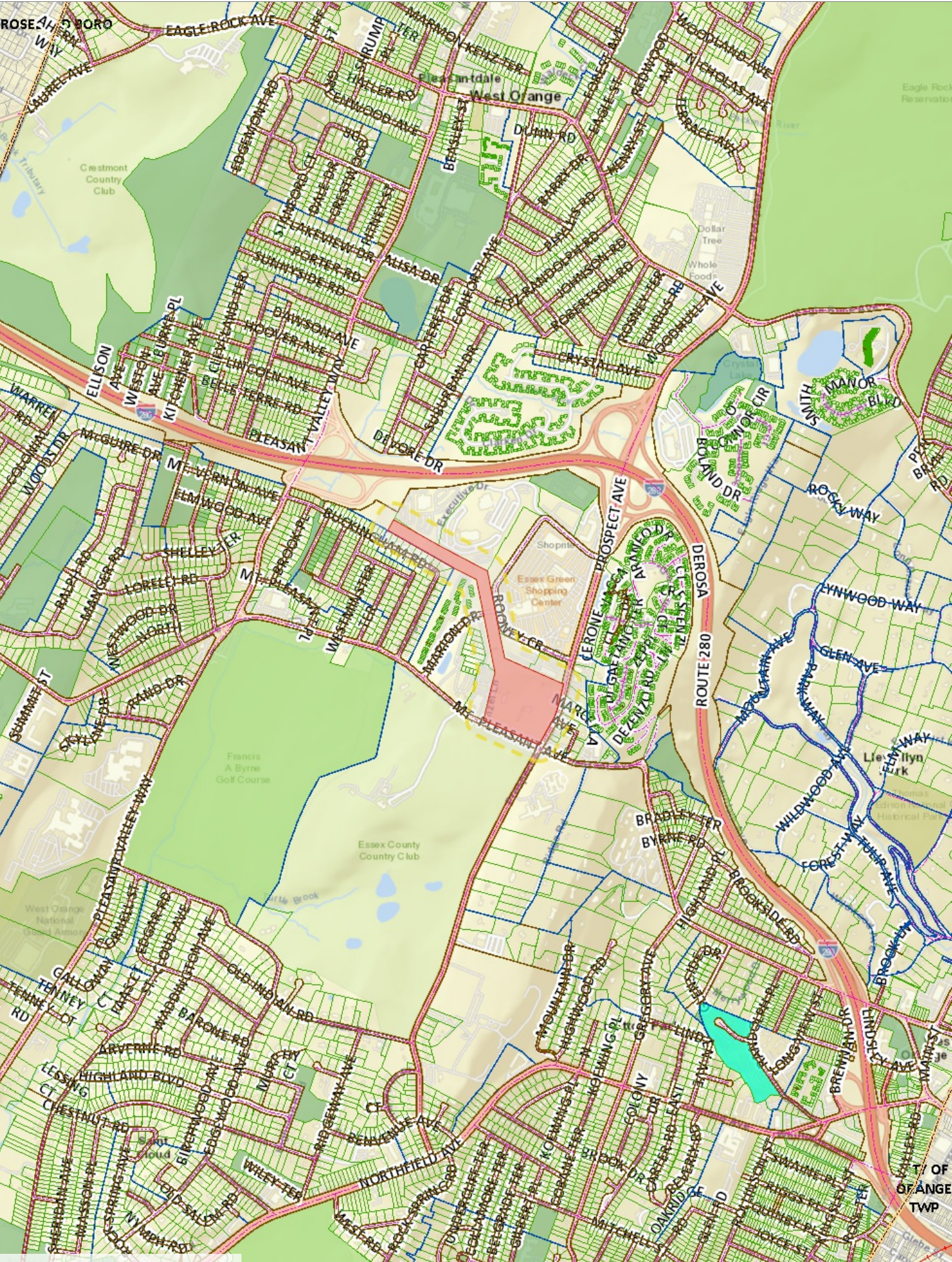
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	155	26	C0201	375 MT. PLEASANT AVE	WEST ORANGE MEDICAL PROPERTIES LLC	150 FLORAL AVE.	NEW PROVIDENCE, NJ	07974
West Orange Township	155	26	C0202	375 MT. PLEASANT AVE	WEST ORANGE MEDICAL PROPERTIES, LLC	150 FLORAL AVENUE	NEW PROVIDENCE, NJ	07974
West Orange Township	155	26	C0203	375 MT. PLEASANT AVE	375 NJCA LLC CO/THOMPSON	375 MT. PLEASANT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	155	26	C0204	375 MT. PLEASANT AVE	RLM REAL ESTATE,LLC	660 PALM SPRINGS DR ST B	ALTAMONTE SPRINGS, FL	32701
West Orange Township	155	26	C0205	375 MT. PLEASANT AVE	RLM REAL ESTATE	1200 RT 22 SUITE 14	BRIDGEWATER, NJ	06607
West Orange Township	155	26	C0206	375 MT. PLEASANT AVE	RO REALTY LLC	375 MT. PLEASANT AVE #250	WEST ORANGE,NJ	07052
West Orange Township	155	26	C0207	375 MT. PLEASANT AVE	375 NJCA LIMITED LIABILITY CO	375 MT PROSPECT AVE #2C	WEST ORANGE, NJ	07052
West Orange Township	155	26.01		325 MT. PLEASANT AVENUE	P.S. ELECTRIC & GAS CO.T24A TAX DEP	150 CIRCLE AVENUE	CLIFTON, NJ	07011
West Orange Township	155	26.02		475 PROSPECT AVE	AMPC REAL ESTATE LLC % M. HALFACRE	475 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	155	26.03		471 PROSPECT AVENUE	REALTY INCOME PROPERTIES 29, LLC	3161 MICHELSON DR, #600	IRVINE, CA	92612
West Orange Township	155	27		MARION DRIVE	ESSEX GREEN VILLAS	MARION DRIVE	WEST ORANGE NJ	07052
West Orange Township	155	27	C0160	160 MARION DRIVE	SALIM, TANZILA & MEHAR	160 MARION DRIVE	WEST ORANGE, NJ	07052
West Orange Township	155	27	C0161	161 MARION DRIVE	BAUMAN,ESTHER& RODETSKY,ALAN	161 MARION DRIVE	WEST ORANGE,NEW JERSEY	07052
West Orange Township	155	27	C0162	162 MARION DRIVE	WARNER, PHILSON & LOIS	162 MARION DRIVE	WEST ORANGE, NJ	07052
West Orange Township	155	27	C0163	163 MARION DRIVE	ROBINSON, SENIQUA	163 MARION DR,#163,BLDG 7	WEST ORANGE, NJ	07052
West Orange Township	155	27	C0164	164 MARION DRIVE	CATALANO, JENNIE	260 ST CLOUD AVE	WEST ORANGE NJ	07052
West Orange Township	155	27	C0165	165 MARION DRIVE	NESBIT, JUDITH ANN	165 MARION DR	WEST ORANGE, NJ	07052
West Orange Township	155	27	C0166	166 MARION DRIVE	BROWN, JOHNNY	166 MARION DRIVE	WEST ORANGE, N.J.	07052
West Orange Township	155	27	C0167	167 MARION DRIVE	THEALL, BRUCE	167 MARION DRIVE	WEST ORANGE, NJ	07052
West Orange Township	155	27	C0168	168 MARION DRIVE	VITAL, JUNIOR	168 MARION DR	WEST ORANGE NJ	07052
West Orange Township	155	27	C0169	169 MARION DRIVE	MORRIS, CORDELL YVONNE	169 MARION DRIVE	WEST ORANGE, NEW JERSEY	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	155	27	C0170	170 MARION DRIVE	SMITH, GARY W & FREEMAN, PATRICIA	170 MARION DRIVE	WEST ORANGE, NJ	07052
West Orange Township	155	27	C0171	171 MARION DRIVE	LOPEZ, GLADWYN E & POWELL, MARCELLA	171 MARION DRIVE	WEST ORANGE, NJ	07052
West Orange Township	155	27	C0172	172 MARION DRIVE	TAYLOR, RICHARDSON & SEANETTE	172 MARION DRIVE	WEST ORANGE NJ	07052
West Orange Township	155	27	C0173	173 MARION DRIVE	KWAN, KATHY P.	173 MARION DR	W. ORANGE, NJ	07052
West Orange Township	155	27	C0174	174 MARION DRIVE	MEHALARIS, WILLIAM	174 MARION DRIVE	WEST ORANGE NJ	07052
West Orange Township	155	27	C0175	175 MARION DRIVE	RATH, RONALD H & BARBARA J	175 MARION DRIVE	WEST ORANGE NJ	07052
West Orange Township	155	27	C0176	176 MARION DRIVE	TAYLOR, LILIETH	176 MARION DRIVE	WEST ORANGE, N.J.	07052
West Orange Township	155	27	C0177	177 MARION DRIVE	ARC OF ESSEX COUNTY, INC	123 NAYLON AVE	LIVINGSTON NJ	07039
West Orange Township	155	27	C0178	178 MARION DRIVE	SOOKDEO, NICOLE	178 MARION DR	WEST ORANGE NJ	07052
West Orange Township	155	27	C0179	179 MARION DRIVE	PEREZ, AUGUSTINE	179 MARION DR.	WEST ORANGE, N.J.	07052
West Orange Township	155	27	C0180	180 MARION DRIVE	BARIAGABER, ASSEFAW	180 MARION DRIVE	WEST ORANGE NJ	07052
West Orange Township	155	27	C0181	181 MARION DRIVE	BRENNAN, ROBERT & JACLYN	181 MARION DR	WEST ORANGE NJ	07052
West Orange Township	155	29		347 MT. PLEASANT AVENUE	MORRIS UNION HOLDING LLC	347 MT. PLEASANT AVE	WEST ORANGE, NJ	07052
West Orange Township	155	40.03		ROONEY CIRCLE	CLPF ESSEX GREEN LLC,	230 PARK AVE.	NEW YORK,NY	10169
West Orange Township	155	42		EXECUTIVE DRIVE REAR	STATE OF NEW JERSEY DEPT OF TRANS	1035 PARKWAY AVENUE	TRENTON, N.J.	08646
West Orange Township	155	42.01		300 EXECUTIVE DRIVE	TRIUMVIRATE REALTY, LLC.	200 SHEFFIELD STREET #305	MOUNTAINSIDE, NJ	07092
West Orange Township	155	42.03		1000-3000 EXECUTIVE DRIVE	GREEN ESSEX PARTNERS URBAN RENEW	16 MICROLAB RD, STE A	LIVINGSTON NJ	07039
West Orange Township	155	55		PLEASANT VALLEY WAY REAR	PUBLIC SERVICE ELEC & GAS CO.	80 PARK PLAZA-TAX T-6B	NEWARK, N.J.	07101
West Orange Township	155.01	47		27 WEDGEWOOD DRIVE	CAMERON, ANGELA	27 WEDGEWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	155.01	48		2-J BUCKINGHAM ROAD	BOLLING, MICHAEL	2-J BUCKINGHAM ROAD	WEST ORANGE, NEW JERSEY	07052
West Orange Township	155.01	49		2-H BUCKINGHAM ROAD	ARANCIBIA, FELIPE & MARIA ISABEL	2-H BUCKINGHAM ROAD	WEST ORANGE, N.J.	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	155.01	50		2-G BUCKINGHAM ROAD	DUNN, JODI HOLMES & ANTHONY	2G BUCKINGHAM ROAD	WEST ORANGE, NJ	07052
West Orange Township	155.01	51		2-F BUCKINGHAM ROAD	AKINSOLA, OLABISI & ABAYOMI	2F BUCKINGHAM ROAD	WEST ORANGE, NJ	07052
West Orange Township	155.01	52		2-E BUCKINGHAM ROAD	BRYAN, MARK & JANET	2E BUCKINGHAM RD	WEST ORANGE, NJ	07052
West Orange Township	155.01	53		2-C BUCKINGHAM ROAD	NJOKUBI, ADONIS & NKECHI	2-C BUCKINGHAM COURT	WEST ORANGE NJ	07052
West Orange Township	155.01	54		2-B BUCKINGHAM ROAD	DANIEL, ROBERT & BETH	2B BUCKINGHAM RD.	WEST ORANGE, NJ	07052
West Orange Township	155.01	55		2A BUCKINGHAM ROAD	WOLF, ADAM	2A BUCKINGHAM ROAD	WEST ORANGE, NJ	07052
West Orange Township	155.09	36		2 BUCKINGHAM ROAD	BETANCOURT, EUGENE & RODRIGUEZ,A	2 BUCKINGHAM RD	WEST ORANGE, NJ	07052
West Orange Township	155.13	42		7 BUCKINGHAM ROAD	KURLAND, MYRA & RAYFIELD (TRUST)	7 BUCKINGHAM ROAD	WEST ORANGE, NJ	07052
West Orange Township	155.13	44		5 BUCKINGHAM ROAD	MALEK, ADAM & MICHELLE JACOBSON	5 BUCKINGHAM RD	WEST ORANGE, NJ	07052
West Orange Township	155.13	48		3 BUCKINGHAM ROAD	TUDOR, KURLEIGH JOSE	3 BUCKINGHAM ROAD	WEST ORANGE, NJ	07052
West Orange Township	155.13	49		1 BUCKINGHAM ROAD	BARTHOLOMEW, ANDRE R & ABEKE A	1 BUCKINGHAM RD	WEST ORANGE, NJ	07052
West Orange Township	155.20	72		26 WEDGEWOOD DRIVE	SENEK, SHELDON II & KRYSTA	26 WEDGEWOOD DR	WEST ORANGE, NJ	07052
West Orange Township	155.20	73		28 WEDGEWOOD DRIVE	VARGAS, KEVIN & JACQUELYN	28 WEDGEWOOD DRIVE	WEST ORANGE, NJ	07052
West Orange Township	155.20	74		1-M BUCKINGHAM ROAD	STAVRINOU, CHRISTINA	1-M BUCKINGHAM ROAD	WEST ORANGE, N.J.	07052
West Orange Township	155.20	75		1-K BUCKINGHAM ROAD	LITTLE TRUST, DIANE B.	1K BUCKINGTON ROAD	WEST ORANGE,NJ	07052
West Orange Township	155.20	76		1-J BUCKINGHAM ROAD	LIM, FRANK & LILY	1-J BUCKINGHAM RD	WEST ORANGE N J	07052
West Orange Township	155.20	77		1-H BUCKINGHAM ROAD	MOROCHO, FLAVIO S & JESSICA J	1-H BUCKINGHAM ROAD	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	155.20	78		1-G BUCKINGHAM ROAD	ATANACIO, PAULINO & LYDITA	1-G BUCKINGHAM ROAD	WEST ORANGE, N.J.	07052
West Orange Township	155.20	79		1-F BUCKINGHAM ROAD	DUKHI, LEON & BACCHUS,N.	1-F BUCKINGHAM ROAD	WEST ORANGE, NJ	07052
West Orange Township	155.20	80		1-E BUCKINGHAM ROAD	RAY, NAKIA	1-E BUCKINGHAM ROAD	WEST ORANGE, NJ	07052
West Orange Township	155.20	81		1-C BUCKINGHAM ROAD	NOVICK, ROBT & LYNDA	1C BUCKINGHAM RD.	WEST ORANGE, N.J.	07052
West Orange Township	155.20	82		1-B BUCKINGHAM ROAD	JEFFRIES,GENEVIEVE & JAMISON,VIVIAN	1B BUCKINGHAM ROAD	WEST ORANGE, N.J.	07052
West Orange Township	155.20	83		1-A BUCKINGHAM ROAD	BAPTISTE, JAMESLEE & NEA, ANTULIA	1- A BUCKINGHAM RD	WEST ORANGE NJ	07052
West Orange Township	155.21	40		495 PROSPECT AVENUE	CLPF ESSEX GREEN LLC,%LEVIN MANAGME	PO BOX 326	PLAINFIELD, NJ	07061
West Orange Township	156	1		PROSPECT & MT. PLEASANT	ESSEX COUNTY COUNTRY CLUB	350 MT. PLEASANT AVENUE	WEST ORANGE, N.J.	07052

Buffer Report - Map



PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

ATTACHMENT D

PROPERTY DOCUMENTS

 No Payments pending Details

Name	P.S. ELECTRIC & GAS CO.
Block/Lot/Qualifier	00155 / 00026 01 /
Property Location	325 MT PLEASANT AVENUE
Postal Address	150 CIRCLE AVENUE, CLIFTON NJ, 07011
Class Code	4A
Land Value	\$6,176,000
Improved Value	\$824,000
Net Tax Value	\$7,000,000
Has Lien	 No
AutoPay	☐

 Payment

Interest Thru 04/15/24

(1) Select payment amount : *



No payments pending at this time

 History Details

Year	Period	Date Due	Billed Amount	Paid Amount	Balance
2024	2	05/01/2024	80,465.00	-80,465.00	 \$0.00
2024	1	02/01/2024	80,465.00	-80,465.00	 \$0.00

Public Service Electric and Gas Company

GEORGE BARKER
VICE-PRESIDENT IN CHARGE OF
REAL ESTATE AND PURCHASES
H. K. FORD
REAL ESTATE ASSISTANT
TO THE VICE-PRESIDENT

PUBLIC SERVICE TERMINAL
80 PARK PLACE, NEWARK, N. J.

July 16th, 1928.

176
about 1770 am

Mr. Charles M. Breder,
Secretary,

Dear Sir;

I am enclosing herewith for your files the
following document:

DEED from The Holland Company to Public
Service Electric and Gas Company,
dated May 31st, 1928.

The above deed covers premises at the northerly
corner of Mt. Pleasant and Prospect Avenues, West Orange, N.J.,
which premises were conveyed to The Holland Company by Mountain
Ridge Country Club, by deed dated March 12th, 1928, which deed
has heretofore been forwarded to your office and filed under
#315-E.

Kindly acknowledge receipt of the above document.

Yours very truly,

OFFICE OF
SECRETARY

Harry K. Ford
(HARRY K. FORD)
Real Estate Assistant
to the Vice-President

Received JUL 17 1928
TAM:WLB
Acknowledged.....
Referred to.....
Answered.....

RECEIVED AND FILED UNDER 315-E
SECRETARY'S OFFICE

THIS INDENTURE, made this thirty-first day of May, in the year of our Lord one thousand nine hundred and twenty-eight between THE HOLLAND COMPANY, a corporation of the State of New Jersey, of the first part, and PUBLIC SERVICE ELECTRIC AND GAS COMPANY, also a corporation of said State, of the second part;

WITNESSETH, That the said party of the first part for a good and sufficient consideration to it thereunto moving, as well as the payment of One Dollar (\$1.00) lawful money of the United States of America by the said party of the second part to the said party of the first part paid, the receipt of which is hereby acknowledged, hath granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents doth grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said party of the second part, its successors and assigns;

ALL that certain tract or parcel of land situate, lying and being in the Town of West Orange, in the County of Essex and State of New Jersey, which according to a survey thereof made by Borrie and Kreiner, Surveyors, dated January twelfth, nineteen hundred and twenty-eight, and amended January twenty-seventh, nineteen hundred and twenty-eight, is bounded and described as follows;

BEGINNING at the point formed by the intersection of the northeasterly line of Mt. Pleasant Avenue with the northwesterly line of Prospect Avenue; and from said point of beginning running along the said northwesterly line of Prospect Avenue north thirty-six (36) degrees twenty-one (21) minutes east three hundred eighty-one and thirty-seven one-hundredths feet (381.37') to a point of curve therein; thence on a curve to the left, having a radius of five hundred sixty-nine and sixty-two one-hundredths feet (569.62'), a distance of one hundred fifty-five and seventy-five one-hundredths feet (155.75') to a point of tangent therein (the chord of said arc runs north twenty-eight (28) degrees thirty-one (31) minutes east one hundred fifty-five and twenty-seven one-hundredths feet (155.27')); thence still along line of said Avenue north twenty (20) de-

grees forty-one (41) minutes east four hundred twenty-three and sixty-two
 one-hundredths feet (423.62') thence still along same north twenty-three
 (23) degrees thirty-two (32) minutes east one thousand four hundred seven-
 teen and nineteen one-hundredths feet (1417.19'); thence still along same
 north twenty-six (26) degrees thirty-two (32) minutes east one hundred
 fifty-three and eleven one-hundredths feet (153.11'); thence still along
 same north twenty-seven (27) degrees forty-five (45) minutes thirty (30)
 seconds east two hundred thirty-two and sixty-eight one-hundredths feet
 (232.68') to a point of curve therein; thence on a curve to the right,
 having a radius of two thousand five hundred twenty-five and fifty one-
 hundredths feet (2525.50'), a distance of four hundred twelve and thirteen
 one-hundredths feet (412.13') to a point of tangent therein (chord of said
 arc runs north thirty-two (32) degrees twenty-six (26) minutes east four
 hundred eleven and sixty-eight one-hundredths feet (411.68')); thence still
 along the line of said Avenue north thirty-seven (37) degrees six (06)
 minutes thirty (30) seconds east two hundred ninety-two and thirty-one one-
 hundredths feet (292.31') to a point of curve therein; thence on a curve
 to the left, having a radius of nine hundred seventy feet (970'), a dis-
 tance of one hundred eighty and fifty-eight one-hundredths feet (180.58')
 to a point of tangent therein (the chord of said arc runs north thirty-one
 (31) degrees forty-six (46) minutes thirty (30) seconds east one hundred
 eighty and thirty-two one-hundredths feet (180.32')); thence still along
 the line of said Avenue north twenty-six (26) degrees twenty-six (26) min-
 utes thirty (30) seconds east thirty-six and ninety-two one-hundredths
 feet (36.92') to a point of curve therein; thence on a curve to the left,
 having a radius of four hundred eighty-six feet (486'), a distance of
 eighty-nine and ninety-one one-hundredths feet (89.91') (the chord of said
 arc runs north twenty-one (21) degrees eight (08) minutes thirty (30)
 seconds east eighty-nine and seventy-eight one-hundredths feet (89.78')) to
 the line of lands now or formerly belonging to Blackburn Realty Company;
 thence along the line of last mentioned lands north sixty-nine (69) de-
 grees seventeen (17) minutes thirty (30) seconds west one thousand two

hundred thirty-five and five one-hundredths feet (1235.05') to a cross on
 a rock marking an angle in said ^{line of} lands; thence still along same north
 forty (40) degrees fifty-three (53) minutes thirty (30) seconds west four
 hundred seven and twenty-two one-hundredths feet (407.22') to another
 angle in said ^{line of} lands; thence still along same north twenty-one (21) degrees
 twenty-three (23) minutes thirty (30) seconds west one hundred eighty and
 twenty-nine one-hundredths feet (180.29') to the middle of a brook; thence
 through the middle of the brook and along lands now or formerly belonging
 to Blackburn Realty Company the following nine (9) courses ^{numbered 3 to 11 inclusive} (1) north
 fifty-eight (58) degrees twenty-five (25) minutes west forty-six and for-
 ty-five one-hundredths feet (45.45'); (2) north eighty-nine (89) degrees
 thirteen (13) minutes thirty (30) seconds west thirty-four and twenty-two
 one-hundredths feet (34.22'); (3) south seventy-eight (78) degrees two
 (02) minutes thirty (30) seconds west thirty-six and fifty one-hundredths
 feet (36.50'); (4) north sixty-five (65) degrees two (02) minutes thirty
 (30) seconds west forty-four and seventy one-hundredths feet (44.70'); (5)
 north sixty-one (61) degrees four (04) minutes west one hundred thirty-
 six and forty-seven one-hundredths feet (136.47'); (6) north fifty-five
 (55) degrees twenty-five (25) minutes thirty (30) seconds west one hundred
 eleven and twenty-five one-hundredths feet (111.25'); (7) north twenty-
 six (26) degrees fifty-one (51) minutes thirty (30) seconds west one hun-
 dred fifty and six one-hundredths feet (150.06'); (8) north fifty-three
 (53) degrees nineteen (19) minutes thirty (30) seconds west fifty-five
 and fifty one-hundredths feet (55.50'); and (9) south eighty-eight (88)
 degrees twenty-one (21) minutes west forty-seven and seven one-hundredths
 feet (47.07') to the southeasterly line of lands described in the first
 tract of a deed to Edward L. Dodd, which deed is recorded in Book A-50 of
 Deeds for Essex County, pages 445, etc., thence ²² along said southeasterly
 line of said lands south thirty-five (35) degrees thirty-four (34) min-
 utes thirty (30) seconds west nine hundred nineteen and seventy one-hun-
 dredths feet (919.70') to a stake at the point of intersection of the

said southeasterly line of the first tract and the northeasterly line of the second tract described in said deed; thence along the northeasterly line of the second tract south sixty-two (62) degrees forty-nine (49) minutes thirty (30) seconds east two hundred nine and sixty one-hundredths feet (209.60'); thence still along same south twenty-nine (29) degrees fifty-eight (58) minutes thirty (30) seconds east two hundred seventy-nine and twenty-one-hundredths feet (279.20') to the southeasterly line thereof; thence along same south thirty-five (35) degrees forty-four (44) minutes twenty (20) seconds west twenty and sixty-three one-hundredths feet (20.63') to the middle of a brook; thence through the middle of the brook which forms the southwesterly boundary of land now or formerly belonging to Edward L. Dodd the following seven (7) courses: (1) north seventy-two (72) degrees no (00) minutes fifteen (15) seconds west eighty-two and forty-two one-hundredths feet (82.42'); (2) north thirteen (13) degrees forty-nine (49) minutes thirty-five (35) seconds west fifty-six and sixty-three one-hundredths feet (56.63'); (3) north sixty-seven (67) degrees twenty-three (23) minutes twenty-five (25) seconds west thirty-two and thirty-one one-hundredths feet (32.31'); (4) north thirteen (13) degrees thirty-five (35) minutes fifty-one (51) seconds west one hundred thirty-nine and nineteen one-hundredths feet (139.19'); (5) north seventy-eight (78) degrees seven (07) minutes fifteen (15) seconds west eighty-four and eighty-seven one-hundredths feet (84.87'); (6) north nine (09) degrees fifty (50) minutes fifty-five (55) seconds west thirty-six and fourteen one-hundredths feet (36.14'); and (7) north fifty-eight (58) degrees twenty-six (26) minutes eleven (11) seconds west ninety-nine and eighty-six one-hundredths feet (99.86') to a point in the aforesaid southeasterly line of lands described as the first tract in said deed to Edward L. Dodd, which point is distant twenty-five and sixty one-hundredths feet (25.60') as measured on a course of south thirty-five (35) degrees thirty-four (34) minutes thirty (30) seconds west from the stake at the intersection of the southeasterly line of said first tract with the northeasterly line of the

second tract in said deed; thence still along the southeasterly line of lands described as the first tract in said deed to Edward L. Dodd south thirty-five (35) degrees thirty-four (34) minutes thirty (30) seconds west four hundred and one and thirty-three one-hundredths feet (401.33') to the northeasterly line of land now or formerly belonging to William N. Williams; thence along the southeasterly line of lands now or formerly belonging to said William N. Williams, John K. Jones, and another parcel of land now or formerly belonging to William N. Williams south thirty-five (35) degrees fifty-seven (57) minutes thirty (30) seconds west seven hundred ninety-nine and eighty-six one-hundredths feet (799.86') to the line of lands supposed to be of the Estate of William N. Williams; thence along the same and the northeasterly line of lands of Lillian E. Hedden, formerly of Jonathan S. Williams, south fifty-four (54) degrees four (04) minutes east nine hundred thirty-nine and two one-hundredths feet (939.02') to the southeasterly line of lands formerly belonging to Jonathan S. Williams, now or recently of Lillian E. Hedden; thence along same south thirty-two (32) degrees forty-four (44) minutes west one thousand two hundred eighty-nine and fifty-nine one-hundredths feet (1289.59') to the northeasterly line of Mt. Pleasant Avenue; thence along same south forty-two (42) degrees twelve (12) minutes east two hundred fifty-nine and twenty-two one-hundredths feet (259.22'); thence still along same south forty-three (43) degrees seventeen (17) minutes east two hundred fifty-seven and three one-hundredths feet (257.03') to the line of lands now or formerly belonging to Theodore Williams; thence along same north forty-two (42) degrees thirty-seven (37) minutes east one hundred thirteen and forty-five one-hundredths feet (113.45'); thence still along same south fifty-one (51) degrees forty-six (46) minutes east fifty-five and seventeen one-hundredths feet (55.17'); thence still along same north thirty-two (32) degrees fifty-four (54) minutes east one hundred twenty-six and forty-three one-hundredths feet (126.43'); thence still along same south fifty-three (53) degrees twenty-five minutes (25) east four hundred ninety-six and twenty-six one-hundredths

feet (496.26'); thence along same south twenty (20) degrees forty-nine (49) minutes west three hundred twelve and thirty-two one-hundredths feet (312.32') to the aforesaid northeasterly line of Mt. Pleasant Avenue; and thence along same south fifty-eight (58) degrees forty-nine (49) minutes east seven hundred forty-five and eighty-six one-hundredths feet (745.86') to the aforesaid northwesterly line of Prospect Avenue and the place of BEGINNING.

It being understood, however, that there is excepted therefrom the right of neighboring owners, whatsoever the same may be, in brooks crossing and bounding the premises in question, and also the rights, if any, of the public in Prospect Avenue or Perry Lane; and whatever rights *a survey made by Berne and Keiser Surveyors dated January 12, 1928 and* may be lawfully acquired by reason of its being shown on said survey that

out → a house erected encroaches on the highway of Prospect Avenue two and fifteen one-hundredths feet (2.15') at the southerly end and six and sixteen one-hundredths feet (6.16') at the northerly end, a fence encroaches on property along the southeasterly line of lands ^{*now or formerly*} of Edward L. Dodd, and a fence also encroaches on property along the southeasterly line of lands ^{*now or formerly*} of John K. Jones and lands ^{*now or formerly*} of William N. Williams, and an old fence along the northeasterly line of lands ^{*now or formerly*} of William N. Williams, and a fence along the southeasterly line of lands ^{*now or formerly*} of Lillian E. Hedden encroaches at its southerly end at the northerly side of Mt. Pleasant Avenue four and fifty-seven one-hundredths feet (4.57'), and a fence along the northwesterly line of lands ^{*now or formerly*} of Theodore Williams encroaches three and twelve one-hundredths feet (3.12') at its southerly end at the northerly line of Mt. Pleasant Avenue, *and any and all other encroachments on the premises described* and the party of the second part accepts this conveyance subject to whatever rights or title may have accrued to any person or persons in view of the foregoing recited facts.

Being the same premises which Mountain Ridge Country Club by deed bearing date the twelfth day of March in the year of our Lord one thousand nine hundred and twenty-eight and recorded in the Register's Office of the County of Essex, N.J., on the 13th day of March, A.D., 1928 in Book 9-77 of Deeds for said County on pages 464-466, granted and conveyed unto the said The Holland Company in fee.

Subject, however, to a mortgage in the sum of \$310,000.00, bearing date the Twelfth day of March, in the year of our Lord one thousand nine hundred and twenty-eight, and recorded in the Register's Office of the County of Essex on the Thirteenth day of March, A. D., 1928, in Book K-63 of Mortgages, on pages 566-569

And also, subject to a lease from The Holland Company to Mountain Ridge Country Club, dated March 12th, 1928, which will expire March 12th, 1931.

TOGETHER with all and singular the improvements, woods, ways, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and of every part and parcel thereof; AND ALSO all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and equity of the said party of the first part, of, in and to the said premises and every part thereof with the appurtenances.

TO HAVE AND TO HOLD the said premises above described and all and singular the hereditaments and appurtenances unto the said party of the second part, its successors and assigns, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever, subject as aforesaid.

AND the said party of the first part, for itself and its successors, doth by these presents covenant, grant and agree to and with the said party of the second part, its successors and assigns, that it, the said party of the first part and its successors, all and singular the hereditaments and appurtenances above described and granted or mentioned and intended so to be, with the appurtenances to the said party of the second part, its successors and assigns, and against it, the said party of the first part and its successors, and against all and every person or persons whosoever lawfully claiming or to claim the same or any part thereof, by, from, through or under it, them or any of them, shall and will, subject as aforesaid, warrant and forever defend.

IN WITNESS WHEREOF, the said party of the first part hath here-
unto set its corporate seal and caused these presents to be signed by
its Vice-President and attested by its Secretary or Assistant Secretary;
dated the day and year first above written.

THE HOLLAND COMPANY,

By

George Barker

Vice-President.

(SEAL)

Attest:

Charles M. Breder

Secretary.

STATE OF NEW JERSEY)
: ss:
COUNTY OF ESSEX)

BE IT REMEMBERED THAT on this thirty-first day of May, in the year of our Lord one thousand nine hundred and twenty-eight, before me, a Notary Public of New Jersey, personally appeared GEORGE BARKER, who, I am satisfied is a Vice-President of THE HOLLAND COMPANY, the corporation in the foregoing deed or instrument named, and I having first made known to him the contents thereof, he acknowledged that he signed the same as such officer for and on behalf of said corporation, that the same was made by such corporation as its voluntary act and deed, and sealed with its corporate seal, by virtue of authority of its Board of Directors. All of which is hereby certified.

M. E. Shourds

Notary Public of New Jersey

(SEAL)

My Commission Expires May 11, 1933.

Received in the Register's Office of the County of Essex, N. J. on the 5th day of June A. D. 1928 at 10:33 o'clock in the forenoon, and Recorded in Book M-78 of Deeds for said County, on pages 167-170.

Howard S. Dodd

Register

ATTACHMENT E

ESCROW, APPLICATION & DIGITIZING FEES

	<u>FEE SCHEDULE</u>	
	25-55 ESCROW DEPOSIT	
1	Commercial / Industrial (2,501-20,000 sf)	\$ 2,500.00
2	Preparation of Resolution of Approval / Denial	\$ 750.00
	25-56 APPLICATION FEES	
	25-56.3 Site Plans - Nonresidential	
3	Preliminary Application	\$ 1,500.00
	Base Fee (Minimum)	\$ 300.00
	Plus Floor Area Fee (\$0.02 / s.f. x # s.f.) - N/A*	\$ -
	Plus Parking Space Fee (\$0.50 / space) - N/A	\$ -
	Plus Acreage Fee (\$50.00 / acre x 24 acres)	\$ 1,200.00
	*The fee shall be calculated by adding the base fee and one (1) of the three (3) remaining sub-fees.	
4	Final Application (1/2 of Preliminary Fee)	\$ 750.00
5	25-56.5.a "D" Variances (Nonresidential)	\$ 700.00
	Expansion of an existing non-conforming use	\$ 350.00
	Height Variance	\$ 350.00
6	25-56.5.b "C" Variances (Nonresidential)	\$ 500.00
	Lot Coverage	\$ 250.00
	Fence	\$ 250.00
7	25-56.6 Digitizing Fee (Other) - All Other Use Variances NJSA 40:55D-70d	\$ 500.00

ATTACHMENT F

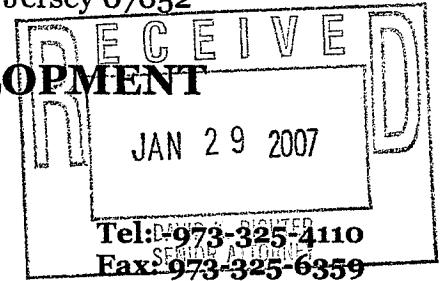
PRIOR RESOLUTIONS OF APPROVAL



TOWNSHIP OF WEST ORANGE

66 Main Street, West Orange, New Jersey 07052

PLANNING AND DEVELOPMENT



John F. McKeon
Mayor

SUSAN BORG A.I.A.
Planning Director

January 25, 2007

David Richter
80 Park Plaza T-5
Newark, NJ 07102

Re: ZB-06-40/PSE&G
Block: 155; Lot: 26.01; Zone: O-R
325 Mt. Pleasant Avenue
Seeking "C" and "D" variances for upgrades to switching station.

Dear Mr. Richters:

Enclosed is a copy of the resolution adopted at the January 22, 2007 Zoning Board of Adjustment Meeting for the above-referenced property.

In addition, an Affidavit of Compliance as referenced in the resolution is enclosed. Please complete and submit this document after completing all conditions in the resolution.

If I may be of further assistance, please contact me at (973) 325-4110.

Very truly yours,


Bambi Marchigano
Planning Department

Enclosure
G:\ZONING.BRD\WPICORRESPO\2006\Resolution letter\ZB-06-40 PSEG.rtf

BOARD OF ADJUSTMENT OF THE TOWNSHIP OF WEST ORANGE
RESOLUTION
ZB-06-40

WHEREAS, Public Service Electric and Gas Company, (the "Applicant"), maintaining an office at 80 Park Plaza, Newark, New Jersey 07102, applied to the West Orange Zoning Board of Adjustment (the "Board") as owner of an existing West Orange electrical switching station located at the intersection of Mount Pleasant Ave. and Prospect Avenue in the Township of West Orange, known and designated as Block 155, Lot 26.01 on the Township of West Orange tax map, sheet 38.03 (the "Property") in the OR-Zone for preliminary and final site plan approval with two "D" use variances, one for an expansion of a non-conforming use one for the height of structures that exceeds the permitted height by more than 10% and one "C" bulk variance for an eight foot fence where six feet is permitted by Ordinance; and

WHEREAS, the proposed facilities are an expansion of the existing utility facilities currently located on the Property as well as the installation of four (4) seventy (70) foot high lightning masts and the Property consists of 23.362 acres and is located in the O-R Zone; and

WHEREAS, the Applicant presented proof that adequate notice of the hearing on said application was published in the West Orange Chronicle, one of the official newspapers of the Board, and

WHEREAS, the Applicant submitted proof of service of notice of the hearing upon all property owners within 200 feet of the property and all other required to receive notice; and

WHEREAS, the application was heard at a public meeting of the Board on January 22, 2007; and

WHEREAS, the Applicant made its presentation through David K. Richter, Esq, as their attorney, and submissions included A-1 Site Plan dated August 7, 2006 signed by David C. Coleman, Professional Land Surveyor and Ronald J. Tkach, Licensed Professional Engineer, A-2 Lighting Plan dated November 6, 2006; A-3 Landscape plan dated October 2006 by Roy Dunn; A-4 West Orange Load Pocket Diagram; A-5 West Orange Load Pocket Values; A-6 West Orange Voltage for August 2004-2006; A-7 Elevation Views and Details dated August 7, 2006; and

WHEREAS, the Applicant presented various witnesses, who included Esam A. F. Khadr, PSE&G's Manager of Electric Delivery Planning who is an electrical engineer , who was recognized by the Board as such testified that the proposed facilities are required by PJM (Pennsylvania-Jersey-Maryland) Interconnection, L.L.C., a Regional Transmission Organization in order to raise the voltage levels in West Orange and the surrounding areas and to provide safe and reliable electricity to the residents of West Orange;

WHEREAS, the applicant presented William T. Walsh, the Project Manager, who testified regarding the construction schedule and the location of the facilities on the Property;

WHEREAS, the applicant also presented Mark T. DeVoti, a certified protection professional, certified by ASIS International, PSE&G's Special Services Manager, who testified to the need for the 8-foot high fence and

WHEREAS, the applicant also presented Ronald J. Tkach, Licensed Professional Planner, who was recognized by the Board as such, who satisfied the positive and negative criteria needed for bulk variances and the use variances by testifying that this utility facility is an inherently beneficial use, that there would be no negative impact to the surrounding areas and that the project would not substantially impair the West Orange Zone Plan or the Zoning Ordinances or impact on the public safety and welfare; and

WHEREAS, the Board considered a report submitted by Susan Borg, Township Planner and;

WHEREAS, the Board considered a report submitted by Deborah H. Cerbone, P.P., C.L.A., Landscape Architect said report dated January 9, 2007; and

WHEREAS, it was brought to the attention of the Board that in 1988 this Board adopted a resolution for this site granting a use variance to install a 13kV feeder, being an expansion of a non-conforming use with a non-conforming setback of 60' when 75' is required; and

WHEREAS, it was brought to the attention of the Board that in 1992 the Board adopted a resolution for this site granting Applicant a variance to construct a 188' tower to replace existing tower; and

WHEREAS, it was brought to the attention of the Board that in 1997 the Board adopted a resolution for this site granting Applicant a use variance to construct five concrete storage bins and an L-shaped 50' X 100' concrete pad with a 50' X 50' prefabricated cover, being an expansion of a non-conforming use; and

WHEREAS, there was no public questions, and

- E. Applicant also seeks a variance pursuant to N.J.S.A. 40:55D-70(d)(6) for the height of the lightning masts where the masts are proposed at 70 feet and the Ordinance permits a maximum height of 35-feet.
- F. The Applicant also seeks a variance pursuant to N.J.S.A. 40:55D-70(c)(2) because the proposed height of the security fence is eight (8) feet which exceeds the permitted height of fences of six (6) feet.
- G. Applicant also seeks preliminary and final site plan approval.
- H. Due to the nature of the proposed use, the design of the site and proposed improvements, and the onsite operational management of the facility, there will be no adverse impact to the health, safety or welfare of the existing residents in the area or the surrounding area.
- I. Upon completion of all site improvements, and landscaping, that there will be no deterioration of the neighborhood or surrounding area.
- J. Proposed use will provide increased reliability to the electric grid which will inure to the benefit of the general public. Therefore, the proposed use is an inherently beneficial use.
- K. The location is particularly well suited for the intended purposes and has been in use for over 75 years as a switching station.
- L. The existing character of the site will be maintained and the proposed improvements will upgrade the facility and will not negatively impact on the neighborhood or surrounding area.

- M. The proposed improvements will inure to the benefit of the general public and will promote the public good and welfare and have no negative impact on the surrounding area.
- N. The site plan and proposed variances are such that there will be no adverse impact to the health, safety or welfare of the existing residents in the area, or to passersby, or to the surrounding area.
- O. The purposes of the Municipal Land Use Law will be advanced by the approval of the site plan and the granting of the said use variances.
- P. The granting of said variances will not substantially impair the general purposes and intent of the West Orange Zoning Plan, Master plan or zoning ordinances of West Orange.
- Q. The benefits of said variances will substantially outweigh any detriment and will not negatively impact on the surrounding properties and neighborhood.
- R. The project as depicted on the site plan with granting of the variances is not out of character with the area, will enhance the utility of the property, and will considerably enhance the neighborhood and benefit the general welfare of the general public and surrounding area.
- S. There will no substantial detriment to the public good.

A motion to grant Applicant two use variances for expansion of a non-conforming use and for the height of the lightning masts allow, and to grant a variance for an eight (8) foot high fence; and to grant preliminary and final site

plan approval was made by Mr. Neuer and seconded by Mr. Bullock and voted upon as follows:

<u>Ayes</u>	<u>Nays</u>	<u>Abstentions</u>
Brunelle Yes		
Bullock Yes		
Nuer Yes		
Spango Yes		
Steinhart Yes		
Sussman Yes		
Ricci Yes		0

NOW, THEREFORE, BE IT RESOLVED, that the Zoning Board of Adjustment of the Township of West Orange, based upon the Findings of Fact and Conclusions aforesaid, and upon the laws established in the State of New Jersey, hereby grants unto Public Service Electric and Gas Company two use variances for expansion of a non-conforming use and for the height of the lightning masts, and hereby grants a variance to permit an eight (8) foot high fence; and hereby grants preliminary and final site plan approval for the upgrade of utility facilities at the West Orange Switching Station; and

BE IT FURTHER RESOLVED, that the grant of said variances and site plan approval shall be conditioned upon the Applicant's full and complete satisfaction of the following conditions:

1. Applicant shall make necessary repairs to the brick pillars along the fence line on Prospect Avenue and shall paint the fence forest green or black. These repairs

shall be completed by May 1, 2007 and shall not be a pre-condition of a building permit. These repairs shall be completed to the satisfaction of the Township Planner and Engineer.

2. Applicant shall obtain Essex County Planning Board Approval or a letter indicating that an application to Essex County Planning Board is not required. Applicant shall execute prior to issuance of a Certificate of Approval/Occupancy, an Affidavit of Compliance certifying they have fulfilled all required conditions, which shall be to the reasonable satisfaction of the Township Planner, Department of Engineering, and Township Building Department.

4. The Applicant shall comply with all of the recommendations of the Board's landscape architect as described in her report dated January 9, 2007;

5. Applicant will examine the grass outside the fence as seen on Mt. Pleasant Avenue and Prospect Avenue and will seed where necessary and will also keep it weeded and or mowed.

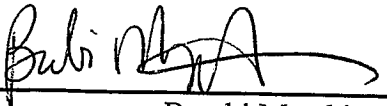
MOVED BY: Neuer

SECONDED BY: Sussman

THOSE IN FAVOR: 7

THOSE OPPOSED: 0

ABSTENTIONS:


Bambi Marchigano
Zoning Board Secretary

TOWNSHIP OF WEST ORANGE
AFFIDAVIT OF COMPLIANCE
MUST BE SIGNED BEFORE C.O. OR C.C.O. IS ISSUED

Name: _____

Address: _____

Zoning Board of Adjustment/ Planning Board Application # _____

Property Address: _____

Block: _____, Lot: _____, Zone: _____

Date Resolution Adopted: _____

I, the applicant do hereby certify that all the conditions of the resolution stated in the above referenced application have been met. I do understand that if any of the foregoing is false, I will be subject to penalties and/or fines as per Township and State Ordinance. Furthermore, I understand I must contact the Township Zoning Official, Geniece Gary-Adams at (973) 325-4119, to review and approve that all conditions in the resolution have been satisfied.

Applicant's Signature

Date

Sworn to before me.

Notary Public Signature & Seal

Date

I have inspected this application and certify that all the work is in compliance with the conditions set forth in the resolution and the approved signed plans.

Approved by Zoning Official: _____

Signature (Geniece Gary-Adams)

Date

**ZONING BOARD OF ADJUSTMENT OF
THE TOWNSHIP OF WEST ORANGE**

RESOLUTION

ZB-16-15 (PSE&G)

WHEREAS, Public Service Electric & Gas Company (PSE&G) with an address at 4000 Hadley Road, 2nd floor, South Plainfield, NJ 07080, owner of the property located at 325 Mount Pleasant Avenue, West Orange, New Jersey 07052, (the "Applicant") known as Block 155, Lot 26.01 on the Tax Map of the Township of West Orange, located in the O-R zone, filed an application with the West Orange Zoning Board of Adjustment ("Board"), for site plan approval with a "D-2" variance for expansion of a non-conforming use and a "D-6" height variance for the installation of three(3) foundations to support a new 73.5' tall H-Frame Structure (when only 35 feet in height is permitted); and disconnect switch at its existing electrical substation facility located at the intersection of Prospect Avenue and Mt. Pleasant Avenue in the township; and

WHEREAS, the Applicant presented proof that adequate notice of the hearing on the application was published in the West Orange Chronicle, one of the official newspapers of the Board; and

WHEREAS, the Applicant submitted proof of notice of the hearing upon all property owners within 200 feet of the property and all others required to receive notice; and

WHEREAS, the Application was heard at a public meeting of the Board held on February 16, 2017; and

WHEREAS, the Applicant was represented by attorney Glen Kienz, Esq.; and

WHEREAS, Board members Bruce Buechler and Dr. Straker were recused from this application and did not participate; and

WHEREAS, attorney for the Applicant Glen Kienz, Esq. addressed the issue of installation of sidewalks on the property which was the subject of a 2009 approval from the Board for this property, Mr. Kienz responded that originally the Count of Essex did not want sidewalks installed, but on the current application to the Essex County Planning Board for this application, the County requested that the sidewalks be installed, but approval will also be needed from the State of New Jersey; and

WHEREAS, the Applicant offered the testimony of John Mele, a licensed professional engineer and planner in the State of New Jersey, who was accepted by the Board as such, Mr. Mele introduced an aerial photograph of the site, and pointed out where the new H frame, which will be the same height as the existing H frames, that all construction trailers will be removed within seventy-two (72) hours of receipt of a

certificate of occupancy for the structure and that the requested variances could be granted without impairment to the zone plan or zoning ordinance; and

WHEREAS, at the hearing the following exhibits were marked into evidence:

A-1 Letter from Essex County Planning Board date February 15, 2017;

A-2 Aerial Photograph of Site;

WHEREAS, the Board considered the January 18, 2017 and January 30, 2017 reports of Paul Grygiel, Acting Township Planner; and

WHEREAS, Mr. Robert Rashkes, 35 Oak Crest Road, West Orange New Jersey questioned the Applicant's attorney and made a public comment that the Township should receive all correspondence from PSE&G regarding the sidewalks.

NOW THEREFORE the Board hereby makes the following Findings of Fact and Conclusions of Law:

1. The subject property is Block 155, Lot 26.01 and located in the O-R zone.
2. The Applicant seeks site plan approval with a "D-2" variance for expansion of a non-conforming use and a "D-6" height variance for the installation of three (3) foundations to support a new 73.5' tall H-Frame

Structure and disconnect switch at its existing electrical substation facility.

3. While not a statutory inherently beneficial use, the electrical substation serves an important public purpose, and has been pre-existing at the current location for many years.
4. The proposed additional structure is the same height as existing structures.
5. The proposed structures are part of a plan to increase redundancy in the electrical system to prevent electrical outages.
6. The Applicant demonstrated that the "D-2" and "D-6" variances could be granted without substantial detriment to the public good and that then benefits of the deviation will substantially outweigh any potential detriments, and granting the variances will not substantially impair the intent and purpose of the zoning plan and zoning ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Zoning Board of the Township of West Orange, that the within application of PSE&G, as set forth hereinabove, is hereby approved, granting the Applicant site plan approval with "D-2" variance for the expansion of a non-conforming use and a "D-6" for the installation of three (3) foundations to support a new 73.5'

tall H-Frame Structure and disconnect switch at its existing electrical substation facility.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the above cited approvals are subject to the following conditions:

1. The Applicant must file an application to install sidewalks on Mt. Pleasant Avenue and Prospect Avenue with the State of New Jersey Department of Transportation and the County of Essex within three (3) months of the date of this resolution.
2. If approval of the State of New Jersey and the County of Essex to install the sidewalks is received, the Applicant must install the sidewalks or contribute sufficient funds to have the Township install the sidewalks.
3. Applicant will work with the Township Planner to regarding the installation of trees or shrubs along the fence on Mt. Pleasant and Prospect Avenue.

A motion to grant the Application as set forth above was made by Mr. Neuer and seconded by Ms. Gabry and voted upon as follows:

	Ayes	Nays	Abstentions
Gabry	Aye		
Nash	Aye		
Quentzel	Aye		
Sanders	Aye		

Sussman Aye
Weiss Aye
Neuer Aye

I hereby certify that the foregoing Resolution was adopted by the Zoning Board of Adjustment of the Township of West Orange at its meeting of March 16, 2017 and that said Resolution memorializes the action of the Zoning Board taken at its meeting held on February 16, 2017 granting the application by a vote of 7 in favor, 0 against and 0 abstentions.

Moved: Quentzel

Seconded: Sussman

Those in Favor 6

Those Opposed: 0

Abstention: 0

Adopted: March 16, 2017

 3/17/17

Rose DeSena
Zoning Board Secretary

ATTACHMENT G

COAH DOCUMENTATION

STATE OF NEW JERSEY
NON-RESIDENTIAL DEVELOPMENT FEE CERTIFICATION/EXEMPTION

SECTION A (To be completed by developer):

Developer

Name of Developer:	Public Service Electric and Gas Company (PSE&G)		
Address:	4000 Hadley Road, South Plainfield, NJ		
Phone:	(848) 210-0195	Fax:	
E-mail:	Robert.Pollock@pseg.com		

Property Location

County:	Essex	Municipality:	West Orange	Block:	155	Lot:	26.01	Qual.:	
Street Address:	325 Mount Pleasant Avenue								
Date(s) on which Developer received preliminary and/or final site plan approval:									
Construction Permit Application Number:									
Date on which Developer first sought construction or demolition permit (section 37 of P.L. 2008 c.46):									

Exempt From or Not Subject to Fee [Section Citation of P.L. 2008 c. 46(C. 40:55D-8.1 et seq.) Check one if appropriate]

☐ Non-profit Educational Purposes [35b] ☐ House of Worship [35b] ☐ Parking lots and structures [35b.(1)] ☐ Non-profit hospital relocation or improvement [35b.(3)] ☐ State, County, and local government buildings ☐ Approval granted prior to July 1, 2013 [37a. (1,3-5)]	☐ Transit Hub [35b.(4)] ☐ Transit Village [35b.(6)] ☐ Transit Hub-Light Rail [35b.(5)] ☐ Public amenity (recreational, community, senior centers) [35b.(2)] (Attach Planning Board approval) ☒ Commercial Farm or Use Group U Buildings and Structures
---	--

Non exempt status [Section citation] Check one if appropriate

☐ Prior payment or commitment for low and moderate income housing [37c]	Amount paid: \$
☐ Non-residential planned development, subject to a development or redevelopment agreement entitled to a 1% fee [37a.(2)]	
☐ Full Fee Due (2.5%)	

IF AN EXEMPTION OR REDUCED PAYMENT AMOUNT IS CLAIMED, THE DEVELOPER SHOULD ATTACH
SUBSTANTIATION FOR THE CLAIM.

I, the undersigned, understand that this declaration and its contents may be disclosed or provided to the State of New Jersey and that any false statement contained herein may be punished by fine, imprisonment, or both. I further declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete.

Signature of Developer:			
Name:	By: Robert Pollock, Public Service Electric and Gas Company		
Title:	Director, Environmental Projects and Permitting	Date:	5/10/24

SECTION B (To be completed by assessor):

	Estimated			Final	
Assessed Value	\$	E1		\$	F1
Director's Ratio		% E2		%	F2
Equalized Assessed Value	\$	E3		\$	F3
Existing Equalized Assessed Value – If new construction, use \$0.00/NA.	\$	E4		\$	F4
Amount on Which Fee is Calculated	\$	E5 (E3-E4)		\$	F5 (F3-F4)
Non-residential Development Fee	\$	E6 (E5 X 2.5%)		\$	F6 (F5 x 2.5%)

Signature of Assessor:	Date
Name:	Exempt: ☐

SECTION C (To be completed by municipality)

Payment Amount: \$	Amount should equal E6 or F6
Payment received by (name):	
Signature:	
Name:	
Title:	Date:

Terms Defined:

“Non-profit educational purposes,” means property which is tax exempt pursuant to N.J.S.A. 54:4-3.6

An exempt “amenity” is an element “to be made available to the public, including, but not limited to, recreational facilities, community centers, and senior centers, which are developed in conjunction with or funded by a non-residential developer.” If claiming this exemption attach Planning Board approval.

“Urban transit hub” means property located within a 1/2 mile radius surrounding the mid point of a New Jersey Transit Corporation, Port Authority Transit Corporation or Port Authority Trans-Hudson Corporation rail station platform area. A property that is partially included within the radius shall only be considered part of the hub if over 50 percent of its land area falls within the radius. “Rail station” shall not include any rail station located in an international airport. Maps of Urban Transit Hubs can be found at

http://www.njeda.com/web/Aspx_pg/Templates/Npic_Text.aspx?Doc_Id=888&menuid=1295&tpid=718&levelid=6&miid=1175

A “Transit Village” is an area in a municipality that has been designated by the State inter-agency Transit Village Task Force. More information on Transit Villages can be found at <http://www.state.nj.us/transportation/community/village/>.

For Developers:

Developer completes Section A (except Construction Permit Application number) and submits with Construction Permit Application. Prior to claiming an exemption, credit, or 1% fee, the Developer should review the referenced statute and verify that it applies. If a reduced fee amount (1%) or credit is being claimed, substantiation of the claim (dated prior to the effective date of the Act) shall be provided and attached to the certificate, i.e., the redevelopment agreement, general plan approval, developer’s agreement, or proof of prior commitment of payment toward low and moderate income housing.

For Construction Official:

Construction Official to verify that Section A is fully completed and that property and contact information are same as those on the construction permit application, and fills in “Construction Permit Application Number.” Construction Official verifies that the form is signed by the Developer. If accurate and complete, Construction Official forwards original form to Assessor. If not accurate and complete, Construction Official shall refuse to accept it and return it to the applicant. Copies of all forms where the Developer claims an exemption should be sent to the Department of Community Affairs, 101 S. Broad Street, P.O. Box 806, Trenton, NJ 08625 Attn: Non-Residential Development Fee Coordinator.

For Assessor:

If an exemption is claimed by the Developer, the Assessor shall determine if the claimed exemption is justified. If the property is exempt, the Assessor shall check the “exempt” box at the bottom of Section B, sign and provide the original signed Form N-RDF to the Construction Official and a copy to the Developer. If not exempt, the Assessor, based on review of plans and conceptualls submitted with Construction Permit Application, prepares estimated assessment of property. Assessor completes “Estimated” column of Section B (E1-E5) to determine estimated non-residential development fee due (E6). If the development is new construction, then E4 and F4 should equal \$0, if the development is situated on real property that was previously developed with a building, structure, or other improvement, E4 and F4, should show the existing equalized assessed value of the property as of the date listed in section A when the construction or demolition permit was first sought. Assessor provides a copy of the estimate to the Construction Official and the Developer, retains original. The Construction Official’s copy is filed in the Construction Permit Application File. Upon notification that the property is ready for a final assessment, the Assessor reviews the estimate, performs a final assessment and completes Section B, “Final” column (F1-F5) to determine final fee, F6.

For Payment Recipient and Construction Official:

Assessor signs and provides original to Construction Official, who files in the Construction Permit Application file; Assessor provides copy to the Developer for use when making payment. If the municipality has a COAH approved Housing Trust Fund and Spending Plan, payment is to be remitted to the town and Section C, to be completed as receipt of payment. If payment is being made through Treasury, Developer to input information electronically and receive confirmation in similar format. When preparing to issue Certificate of Occupancy (CO), Construction Official to compare Developer’s receipt to copy in Construction Permit File, and if they match, issues the CO. If the fee imposed is being contested, the payment must equal E6; if not contested, payment must equal F6. If payment does not match the final or the estimated fee, a CO will not be issued. (For a limited period after the enactment of P.L. 2008, c. 46, the amount listed in E6 and F6 may differ from the fee paid, if the Developer is entitled to a credit pursuant to section 37 c. of P.L. 2008 c. 46 or payment of a 1% fee pursuant to section 37 a. of P.L. 2008 c. 46). This credit or reduced fee will be indicated in Section A. Where payments are made to the State of New Jersey and the developer claims a 1% fee, or a credit for prior payments, payments should be remitted to Department of Community Affairs, Division of Codes and Standards, PO Box 802, Trenton NJ 08625-0802, Attn: Non-Residential Development Fee Coordinator.

ATTACHMENT H

TREE REMOVAL AND REPLACEMENT APPLICATION



Township of West Orange

Application for Tree Removal and Replacement Permit

DEAD TREES AS LONG AS THEY ARE NOT WITHIN 2' OF A PROPERTY LINE, DO NOT REQUIRE THE ISSUANCE OF A TREE REMOVAL PERMIT, HOWEVER, A TREE REMOVAL EXEMPTION FORM MUST BE FILED 5 DAYS PRIOR TO REMOVING A DEAD TREE.

ALL TREES ALIVE OR DEAD WITHIN 2' OF A PROPERTY LINE DO REQUIRE A PERMIT.

ALL questions must be answered for Applications to be considered COMPLETE

Application Date: May 15, 2024

This Application for a Tree Removal and Replacement Permit is made with reference to and the intent to comply with all applicable laws, rules and regulations, including the General Revised Ordinances of the Township of West Orange.

1. Name of Applicant: Public Service Electric and Gas Company (PSE&G) c/o Noreen Merainer
Street Address: 4000 Hadley Road
City/State/Zip: South Plainfield, NJ, 07080
Home Phone: N/A Work/Cell Phone: (908) 907-0767
Email: Noreen.Merainer@pseg.com
2. Location of Property Subject to Proposed Tree Removal Activity
Street Address: 325 Mount Pleasant Avenue, West Orange, NJ 07052
Block: 155 Lot: 26.01
3. Property Owner(s) of Record Public Service Electric and Gas Company (PSE&G)
Name of Owner: c/o Robert Pollock, Senior Director, Environmental Projects & Services
Street Address: 4000 Hadley Road
City/State/Zip: South Plainfield, NJ, 07080
Home Phone: N/A Work/Cell Phone: (848) 210-0195
Email: Robert.Pollock@pseg.com
4. Status of Applicant (Check One)
☐ Tenant ☐ Owner ☐ Contract Purchaser ☒ Other: Agent*

"If the Applicant is not the owner, attach hereto the notarized consent of the owner

***Refer to the enclosed Affidavit of Ownership**

- Yes ☒ No ☐ If yes, please state the dates and action taken or pending, identify the Township Agency who or is handling the matter, and enclose a copy of the resolution conserved by the Agency

- Refer to the Landscaping Plan and Notes & Details, Drawing Nos. L-01 and L-02, prepared by PS&S, LLC dated December 22, 2022.

- Refer to the Grading & Drainage Plan, Drawing No. 792790, prepared by Burns & McDonnell, dated January 26, 2024.

- Refer to the Tree Removal Plan and Notes & Details, Drawing Nos. TR-01, TR-02, and TR-03 prepared by Paulus, Sokolowski and Sartor, LLC (PS&S) dated December 22, 2022.

- Refer to the Tree Removal Plan and Notes & Details, Drawing Nos. TR-01, TR-02, and TR-03, prepared by Paulus, Sokolowski and Sartor, LLC (PS&S) dated December 22, 2022.

- Installation of required bioretention basins.

- Contact Name To Be Determined

Business _____

Address _____

City/State/Zip

Work Phone: _____ Cell Phone: _____

Email: _____ NJTC Business Registration # _____

NJTC Business Registration #

13. List the Proposed date to commence tree removal: WINTER 2024/5
List the Proposed date to complete tree removal: _____

14. Attach proof of written notice to neighboring property owners sharing a mutual boundary that a tree or trees within 2' of any property boundary is proposed for removal.

{Attorney shall include with the Public Notice}

EXCEPTION – TREE EMERGENCY

Property owners may remove hazardous trees under emergency conditions prior to obtaining a tree removal permit or tree removal exemption providing.

Following the emergency removal of the tree or trees, the property owner or Agent shall apply for a **Tree Removal Exemption** at the Engineering Department within five (5) business days of the removal and shall provide written proof of the hazard by the Licensed Tree Expert or International Society of Arboriculture Certified Arborist at that time.

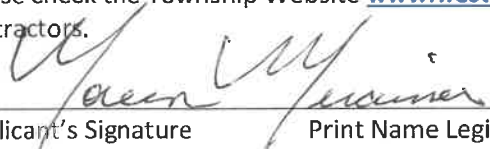
COMPLIANCE WITH THE “TREE EXPERTS AND TREE CARE OPERATORS LICENSING ACT” C.45:15C-H

Every company performing tree work in New Jersey must be either a Licensed Tree Expert or Licensed Tree Care Operator registered with the New Jersey Board of Tree Experts.

West Orange property owners are themselves permitted to conduct tree removal on their own property provided they apply for a **Tree Removal Permit** or **Tree Removal Exemption**, however, all tree removals conducted by a private entity for hire must be licensed by the New Jersey Board of Tree Experts and registered with West Orange Township.

It is understood that the undersigned may be subject to statutory penalties for each violation of the terms and conditions of the West Orange Tree Preservation, Removal and Replacement Ordinance. The undersigned agrees to post a copy of the **Tree Removal Permit** on the site and to present a copy for review upon request.

Please check the Township Website www.westorange.org for a completed listing of registered tree removal contractors.


Applicant's Signature Print Name Legibly Date 5/6/24
Public Service Electric and Gas Company (PSE&G) c/o Noreen Merainer

The **Definition of a Tree** per West Orange Ordinance #2177-08 is “a self-supporting perennial woody plant having a diameter of at least four inches measured at a point of 4.5 feet (or 54 inches) from the ground at the base of the tree on its uphill side and taller than 15’.

If you wish to view a complete copy of the Town Tree Protection Ordinance, log on to the E Town’s Website www.westorange.org . Hit the Government category. Scroll down under Township Clerk for the Municipal Code Book and open Chapter 25 Land Use Regulations. See section 25-27 Tree Protection and Removal.

ADDITIONAL QUESTIONS?

Please leave a message for the Forester at (973) 325-4015 or forester@westorange.org

For Administrative Purposes Only:

Numbers of trees approved for removal: _____ (living) _____ (dead/dying)

Number of trees to be replaced: _____

Additional replacement/preservation requirements: _____

Circle One: Basic Permit Fee \$25.00 Total Development Application Fee \$300.00 Total

Signature of Forester _____ Date _____

ATTACHMENT I

**REQUIREMENTS FOR VARIANCES AND REASONS FOR RELIEF
STATEMENT**

REQUIREMENTS FOR VARIANCES AND REASONS FOR RELIEF STATEMENT

PSE&G's WEST ORANGE SWITCHING STATION 26KV LIFECYCLE AND FENCE REPLACEMENT

**BLOCK 155, LOT 26.01
325 MOUNT PLEASANT AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**

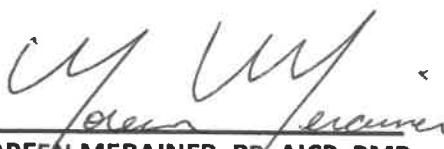
MAY 10, 2024

SUBMITTED BY:

**PUBLIC SERVICE ELECTRIC & GAS COMPANY
NOREEN MERAINER, PP, AICP, PMP
ELECTRIC TRANSMISSION & DISTRIBUTION – PROJECTS & CONSTRUCTION**

**4000 HADLEY ROAD, 2ND FLOOR
SOUTH PLAINFIELD, NJ 07080
PHONE: (908) 907-0767**




**NOREEN MERAINER, PP, AICP, PMP
NEW JERSEY LICENSE NO. 33LI00517800**

INTRODUCTION

1.01 Purpose

This Statement has been prepared in accordance with the Township of West Orange Land Use Regulations Chapter 25, Article II: Sections 25-51.9, b. and 25-51.10, b. and c., as outlined in Section G of the Township of West Orange Application Package to the Zoning Board of Adjustment. This statement addresses the “Proposal” and “Reasons for Relief,” accordingly, and identifies the proposed “C” and “D” Variance Requirements.

The property in question is known as:

PSE&G’s West Orange Switching Station
Block 155, Lot 26.01
325 Mount Pleasant Avenue
Township of West Orange, Essex County, NJ

Property Owner / Applicant:

Public Service Electric and Gas Company / Noreen Merainer
4000 Hadley Road
South Plainfield, New Jersey, 07080

1.02 Current Use and Existing Site Conditions

PSE&G’s West Orange Switching Station (Station) occupies approximately 23.36 acres at the intersection of Mount Pleasant and Prospect Avenues. The Station has existed in this location since 1928 and has almost 100 years of operation.

The entire property falls within a total of three (3) zoning districts: O-R Office Research District encompasses the Station yards and a portion of the transmission right-of-way, whereas further to the northwest, the linear portion continues off-site through the adjoining Planned Unit Residential Development (PURD) Zone and R-5 Single Family Residential Zone.

The Station is bound by office and retail businesses to the north; Mount Pleasant Avenue and a golf course to the south; Prospect Avenue and commercial businesses to the east; and office and medical facilities to the west. The uses that surround the Station include the following:

- To the North: Planned Unit Residential Development (PURD)
Planned Shopping Center (P-C)
- To the South: Single-Family Residential Zone (R-1) [across the street]
Single-Family Residential Zone (R-2) [across the street]
[the adjacent R-2 parcel is developed as a golf course]
- To the East: Retail Business (B-2)
- To the West: Office Research (O-R),
Office Redevelopment Alternative (O-RA)
[the adjacent O-RA Zone is within the Organon Redevelopment Area]

PROPOSAL

2.01 Proposal

PSE&G proposes to upgrade the 26kV yard, which is in the southeastern portion of the Station. The details of the proposed upgrade are included in the application's cover letter. The Station upgrade will take approximately three (3) years to construct and conclude in 2028.

REASONS FOR RELIEF

3.01 "C" Variances and Special Reasons Why They Should be Granted

Front Yard Setback

Ordinance Section Chapter 25 of the Land Use Regulations, Article I: Section 25-7.1: Table of District Regulations Part B, requires a minimum front yard and side yard setback of corner lots of one-hundred feet (100'), whereas the proposed electrical upgrades to the Station include the addition of a piece of electrical equipment (called a switchgear enclosure) at the southwest corner of the Station yard. The existing front yard setback of 211.6 feet is hereby reduced to 77.9 feet along Mount Pleasant Avenue for a piece of electrical equipment (called a switchgear enclosure). The existing front yard setback of 233.7 feet is hereby reduced to 115.1 feet along Prospect Avenue. A variance for a front yard setback is therefore needed from Mount Pleasant Avenue to the new switchgear.

It should be noted that the O-R District requires large yard setbacks. Public utility buildings or structures are permitted as conditional uses in numerous residential and business zones, but not in the O-R zone. Public utility buildings or structures in residential and business zones only need 50-foot front yard setbacks and 25-foot side yard setbacks. The O-R District is generally for large scale traffic-generating uses such as office buildings, post office, civic centers, recreational centers, and research laboratories. Generally, it would be presumed that residential and small-business districts would require more protection provided by larger yard setbacks than the O-R District uses, but the Township's ordinance requires the reverse.

Lot Coverage

The maximum permitted lot coverage is 30% whereas the existing lot coverage is 41%. The lot coverage is an existing non-conformity which is further being increased to 44% to permit the Station's substantial 26kV modernization. Section 25-28.3 of the Ordinance defines "Impervious Surface" as any structure, surface, or improvement that reduces or prevents absorption of stormwater into land, and includes porous paving, paver blocks, gravel, crushed stone, decks, patios, elevated structures and other similar structures, surfaces or improvements. Therefore, PSE&G included the entire gravel yard within the Lot Coverage calculation from a Land Use perspective. The gravel yard wasn't considered as "Impervious Surface" under PSE&G's prior 2017 application (impervious area increased by 0.002 acres). PSE&G compensated for increased runoff in the civil design. In accordance with Township Ordinance 25-29 Stormwater Control and N.J.A.C. 7:8, a stormwater bioretention basin system has been proposed along the front yards of Prospect Avenue and Mount Pleasant Avenue to attenuate the additional runoff from the foundations and equipment and treat for eighty-percent (80%) Total Suspended Solids (T.S.S.) removal. The basin system mitigates impacts from increased lot coverage. A variance is however needed for increased lot coverage.

Fencing

In accordance with Ordinance Section 25-8.4, d., fences or walls to be used for screening within all non-residential districts are permitted up to six feet (6'), whereas the proposed perimeter fencing is eight feet (8'). The proposed 8' fence height is warranted by the need to maintain site safety and security. Although the National Electric Code requires a minimum of seven feet (7') for safety, PSE&G has developed a company-wide safety standard of eight feet (8') feet for protection of its transmission and distribution facilities. The existing fence no longer meets modern PSE&G security standards. There is precedence for constructing an 8' fence. In 2007, the Zoning Board of Adjustment permitted such a fence around equipment (refer to previous Zoning Board of Adjustment resolutions in Attachment F). The existing fence of wrought iron and decorative pillars has proven impossible to fully repair, despite numerous efforts over the years. Decorative metal fencing is proposed to replace the existing fence. A variance is therefore needed for increased perimeter fence height.

Construction Trailers

PSE&G anticipates the need for up to six (6) trailers, or five (5) trailers and one (1) guard shack by the Prospect Avenue entrance. The Township's Ordinance Section 25-8.10 stipulates the removal of trailers at the cessation of active construction for a period of thirty (30) days. PSE&G will require temporary use of construction trailers for the duration of the proposed upgrades. There will be periods of time in between active construction, due to the nature of the work involved and the need for scheduled outages, that may exceed 30 days. If deemed necessary by the Board, PSE&G requests a waiver of strict compliance with this Ordinance requirement.

The existing Station yard, with its electrical equipment, is a necessary component of PSE&G's transmission and distribution systems. The yard cannot be easily relocated. The purpose of the upgrade to the 26kV yard is to reinforce and maintain service reliability. Safe and reliable electric energy is essential to our modern way of living. Customers expect PSE&G to upgrade and repair utility systems and equipment as needed to improve the electrical grid. The requested deviations to the Township's Land Use Regulations will allow the site improvements that advance several purposes of the MLUL, including:

- Promotion of public health, safety, the general welfare of the community and be a benefit the public, [N.J. Statue 40:55D-2(a)];
- Offering a reduction in potential outages, which obviously advances safety from and during natural disasters. [N.J. Statue 40:55D-2(b)];
- Promoting "energy resources" in the State [N.J. Statue 40:55D-2j].

The purposes advanced in the MLUL also promote the purposes of the West Orange Zoning Ordinance (Section 25-2.1), specifically:

- Helping to guide and regulated the orderly growth, development, and redevelopment of the Township in accordance with a comprehensive plan and with long-term objectives, interests and welfare of the people
- Promoting, in the public interest, the utilization of land for its most appropriate purpose
- Encouraging coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land. It is efficient and practical to use land already devoted to public utility use to the maximum extent practical.

Improvements will not adversely affect the health, safety or welfare of existing residents, the surrounding area or alter the character of the neighborhood. Any detriment or negative impacts are heavily outweighed by the positives to safe and reliable electricity, thereby warranting the granting of

the (c)(1) and (c)(2) variances. The application and requested relief can be granted without substantial detriment to the public good and will not cause substantial impairment to the intent and purpose of the zone plan or the zoning ordinance.

3.02 D Variances and Special Reasons Why They Should be Granted

PSE&G seeks the following use variances:

- “d(2)” – use variance approval for expansion of a nonconforming use; and
- “d(6)” – height of a principal structure which exceeds the maximum permitted height in the district for a principal structure by more than 10% or by 10 feet.

The upgrade of the 26kV Station is considered an expansion of a non-conforming use. Chapter 25 of the Land Use Regulations, Article I: Section 25-7.1: Table of District Regulations Part A does not list “Public Utility Buildings or Structures” as a Permitted Principal Use, Permitted Accessory Use, or a Permitted Conditional Use in the Office Research (O-R) District even though such uses are allowed in several residential and business zones as a Permitted Conditional Use.

The current application proposes ten (10) 70-foot high (70') lightning masts, when measured to the adjacent finished grade, whereas thirty-five feet (35') is permitted. As a result, PSE&G is requesting “d(6)” variance relief to permit the height of a principal structure to exceed the permitted height by 10 feet or 10%. However, precedence has been set for public utility use on the subject property. For decades, prior applications for similar improvements to the site have been considered “an expansion of a nonconforming use,” which requires relief from the Zoning Board of Adjustment. As noted in the prior Resolutions of Approval Nos. ZB-06-40 and ZB-16-15 (in Attachment F), the Township of West Orange Zoning Board of Adjustment approved upgrades for this Station in 2007 and subsequently in 2017. The 2007 resolution references improvements to the Station since 1988. Pursuant to the MLUL, these prior applications sought Preliminary and Final Site Plan with use variance approval. Currently, a 188' tower and several seventy (70') foot high lightning masts and taller structures received variances in 1988, 2007 and in 2017.

The Station has been owned and operated by PSE&G as a public utility and has proven to be particularly suited at this location for almost 100 years, serving the Township of West Orange and the surrounding area. The Station supplies service to thousands of customers. The property is the most appropriate location available for this necessary component of PSE&G's transmission and distribution system. The site improvements are necessary to maintain safe and reliable service and to manage future growth and revitalization in the Township and the surrounding area. The improvements offer better reliability to customers and increased capacity to meet the demands of peak loads and future load growth associated with commercial and residential development. The location of the improvements is within the existing Station footprint and in close proximity to existing electric utility equipment. It is also important to note that the improvements are similar to those that currently exist within the station. Therefore, the physical changes of the Station are minimized. In prior resolutions, the Zoning Board of Adjustment concluded that the Station is particularly suited and serves a vital service. The improvements will serve the public and advance the general welfare in line with the MLUL definition of an inherently beneficial use. Granting the requested variances would advance several purposes of zoning pursuant to the MLUL and the Township's Zoning Ordinance. Specifically, the following purposes of the MLUL are advanced:

- Promotion of public health, safety, the general welfare of the community and be a benefit the public, [N.J. Statue 40:55D-2(a)];
- Offering a reduction in potential outages, which obviously advances safety from and during natural disasters. [N.J. Statue 40:55D-2(b)];

- Promoting “energy resources” in the State [N.J. Statue 40:55D-2j].

Purposes in the West Orange Zoning Ordinance are also advanced:

- Helping to guide and regulate the orderly growth, development, and redevelopment of the Township in accordance with a comprehensive plan and with long-term objectives, interests and welfare of the people
- Promoting, in the public interest, the utilization of land for its most appropriate purpose. The Station has been in public utility use for many decades.
- Encouraging coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land. It is efficient and practical to use land already devoted to public utility use to the maximum extent practical.

The improvements will not adversely affect the health, safety or welfare of existing residents, the surrounding area or alter the character of the neighborhood. The character of the neighborhood is not being changed. The deviations are related to the beneficial improvements. The proposed improvements will have de minimus impact or improved impact on the existing site grading, drainage, and lighting. The Station will continue to be an unmanned facility with minimal vehicle volume each week to the site utilizing the existing turnaround area and driveway for parking. The Station will remain a public utility use that serves the public and advance the general welfare in line with the MLUL definition of an inherently beneficial use. The 26kV switchgear and ancillary equipment will not cause any significant visual impact. The improvements would be viewed as an intensification of public utility use and are similar to existing structures at the Station. The Station aesthetics will be enhanced by extensive landscaping at the intersection of Mount Pleasant and Prospect Avenues, as well as a brand-new decorative fence which supports PSE&G’s modern security standards. The new landscaping will be a mix of deciduous and evergreen trees that will be more sustainable, coordinated, and attractive than much of the random landscaping that currently exists. Station security, security, and aesthetics will be improved by the new perimeter fence, all of which promote the public welfare.

Any detrimental or negative impacts are outweighed by the positives benefit of promoting safe and reliable electric energy, thereby warranting the granting of the d(2) and d(6) variances. The application and requested relief can be granted without material or substantial detriment to the public good. Substantial detriment is defined as damaging the character of the neighborhood. There will be no change to the character of the neighborhood. The public good benefits from electrical improvements that provide greater electric reliability. There will not be any substantial impairment to the intent and purpose of the zone plan or the zoning ordinance since the proposed relief advances the purposes of planning. There will be no injury to the property or improvements of others in the neighborhood.

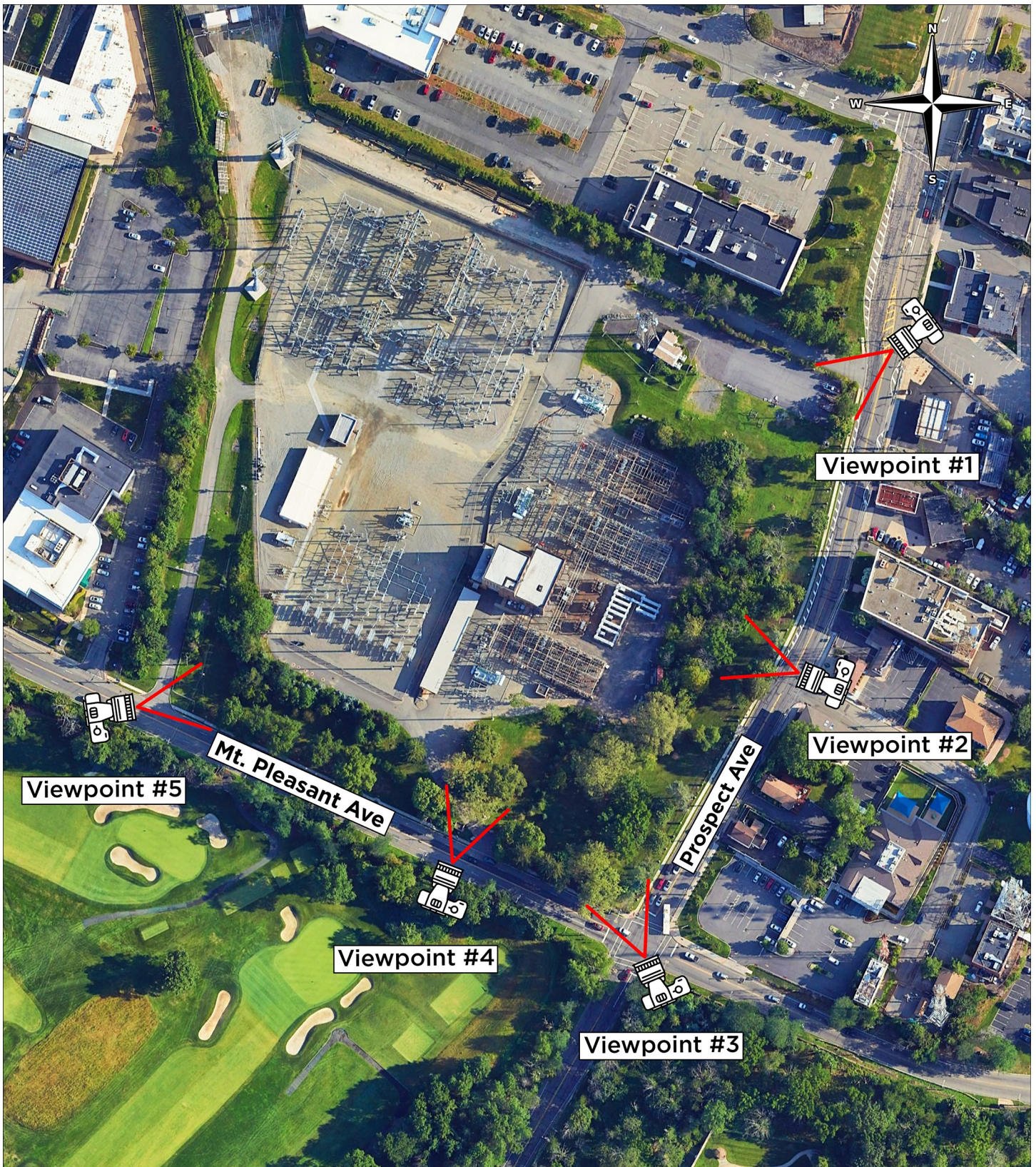
ATTACHMENT J

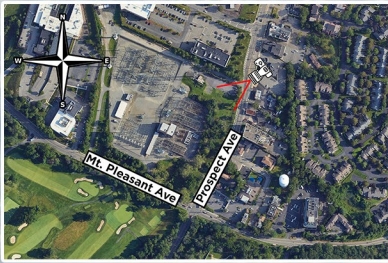
STORMWATER MANAGEMENT REPORT

ATTACHED SEPARATELY

ATTACHMENT K

PSE&G WEST ORANGE PHOTOSIMULATIONS

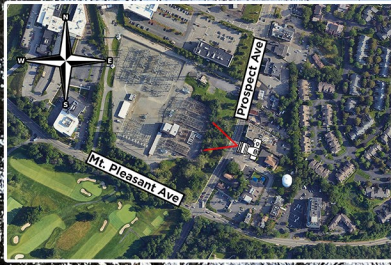




EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED





EXISTING



PROPOSED

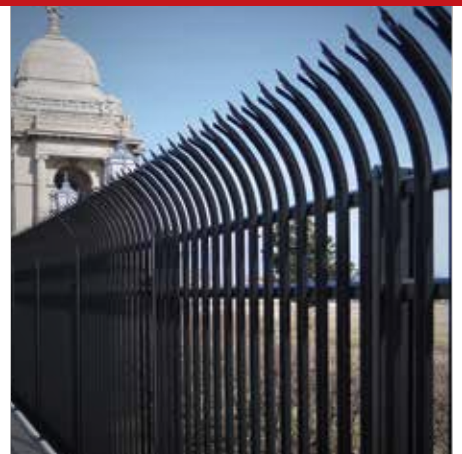
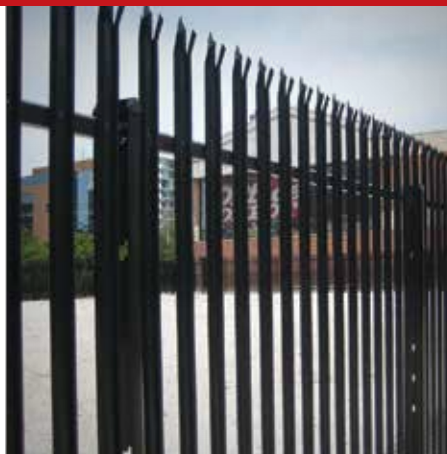
ATTACHMENT L

AMERISTAR IMPASSE II BROCHURE

IMPASSE II[®]



HIGH SECURITY STEEL PALISADE FENCING



FENCE PRODUCTS

AMERISTARFENCE.COM | 800-321-8724

ASSA ABLOY, the global leader in door opening solutions

AMERISTAR[®]

ASSA ABLOY



AESTHETIC APPEAL. UNPARALLELED PROTECTION.

Traditional security fences of chain link or wire mesh *are no longer enough* to meet today's increased security demands. Ameristar's Impasse II security fence offers the *resistive strength* of heavy-duty *steel pales secured vertically* to a framework of *specially formed rails and I-beam posts*. The stylish design of the Impasse II, combined with its strength and security, *provides a successful first line of defense*.



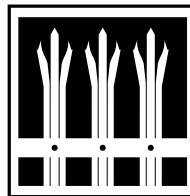
Primary applications for Impasse II ornamental steel fence systems include:

- ▶ **Military Sites**
- ▶ **Government Facilities**
- ▶ **Petroleum & Chemical Facilities**
- ▶ **Power Plants & Substations**
- ▶ **Airports**
- ▶ **Data Centers**
- ▶ **Ports of Entry**
- ▶ **Water Treatment & Storage**

IMPASSE II[®]

HIGH SECURITY STEEL PALISADE FENCE

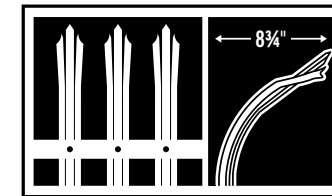
2.75"w x 14ga PALES | 2"x 2"x11ga RAILS | 3"x 2.75" x 12ga & 4"x 2.75" x 11ga I-BEAM POSTS



TRIDENT[™]

The Impasse Trident *pale rises above the topmost rail and terminates with a menacing triple-pointed splayed spear tip*. The intimidating look of the Trident corrugated pale is a *visual deterrent* to any who would dare to intrude.

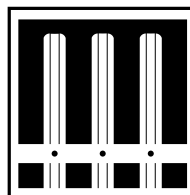
- 3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS
- 2-RAIL PANELS | 6', 7' & 8' HEIGHTS



GAUNTLET[™]

Gauntlet is designed with *high-tensile steel corrugated pales that rise above the topmost rail with an outward curve* and terminate with a triple-pointed splayed spear tip. The outward curved pales *discourage attempts to gain access* by would be intruders.

- 3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS
- 2-RAIL PANELS | 6', 7' & 8' HEIGHTS



STRONGHOLD[™]

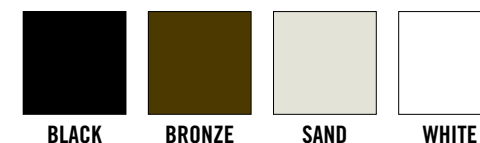
The *blunt, slightly rounded tip* of the Stronghold offers strength when necessary, while providing *safety and security to the general public*. The Stronghold features the *same structural configurations of its high-security counterparts*.

- 3-RAIL PANELS | 6', 7', 8', 9' & 10' HEIGHTS
- 2-RAIL PANELS | 6', 7' & 8' HEIGHTS

ANTI-SCALE FEATURES

The Impasse II *Anti-Scale fence system* has *decreased pale spacing*, which helps deter the assailant from climbing, and *increases the delay time when trying to cut or pry through the fence*.

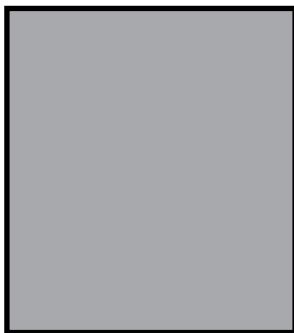
COLOR OPTIONS





PERMACOAT™

Impasse II is protected by the unique PermaCoat process. Our **PRE-GALVANIZED STEEL BASE MATERIAL** is subjected to an **11-STAGE PROCESS** to cleanse & prepare the steel for a **DUAL TOP-COAT FINISH**. PermaCoat's corrosion resistant abilities far surpass those of painted surfaces and have a "no-mar" polyester powder top coat. This dual coating not only provides **RESISTANCE FROM WEATHERING** but also reduces scratch & burnishing marks typically encountered during shipping.



PRE-TREATMENT

ALKALINE WASH
Cleans metal for proper adhesion of zinc phosphate

1

FIXIDINE RINSE
Rinses excess alkaline prior to zinc phosphate application

2

ZINC PHOSPHATE
Corrosion resistant layer that assists in bonding powder coating

3

CLEAR WATER RINSE
A bit of clean H2O to prep for the next phase

4

NON-CHROMATE SEAL
Barrier to prevent moisture from reaching base metal

5

CLEAR WATER RINSE
Final wash in H2O to remove any excess debris or particles

6

DRYING OVEN
Eliminates all moisture prior to double coating

7

ONCE COMPLETED, THESE **7-STAGES** WILL HAVE **REMOVED EVERYTHING** FROM THE SURFACE OF THE STEEL THAT **MIGHT INHIBIT** THE FINISH FROM **PROPERLY ADHERING** DURING THE **NEXT 4-STAGES** OF THE COATING PROCESS.

DOUBLECOATING

EPOXY POWDER COAT
Epoxy powder is electrostatically applied

8

EPOXY GEL OVEN
Powder is gelled & cured to finish coat

9

POLYESTER POWDER
TGIC powder is electro-statically applied

10

FINISH CURING OVEN
Seals finish for years of maintenance free use

11

CORROSION TESTING

Corrosion occurs more easily without the proper preparation & protection, which is why Ameristar has put our fence products to the test based on ASTM B117 standards. *The results speak for themselves.*



PAINTED STEEL



PRIMED & PAINTED STEEL



SINGLE COAT PROCESS
Iron Phosphate + Polyester Powder Coat



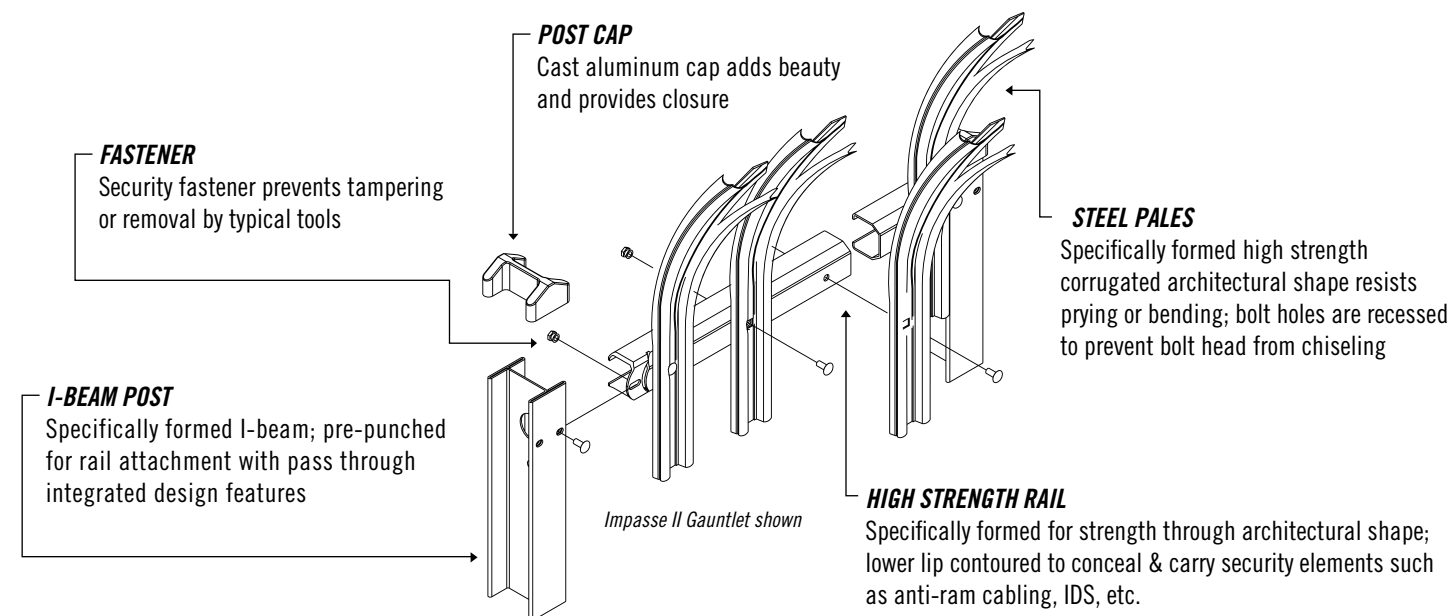
SINGLE COAT PROCESS
Zinc Phosphate + Polyester Powder Coat



PERMACOAT PROCESS
Zinc Phosphate + Epoxy Powder Coat + Polyester Powder Coat

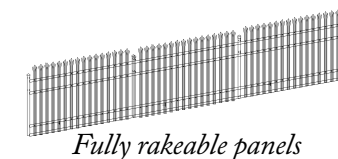
BRACKETLESS DESIGN

Impasse II panels and posts are manufactured using **HIGH-TENSILE PRE-GALVANIZED G-90 STEEL**. Each component has been **ROLL-FORMED** into a unique profile that yields significant strength properties. Impasse II's distinct design enables the fence to **TRAVERSE AGGRESSIVE CHANGES IN GRADE IN ORDER TO MAINTAIN SECURITY** along any perimeter. Each connection point of the Impasse II system is secured with **TAMPER-PROOF FASTENERS** providing the **HIGHEST LEVEL OF SECURITY & VERSATILITY**.



RAKEABLE VS STAIR-STEP

Biasability at a minimum of 25% that requires no additional assembly. This unique feature eliminates unsightly stair-stepping panels.



DESIGN INTEGRATION

The Impasse II framework is a raceway for wiring, conduits & security cabling required around the perimeter of a project. This integrated design eliminates the need for costly trenching & boring becoming a value added solution for perimeter security upgrades.



(inside of rail shown above / view from protected side)

When installing these security elements use Impasse II as a platform:

- **Communication & Video Cables**
- **Intrusion Detection / Fiber Optic Cables**
- **Access Control Wiring**
- **Conduits**
- **Anti-Ram Cabling (Stalwart)**



Certified by the US Department of Homeland Security as a method of risk management against acts of terrorism



Ameristar's Impasse II is backed by over 30 years of excellence in the fencing industry



Ameristar products are manufactured domestically in Tulsa, Oklahoma



Manufactured from up to 96% recycled domestic steel, Impasse II products earn project LEED points

STALWART IS[®]

ANTI-RAM BARRIER + SECURITY FENCE

Stalwart IS unites the *strongest security fence available* with the *most widely used anti-ram perimeter barrier*. The appearance of Stalwart IS is a great *visual deterrent* that delivers strength and fortitude for keeping any assailant from easily breaching the perimeter.

M50 M40 M30

PU60 PU50 K12 K8

Stalwart IS offers *multiple anti-ram ratings engineered & tested to meet ASTM F2656 standards*. Each installation can be designed with the most appropriate standoff distance from the asset.



SLIDE GATES & SWING GATES

Egress & ingress requirements are unique to each application. *Managing traffic flow & usage demands* are of the utmost importance, which is why Impasse II is manufactured in a variety of gate types built to *balance function, security & beauty*.

Ameristar *Transport™* & *Passport™* sliding gates perfectly match the perimeter fence system to create a *seamless & stunning design* while exuding a *commanding presence* of security built to unite perimeter and entry.



ARCHITECTURAL SUPPORT & SOLUTION SPECIALISTS



Ameristar's *Project Solution Specialists* are *experienced in every facet of perimeter security design*. Our goal is to assist the architectural community in finding the *best perimeter & entry solutions* for their projects. Ameristar's extensive library of project photos, CAD drawings, architectural specifications & project budget quotes are just a few of the services *our team offers to complete your project design*.



WHY CHOOSE AMERISTAR

► KNOWLEDGE & EXPERIENCE

Ameristar was chartered *30 years ago* in response to the *demand by consumers & specifiers for specialty fence products*. Ameristar offers an *aesthetically pleasing product* that is both *high in quality & affordability*. This has been achieved by maximizing *high-volume productivity*, increasing product design strength, and promoting *simplistic installation*.

► PROVEN CAPABILITY

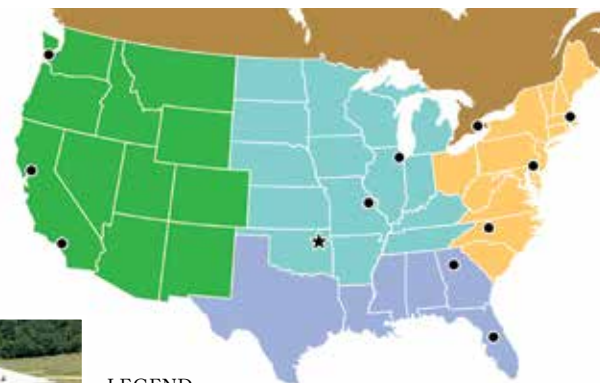
Ameristar's integrated *in-house process & extensive raw material inventory* results in much improved productivity and availability compared to the competition. By having a *vast finished goods inventory*, Ameristar is capable of *delivering finished products faster* than competitors who sublet the majority of their operations.

► INDUSTRY LEADERSHIP

Over the years Ameristar has continually *raised the bar* across the board in the *manufacturing of high quality*, innovative fencing products. Our demonstrated commitment to *upholding higher values* translates into superior products that *go far beyond* merely meeting minimum industry standards.



Ameristar's world headquarters, manufacturing & coil processing facilities in Tulsa, Oklahoma, USA.



LEGEND

- ★ Ameristar Headquarters
- Sales & Service Centers

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FENCE PRODUCTS

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ASSA ABLOY, the global leader in door opening solutions

AMERISTAR®

ASSA ABLOY

ATTACHMENT K

DEVELOPMENT PLANS

ATTACHED SEPARATELY