

APPLICATION TO THE BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT

FOR

**PRELIMINARY AND FINAL SITE PLAN
INCLUDING TEMPORARY USE PERMIT WITH
'D(1)' USE VARIANCE, 'C' BULK VARIANCE AND
WAIVER RELIEF**

**PSE&G'S SOUTH PLAINFIELD LAYDOWN SITE
AT**

**333 HAMILTON BOULEVARD
BLOCK 256, LOT 1**

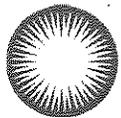
SOUTH PLAINFIELD, MIDDLESEX COUNTY, NEW JERSEY

MAY 2020

SUBMITTED BY:

**PUBLIC SERVICE ELECTRIC & GAS COMPANY
THOMAS PATTERSON
LICENSING AND PERMITTING MANAGER
PSE&G – ELECTRIC TRANSMISSION & DISTRIBUTION
ENVIRONMENTAL PROJECTS & SERVICES**

**4000 HADLEY ROAD, 2ND FLOOR
SOUTH PLAINFIELD, NJ 07080
PHONE: (609) 213-0546**



PSE&G

PREPARED BY:

**DW SMITH ASSOCIATES, LLC
MICHELLE KELLY, PE, CME
SENIOR PROJECT ENGINEER**

**1450 STATE ROUTE 34
WALL TOWNSHIP, NJ 07753
PHONE: (732) 363-5850**



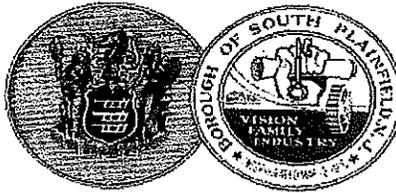
**DW SMITH
ASSOCIATES, LLC
Greengineering®**

DWSA Reference No. 19-340.00 T20

ORIGINAL DOCUMENTS

Attachment A

Borough of South Plainfield Application Forms



BOROUGH OF SOUTH PLAINFIELD

Planning and Zoning Department
 2480 Plainfield Avenue
 South Plainfield, NJ 07080
 908-226-7647
 908-754-1179 - fax

PLANNING BOARD AND ZONING BOARD OF ADJUSTMENT APPLICATION

	<u>Provided</u>	Not <u>Provided</u>	Not <u>Applicable</u>	<u>Waiver</u>
1. Complete application form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Twelve (12) folded, signed and sealed copies of site and/or subdivision plan. Must include landscaping plan, lighting plan and utilities plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> *	<input type="checkbox"/>
3. Property Survey prepared, signed and sealed by a licensed NJ Surveyor. (Not less than five (5) years old.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Detailed letter describing the proposed development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Owner's authorization.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Disclosure of Stockholders / Partners.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Disclosure of Political Contributions.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Traffic Impact Statement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Environmental Impact Statement.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Storm Water Management Plan / Drainage calculations.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Recycling Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. Waiver of Requirement(s).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Two (2) copies of any easements, covenants, deed restrictions, court decisions or Board decisions affecting the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Certified list of property owners within 200 feet of the proposed development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Certification of paid taxes.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. W-9 form.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Appendix A - Subdivision Checklist.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Appendix B - Site Plan Checklist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Appendix C - Variance Checklist.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Application fee.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Escrow fee.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Twelve (12) Site Plans provided; Landscaping - no change to previously approved; Utilities and Lighting N/A



BOROUGH OF SOUTH PLAINFIELD
 Planning Board and Board of Adjustment Application

OFFICE USE ONLY		
Application #: _____	Application Fee: _____	Received: _____
Date Received: _____	Escrow Fee: _____	Received: _____
Deemed: <input type="checkbox"/> Complete	<input type="checkbox"/> Incomplete	Initials: _____

CHECK AS MANY AS APPLY:

- | | | | |
|--------------|-------------------------------|--------------|----------------------------------|
| <u> X </u> | Minor Site Plan | <u> X </u> | Bulk Variance |
| <u> X </u> | Preliminary Site Plan | <u> X </u> | Use Variance |
| <u> X </u> | Final Site Plan | _____ | Conditional Use |
| _____ | Sketch Plat | _____ | Informal Review |
| _____ | Minor Subdivision | _____ | Appeal of Administrative Officer |
| _____ | Preliminary Major Subdivision | _____ | Interpretation |
| _____ | Final Major Subdivision | _____ | Extension of Time |
| | | <u> X </u> | Temporary Use Permit |

SUBJECT PROPERTY:

Location: 333 Hamilton Boulevard, Borough of South Plainfield
 Block: 256 Lot(s): 1
 Zone: M-3 Industrial (Redevelopment Area 1)

PRESENT USE OF PROPERTY:

The current use of the property is vacant. Prior 'd(1)' Use Variance approval and Temporary Use Permit was granted by the Zoning Board of Adjustment under Resolution No. 2015-11 to utilize the property for a temporary storage and assembly of monopole high tension transmission towers and supporting office trailers and parking for up to 24 months. The temporary storage and laydown project was specifically in connection with PSE&G's Sewaren to Metuchen Transmission Upgrade Project.

PROPOSED USE OF PROPERTY:

PSE&G is again seeking a 'd(1)' Use Variance and Temporary Use Permit for the temporary storage and assembly of monopole high tension transmission towers and supporting office trailers and parking in support of PSE&G's Roseland to Pleasant Valley Upgrade Project. The temporary use of the property is proposed through December 2022 (approximately for 2 years and 9 months).

SITE INFORMATION (con't)

Waivers:

List any waivers being requested:

Refer to the enclosed Statement of Relief Requested and Site Plan Checklist Waivers.

List any design waivers being requested:

N/A - Project is temporary in nature and does not request any design waivers.

List any design waivers or exceptions from Residential Site Improvements Standards being requested:

N/A

Reviews and Interpretations N/A

(Please attach documentation.)

- Review of action or determination by the Zoning Officer.
- Interpretation of a portion of the Borough of South Plainfield Zoning Ordinance.

Extension of Time N/A

Date of expiration of approval: _____

Length of extension requesting: _____

Has the zoning for the property changed since the original approval was granted?

No Yes Describe the changes. _____

Reason for requesting extension: _____

SITE INFORMATION

Subdivisions: Not Applicable

	<u>Existing</u>	<u>Proposed</u>
Number of Lots:	1	1
Number of dwelling units:	N/A	N/A

Lot Line Elimination:

Lot Line Elimination: Yes No

Easements:

List any existing or proposed deed restriction or covenants associated with the property.
(Please attach copy.)

Refer to Title Report dated February 13, 2014.

Previous approvals and appeals:

List any previous approvals and / or appeals associated with the property.
(Please attach copy.)

Resolution No. 2015-11, adopted on April 21, 2015.

Variances:

	Required	<u>Existing</u>	<u>Proposed</u>
(Redevelopment Area 1)			
<i>Bulk Variances</i>			
Lot Area	40,000 sf	1,185,387 sf	No Change
Lot Width	200'	>200'	No Change
Lot Depth	200'	>200'	No Change
Accessory Height	15'	<15'	No Change
Front Yard Setback	30'	754.8'	>30'
Side Yard Setback (one side)	15'	>15'	>15'
Side Yard Setback (both sides)	30'	>30'	>30'
Rear Yard Setback	20'	154.1'	>20'
Principal Height (<10% of maximum permitted)	40'	<40'	No Change
Building Coverage (not incl public streets)	30%	<1%	No Change
Parking	N/A	0	16
Other - Max. Impervious Coverage (not incl public streets)	50%	63.1%	No Change
Required Buffer on Spicer Avenue	25'	>25'	No Change
Min. Distance between Buildings	N/A	N/A	N/A

APPLICANT'S INFORMATION

Name: Public Service Electric and Gas Company (PSE&G)
Firm Name: Electric & Transmission - Delivery Projects & Construction
Contact Name: Thomas Patterson
Telephone Number: (609) 213-0546
Fax Number: _____
Email Address: Thomas.Patterson2@pseg.com
Mailing Address: 4000 Hadley Road
City, State and Zip: South Plainfield, NJ 07080

Applicant is a: Corporation (submit Disclosure Statement)
 Partnership (submit Disclosure Statement)
 Limited Liability Company (submit Disclosure Statement)
 Individual

OWNER'S INFORMATION

Name: Lara Coraci Basile, President
Firm Name: 256 New Market LLC
Contact Name: Lara Coraci Basile, President
Telephone Number: (908) 868-7716
Fax Number: _____
Email Address: lcoraci@beechlawnllc.com
Mailing Address: 51 Deforest Avenue
City, State and Zip: Summit, NJ 07901

ATTORNEY'S INFORMATION

Name: Jennifer M. Carrillo-Perez, Partner
Firm Name: Connell Foley
Telephone Number: (201) 631-7803
Fax Number: (201) 521-0100
Email Address: jperez@connellfoley.com
Mailing Address: Harborside 5, 185 Hudson Street, Suite 2510
City, State and Zip: Jersey City, NJ 07311

ARCHITECT'S INFORMATION

Name: N/A - See Engineer's Information
Firm Name: _____
License Number: _____
Telephone Number: _____
Fax Number: _____
Email Address: _____
Mailing Address: _____
City, State and Zip: _____

ENGINEER'S INFORMATION

Name: Joshua Fink, PE, Principal Engineer
Firm Name: Public Service Electric and Gas Company (PSE&G)
License Number: 24GE04930400
Telephone Number: (908) 412-7318
Fax Number:
Email Address: Joshua.Fink@pseg.com
Mailing Address: 4000 Hadley Road
City, State and Zip: South Plainfield, NJ 07080

PLANNER'S INFORMATION

Name: Katherine L. Hering, PE, PP, CME
Firm Name: DW Smith Associates, LLC
License Number: 33LI00573300
Telephone Number: (732) 363-5850
Fax Number: (732) 905-8669
Email Address: khering@dsmith.com
Mailing Address: 1450 State Route 34
City, State and Zip: Wall Township, NJ 07753

SURVEYOR'S INFORMATION

Name: Shehzad C. Khan, PLS
Firm Name: PSEG Services Corporation Surveys & Mapping
License Number: GS43324
Telephone Number:
Fax Number:
Email Address: Shehzad.Khan@pseg.com
Mailing Address: 80 Park Plaza
City, State and Zip: Newark, NJ 07102-4194

PERSON(S) TO RECEIVE ALL RELATED CORRESPONDENCE:

- Applicant
- Architect
- Owner
- Engineer
- Attorney
- Planner

List any other expert who will submit a report or who will testify for the applicant.
(Attach additional sheets as may be necessary.)

To Be Determined

PROPERTY OWNER'S AUTHORIZATION

Property Location: 333 Hamilton Boulevard, Borough of South Plainfield
(Street Address and Tax Map Reference)

I certify that I am the OWNER of the property which is the subject of this application, and I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

Lara Coraci Basile
Signature of owner or duly authorized representative

256 New Market LLC
By: Lara Coraci Basile, President

4/30/2020
Date

(If the owner is a corporation this must be signed by the authorized corporate office. If the owner is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this 30th day of April, 20 20.

Tejal Bhatt
NOTARY PUBLIC

TEJAL BHATT
NOTARY PUBLIC OF NEW JERSEY
Commission # 50112378
My Commission Expires 9/10/2024



OWNERSHIP AUTHORIZATION

STATE OF NEW JERSEY

SS.

COUNTY OF ESSEX

I, LARA CORACI BASILE, PRESIDENT, hereby state to the Planning Board or Zoning Board of Adjustment of the Borough of South Plainfield that **256 New Market LLC** is the owner of real property known as Block 256, Lot 1 in the Borough of South Plainfield, a/k/a 333 Hamilton Boulevard, that Public Service Electric and Gas Company has the consent and authorization of the owner to make an application for site plan approval for the use of the property.

Owner: **256 New Market LLC**

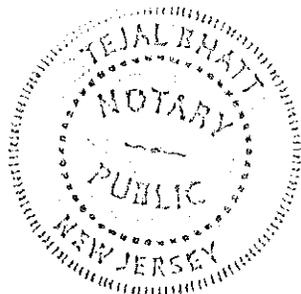
By: 
LARA CORACI BASILE
Its: PRESIDENT

Sworn to and subscribed to
Before me this

30th day of April 2020


Notary Public

TEJAL BHATT
NOTARY PUBLIC OF NEW JERSEY
Commission # 60112378
My Commission Expires 9/10/2024



New Jersey Statutes - Title 19 Elections - 19:34-45 Contributions by certain corporations.

[Legal Research Home](#) > [New Jersey Laws](#) > [Elections](#) > New Jersey Statutes - Title 19 Elections - 19:34-45 Contributions by certain corporations.

19:34-45. Contributions by certain corporations.

19:34-45. No corporation carrying on the business of a bank, savings bank, co-operative bank, trust, trustee, savings indemnity, safe deposit, insurance, railroad, street railway, telephone, telegraph, gas, electric light, heat or power, canal or aqueduct company, or having the right to condemn land, or to exercise franchises in public ways granted by the state or any county or municipality, and no corporation, person, trustee or trustees, owning or holding the majority of stock in any such corporation, shall pay or contribute money or thing of value in order to aid or promote the nomination or election of any person, or in order to aid or promote the interests, success or defeat of any political party.

The provisions of this section shall not apply to any corporation carrying on the business of a co-generation facility, as defined in subsection c. of section 1 of P.L.2000, c.156 (C.54:15B-2.2), or to any corporation carrying on the business of a retail seller that extends credit, pursuant to the provisions of the "Retail Installment Sales Act of 1960" P.L.1960, c.40 (C.17:16C-1 et seq.), or to any corporation, person, trustee or trustees, owning or holding the majority of stock in either such corporation.

Amended 2001, c.384, s.1.

Sections: [Previous](#) [34-40](#) [34-41](#) [34-42](#) [34-42.1](#) [34-42.2](#) [34-43](#) [34-44](#) [34-45](#) [34-46](#)
[34-47](#) [34-48](#) [34-49](#) [34-50](#) [34-51](#) [34-52](#) [Next](#)

Last modified: February 14, 2012

DISCLOSURE OF STOCKHOLDERS / PARTNERS

A corporation or partnership applying to the Planning Board or the Zoning Board of Adjustment shall list the names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock in any class, or at least ten percent (10%) of the interest in the partnership as the case may be. If a corporation or a partnership owns ten percent (10%) or more of the corporation, or ten percent (10%) or greater in a partnership, which is subject to disclosures pursuant to *N.J.S. 40:55D-48.1* and *48.2*, that corporation or partnership must then list the names and addresses of its stockholders holding ten percent (10%) or more of its stock or ten percent (10%) or greater interest in the partnership, as the case may be, and this requirement must be followed by every corporate stockholder or partner in a partnership until the names and addresses of the non-corporate stockholders and individual partners exceeding the ten percent (10%) ownership criterion established in the above statute have been listed.

256 New Market LLC

(Name of corporation or partnership)

NAME OF STOCKHOLDER OR PARTNER	ADDRESS	PERCENTAGE OWNED
256 New Market LLC By: Lara Coraci Basile, President	256 New Market LLC 51 Deforest Avenue Summit, NJ 07901	100%*

*256 New Market LLC is 100% owned and controlled by AAC NJ Holdings LLC ("AAC NJ Holdings"). Mrs. Basile is the President of AAC NJ Holdings.

DISCLOSURE OF STOCKHOLDERS / PARTNERS

A corporation or partnership applying to the Planning Board or the Zoning Board of Adjustment shall list the names and addresses of all stockholders or individual partners owning at least ten percent (10%) of its stock in any class, or at least ten percent (10%) of the interest in the partnership as the case may be. If a corporation or a partnership owns ten percent (10%) or more of the corporation, or ten percent (10%) or greater in a partnership, which is subject to disclosures pursuant to *N.J.S. 40:55D-48.1* and *48.2*, that corporation or partnership must then list the names and addresses of its stockholders holding ten percent (10%) or more of its stock or ten percent (10%) or greater interest in the partnership, as the case may be, and this requirement must be followed by every corporate stockholder or partner in a partnership until the names and addresses of the non-corporate stockholders and individual partners exceeding the ten percent (10%) ownership criterion established in the above statute have been listed.

Public Service Electric and Gas Company

(Name of corporation or partnership)

NAME OF STOCKHOLDER OR PARTNER	ADDRESS	PERCENTAGE OWNED
Public Service Electric and Gas Company By: Robert Pollock, Senior Director Environmental Projects & Permitting	Public Service Electric and Gas Company Electric & Transmission - Delivery Projects & Construction 4000 Hadley Road South Plainfield, NJ 07080	Note - Refer to NJ Statute Title 19:34-45

DISCLOSURE OF POLITICAL CONTRIBUTIONS

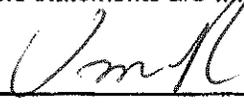
Pursuant to Ordinance #1790, all applicants and their professionals appearing before the planning Board or Zoning Board of Adjustment of the Borough of South Plainfield are required to disclose all contributions within the past one (1) year prior to signing this disclosure, to any entity designated and organized as a political organization, as described in the Ordinance. Indicate "NONE" if no contributions are being declared.

****PLEASE submit one (1) form for each professional****
(i.e. Planners, Engineers, Attorneys, etc.)

Name of Political Organization	Date of Contribution	Amount of Contribution	Type of Contribution (i.e. Cash, Check, Loan, In Kind)
Not Applicable	Not Applicable	Not Applicable	Not Applicable

This certification is submitted to the Borough of South Plainfield with knowledge that the Borough is relying on the truth of the statements contained herein.

I certify that, to the best of my knowledge and belief, the foregoing statements by me are true. I am aware that if any of the statements are willfully false, I am subject to punishment.

Sign: 

Print Name: Thomas Patterson
Public Service Electric and Gas Company

Date: 3/30/2020

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Sign: 
 256 New Market LLC
 Print Name: Lara Coraci Basile, President
 Date: 4/30/2020

DISCLOSURE OF POLITICAL CONTRIBUTIONS

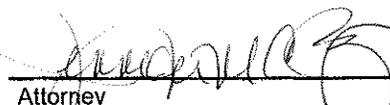
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Sign: 
 Attorney
 Print Name: Jennifer M. Carrillo-Perez, Partner, Connell Foley
 Date: March 30, 2020

DISCLOSURE OF POLITICAL CONTRIBUTIONS

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Sign:

Katherine L. Hering

Print Name:

Kathy L. Hering, PE, PP, CME
DW Smith Associates, LLC

Date:

3/30/2020

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I certify that, to the best of my knowledge and belief, the foregoing statements by me are true. I am aware that if any of the statements are willfully false, I am subject to punishment.

Sign: 

 Engineer
 Print Name: Joshua Fink, PE, Principal Engineer, Public Service Electric and Gas Company (PSE&G)
 Date: 3/30/2020

WAIVER OF REQUIREMENTS

****PLEASE USE ONE (1) FORM FOR EACH REQUEST****

It is hereby requested that: Public Service Electric and Gas Company (PSE&G)
(Name of Applicant)

Be granted a Waiver of Planning Requirements pursuant to Section #812 of the Land Development Ordinance of the Borough of South Plainfield.

Applicant respectfully submits that literal enforcement of the following provisions is impractical and will exact undue hardship because of the particular conditions pertaining to the land in question.

Please specify. A total of three (3) submission waivers, as follows:
Appendix B, O. Environmental Impact Statement.

1.) Scale not to exceed 1" = 50'.

7.) Existing physical features. A partial submission waiver is respectfully requested from providing existing trees (6") in diameter and any significant soil and hydrological conditions.

Reason for request:

Appendix B, O. Environmental Impact Statement. In consideration of the temporary nature of the project, a Project Impact Statement has been provided within Attachment E - "Description of Proposed Operations," in lieu of a comprehensive Environmental Impact Statement. Upon project completion, the site will be restored to existing conditions.

1.) Scale not to exceed 1" = 50'. In consideration of the temporary and straightforward scope of work, the scale provided is 1" = 100' in order to fit the entire site on 24" x 36."

7.) Existing physical features. In consideration of the temporary and straightforward scope of work, and the fact that the work is limited to the existing paved, previously developed surfaces, no existing trees have been surveyed or

Please refer to enclosed Attachment F (Section E) - "Statement of Relief Requested and Site Plan Checklist Waivers."



Signature of applicant or duly authorized representative

Thomas Patterson
Public Service Electric and Gas Company

3/30/2020
Date

WAIVER OF REQUIREMENTS

****PLEASE USE ONE (1) FORM FOR EACH REQUEST****

It is hereby requested that: Public Service Electric and Gas Company (PSE&G)
(Name of Applicant)

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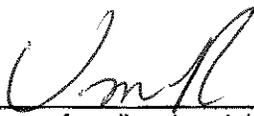
Please specify.

§540-32 Minimum Space Requirements for Other Uses

Reason for request:

Compliant or Subject to Concurrence by the Board – PSE&G has identified up to sixteen (16) 9' x 18' parking stalls on the Site Plan to meet the intent of the daily activities anticipated for the site. PSE&G believes this meets the intent of the Ordinance and requests concurrence from the Board.

Please refer to enclosed Attachment F (Section C) - "Statement of Relief Requested and Site Plan Checklist Waivers."



Signature of applicant or duly authorized representative

Thomas Patterson
Public Service Electric and Gas Company

3/30/2020
Date

WAIVER OF REQUIREMENTS

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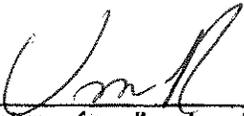
§540-58 Outdoor Storage - Performance Standards in Industrial Zones under Chapter 540 Zoning Article IX
Outdoor Storage - Bulk 'c' Variance

Reason for request:

A. Where it states, "such outdoor storage may be permitted in the rear and side yard areas and under no circumstances shall the storage of any merchandise, articles or materials be permitted in the front yard of any property," relief from the Board is requested grant the several laydown areas situated along Hamilton Boulevard.

B and C. The property lies adjacent to Hamilton Boulevard and Spicer Avenue, which bisect a residential zone. As stated above, storage of materials are proposed within 100-feet of the property line along Hamilton Boulevard. However, a setback of at least 10 feet has been provided along Spicer Avenue, which we believe meets the intent of the Ordinance.

Please refer to enclosed Attachment F (Section D) - "Statement of Relief Requested and Site Plan Checklist Waivers."



Signature of applicant or duly authorized representative

Thomas Patterson
Public Service Electric and Gas Company

3/30/2020
Date

WAIVER OF REQUIREMENTS

****PLEASE USE ONE (1) FORM FOR EACH REQUEST****

It is hereby requested that: Public Service Electric and Gas Company (PSE&G)
(Name of Applicant)

Be granted a Waiver of Planning Requirements pursuant to Section #812 of the Land Development Ordinance of the Borough of South Plainfield.

Applicant respectfully submits that literal enforcement of the following provisions is impractical and will exact undue hardship because of the particular conditions pertaining to the land in question.

Please specify.

§540-70 Other Permits - Use Variance Relief under Chapter 540 Article XII - 'd(1)' Temporary Use Permit

Reason for request:

PSE&G proposes to utilize the property for approximately two (2) years and nine (9) months in support of the Roseland – Pleasant Valley (RPV) Transmission Project, whereas 6 months is permitted with up to one (1) six-month extension for a Temporary Use Permit. In addition, the outdoor storage is in support of a project not directly associated with the site and will require a 'd(1)' use variance.

Please refer to enclosed Attachment F (Section A) - "Statement of Relief Requested and Site Plan Checklist Waivers."



Signature of applicant or duly authorized representative

Thomas Patterson
Public Service Electric and Gas Company

3/30/2020

Date

APPENDIX B

SITE PLAN CHECKLIST

Applicant: Thomas Patterson
Public Service Electric and Gas Company (PSE&G) Date: March 10, 2020

Owner: Lara Coraci Basile, President
256 New Market LLC

Project Location: 333 Hamilton Boulevard, Borough of South Plainfield

Block: 256 Lot: 1 Zone: M-3 (Redevelopment Area 1)

Project Name: PSE&G's South Plainfield Laydown

Engineer / Designer: PSE&G

- A. Two (2) copies of application form: One (1) Original – One (1) Copy. Attachment A
- B. Application fees and taxes paid. Attachments C & D
- C. Twelve (12) copies of site plan – original submission.
- D. Size of map: 8 1/2" X 14" or 15" X 21" or 24" X 36" folded not rolled.

GENERAL INFORMATION TO BE INDICATED ON THE SITE PLAN

- E. Name and license number of Engineer / Architect with documents sealed with raised seal, original date and revision dates of drawings.
- F. Project identification, name and address of owner and name and address of applicant.
- G. Owner's certificate of concurrence with the plan "*I hereby certify that I am owner of record of the site herein depicted and that I concur with the plan*". Must be signed by the proper authority. Attachment A - Owner Authorization Form
- H. The name and address of the owners of all properties within 200' of the boundaries of the development, as shown by the most recent tax records of all municipalities in which such properties shall lie.
- I. Site data schedule showing:
 1. A key map of the site not smaller than 1" – 1,000' with reference to surrounding areas, zoning district(s) and existing street locations within 1,000'.
 2. Zoning schedule (required and proposed).
 3. Proposed use.
 4. Total site area in acres (thousands of an acre) and square feet.
 5. Total ground floor building area in square feet and percentage of lot coverage.
 6. Total building area in square feet.
 7. Total open space area in square feet and percentage of lot coverage.
NOTE: Not complete if missing.
 8. Total area of impervious coverage in square feet and percentage of lot coverage.
 9. Number of parking stalls and stall dimensions.
 10. Number of employees, total and maximum in one (1) shift.
 11. Ratio of parking to building size or occupancy or both, depending on use.
 12. Proposed building data: height; setbacks; front, side and rear yard distances. Also, show the dimensions on the plan.

APPENDIX B

SITE PLAN CHECKLIST

- J. Written description of proposed operations or activities including control of noise, water pollution, glare, air and/or fire and safety hazards. Attachment E

THE SITE PLAN SHOULD BE ACCOMPANIED BY THE FOLLOWING EXHIBITS:

- n/a K. Architectural building elevations, including façade signs and entrances.
NOTE: New buildings and additions only.
- n/a L. Proposed sign plan exhibit for all freestanding and façade signs showing the specific design, letter style, color, construction and materials, location, size, height above grade or below roof line, type of standard, illumination, if applicable.
- M. Required legend on site plan for endorsement by Board Engineer, Board Chairman and Board Secretary.
- N. Written description of a request for hardship variance, conditional use or specific permit.
NOTE: The applicant will need to submit a form or waiver. Attachment F
- waiver O. Environmental Impact Statement (EIS) or waiver request. Attachment E - Refer to Project Impact Statement
- P. Written document of request to waive submission of any required site plan elements. The applicant must document why a waiver of required elements or exhibits is in the public interest, consistent with the Master Plan, the overall intent of the land use ordinance, and good development practice. Attachment F

***NOTE:** An application is complete with a waiver request, then the review period begins.

- Q. Additional information and data required by the Board as the result of hearings on the application.

FOR PRELIMINARY SITE PLAN

- To Be Provided R. Proof in the form of letters of transmittal that a copy of the application was sent to County Planning Board; adjacent municipality if property is within 200 feet; New Jersey Department of Environmental Protection if stream encroachment or wetlands permit is needed or sewer extension required: Plainfield Area Regional Sewage Authority and / or Piscataway Township Sewer and / or South Plainfield Sewer Utility; New Jersey American Water Company or Middlesex Water Company.

FOR FINAL SITE PLAN

***NOTE:** Not needed for completeness, but needed for final approval – Letters S-Y.

- S. All conditions of Preliminary Site Plan Approval have been satisfied.
- n/a T. Borough Tax Assessor for lot numbers (if applicable).
- n/a U. Freehold Soil Conservation Service – Soil Erosion Sediment Control Plan Certification.
- n/a V. New Jersey Department of Environmental Protection approvals, including but not limited to:
 1. Sanitary Sewer Extension Permits.
 2. Potable Water Works Permits.
 3. Freshwater Wetlands Letter of Interpretation.
 4. Freshwater Wetlands Transitional Area Waiver.
 5. Authorization for Freshwater Wetlands Statewide General Permits.
 6. Stream Encroachment Permits.
- W. All conditions of Middlesex County Planning Board final approval met.

APPENDIX B

SITE PLAN CHECKLIST

n/a X. Special approvals (utilities, etc.).

Y. All easements, dedications and deed restrictions necessary to implement the plan.

Person Preparing Check List: Thomas Patterson
Public Service Electric and Gas Company (PSE&G) Date: March 10, 2020

SITE PLAN SHOULD CONTAIN THE FOLLOWING BASIC DATA

- partial waiver 1. Scale not to exceed 1" – 50' (graphic and written); north arrow with reference meridian; block(s); lot(s); tax map number(s). Scale: 1" = 100'
2. Survey prepared by a New Jersey Licensed Surveyor – no more than five (5) years old. Refer to Site Plan (also signed by Licensed Surveyor)
3. Property line dimensions showing boundaries of the property existing and proposed monuments, building setback lines, easements and area dedicated to public use, including existing and proposed easements, covenants or deed restrictions, water courses and rights-of-way in feet and decimals of a foot, and bearings in degree, minutes and seconds.
4. Location of all existing buildings and structures (e.g. walls, fences, culverts), streets, driveways, entrances and exits on the site and within 200 feet thereof. Structures to be removed are to be indicated by dashed lines.
- n/a 5. Right-of-way widths of existing and proposed roads from the centerline. Pavement width measurements. Distances to the nearest intersections with other public streets. Plan and profiles of all existing and proposed streets and utilities.
6. Location and dimensions of all proposed buildings, structures, roads, driveways, parking areas, etc.
- partial waiver 7. All existing physical features on the site and within 200 feet thereof, including streams, watercourses, flood plans, existing woodlands, existing trees six inches (6") in diameter as measured three feet (3') above grade and significant soil and hydrological conditions such as wetland, cliff, rock, outcroppings, and water flows.
8. Topography showing spot elevations, high and low points, existing and proposed contours at one foot (1') intervals extending 200 feet off-site based on New Jersey Geodetic Control Survey Datum. First floor elevation of all proposed buildings or other structures, also the elevation of the finished grade at each corner of all structures.
9. Parking and loading areas and location of any outside storage facilities shall be indicated with dimensions for bays, aisles, stalls, curb radii, traffic islands and channelization. Indicated direction of traffic flow, traffic control devices (signs and/or pavement markings) and sign easements, tabulation of proposed and required parking spaces. No driveway is permitted within five feet (5') of property lines.
10. Location and size of fire zones, hydrant locations, fire suppression system, public water location, size of pipe, flow and pressure data.
- n/a 11. Location and design of existing and proposed storm water systems, sanitary waste disposal systems, potable water supply, and methods of solid waste storage and disposal. Detail of screened enclosure for solid waste storage, including provisions for source separation of recyclables. Refer to Project Impact Statement under Attachment E
- n/a 12. Location and type of utilities present and proposed including electric, gas, telephone, cable television, sanitary sewers, storm sewers and water lines. All proposed new utilities installed shall be underground. Refer to Project Impact Statement under Attachment E
- n/a 13. Improvements, such as roads, driveways, curbs, bumpers, sidewalks, sewers and utilities shall be indicated with profile and plan views, design and construction details and dimensions. Refer to Project Impact Statement under Attachment E

APPENDIX B

SITE PLAN CHECKLIST

- n/a 14. Location and design of off-tract improvements necessitated by the proposed development.
- n/a* 15. Landscaping and buffering plan prepared by a CLA identifying existing and proposed trees, shrubs, bushes, ground cover and natural features such as boulders and rock outcroppings. Indicate botanical and common names of plants and trees, dimensions at time of planting. Buffer areas should include location of landscape screening, fencing and berms – provide details. *Refer to prior approved Site Plan w/ Landscaping Design. This project proposes to replant/replace approximately 50 evergreens.
- n/a* 16. Specify on landscape plan the quantity, size and type of proposed landscaping.
- n/a 17. Indicate which existing trees and/or vegetation shall be preserved and include notes on methods to preserve them during construction.
- n/a 18. Street trees planted at SPECIFIED intervals – usually forty feet (40') on center.
- n/a 19. Indicated on landscape plan existing or proposed utility lines walkways, lighting, etc.
- n/a 20. Indicate on the landscape plan, existing and proposed fences, their heights, type and other details. All retaining walls and their details.
- n/a 21. Proposed exterior lighting plan exhibit showing location of all lights, type of light, manufacturer's specification sheet, intensity in foot candle, methods proposed to reduce off-site glare on adjacent property and roads, type and height of light standard or pole. 0.5 foot candles of lighting are required in all parking and driveway areas.
- n/a 22. Storm water runoff control plan. Stormwater Management Statement provided under Attachment E
1. Percent of impervious coverage.
 2. Grading plan, including spot elevations. Include adjacent property where drainage may impact.
 3. Runoff computations for pre-developed and proposed conditions.
 4. Size, slope, direction of flow, top of curb and grate elevation of structures, invert elevations of all existing and proposed storm drains, drainage ditches, watercourses – fifty foot (50') cross-sections for swales, ditches and channels.
 5. Roof leader size and discharge locations.
 6. Location, capacity, outlet details, typical section through basin calculations for storage capacity, inflow and outflow hydro graph for storm water detention / retention facilities.
 7. Drainage map and calculations showing drainage from contributing area prior to and after development. Indicate the determination of L, Tc and I.
 8. If additional development is proposed on site with existing detention / retention facilities, provide capacity calculations.
- n/a 23. Sanitary Sewer Plan. Location and design details of all pipe, manholes, etc. in accordance with Borough adopted construction standards. Provide a monitoring manhole located one foot (1') into the right-of-way. Provide estimated waste water flows.
24. If property is in a flood plan area, it must be noted on the plan. Zone 'X' - Reference Note #3 on Site Plan
25. Additional information and data required by Development Review Ordinance and / or the Planning / Zoning Board as the result of hearings on the application.
26. Engineer's estimate of the cost of the proposed improvements (sanitary sewer, drainage public pavement).
27. Performance Guarantees and Engineering Inspections Fees.
28. As-Built drawings of final construction with all revisions and corrections.

Person Preparing Check List: Thomas Patterson
Public Service Electric and Gas Company (PSE&G) Date: March 10, 2020

APPENDIX B

SITE PLAN CHECKLIST

SITE PLAN REVIEW PROCESS

1. Upon completion of Engineering and Administrative Review, the application is deemed complete and scheduled for meeting.
2. The Application is heard for Preliminary Approval. If the applicant has requested waivers, and / or prior approvals have not been obtained (Freehold Soil, Middlesex County Planning Board, New Jersey Department of Environmental Protection, etc.)
3. Board votes on granting or denial of requested waivers.
4. Board imposes conditions as they feel necessary.
5. Board approves or denies Preliminary Approval.
6. Applicant obtains all necessary prior approvals and corrects plans in compliance with the Preliminary Approval Resolution. Applicant submits revised drawings and all necessary documentation for Engineering and Administrative Review.
7. Upon compliance with the Resolution, the application is scheduled for Final Site Plan Approval.
8. Board hears case for Final Approval.
9. Board grants or denies Final Approval.
10. Plans are signed by Board Engineer, Board Chairman and Board Secretary.
11. Resolution is memorialized.
12. Case is filed.

NOTE: *Should the applicant have no waiver requests and / or prior approvals pending, the Board can grant Preliminary and Final Approvals at one (1) hearing.*

APPENDIX C

VARIANCE CHECK LIST

Type of Application

1 or 2 Family Bulk Variance (New Construction)

1 or 2 Family Use Variance

Bifurcated Use Variance

Site Plan

APPLICANT <u>Thomas Patterson</u> <u>Public Service Electric and Gas Company (PSE&G)</u>	DATE <u>March 10, 2020</u>
BLOCK(S) <u>256</u>	LOT(S) <u>1</u>
ZONE <u>M-3 (Redevelopment Area 1)</u>	
ENGINEER / DESIGNER <u>PSE&G</u>	

X	X	X	X	(x)	A.	Two (2) copies of application form: One (1) original – One (1) copy.
X	X	X	X	(x)	B.	Application fees and taxes paid.
X	X	X	X	(x)	C.	Twelve (12) copies of site plan – Original submission.
X	X	X	X	(x)	D.	Survey prepared by a New Jersey Licensed Surveyor. <i>(Not less than five (5) years old.)</i> <small>Refer to Site Plan (also signed by Licensed Surveyor - Ref#2 Boundary & Topo dated December 12, 2019)</small>
X	X	X	X	(x)	E.	Size of Map: 8½" x 14" or 15" x 21" or 24" x 36" - folded.
GENERAL INFORMATION TO BE INDICATED ON THE SITE PLAN						
X	X	X	X	(x)	F.	Name and license number of Engineer/Architect with documents sealed with raised seal, original date and revision dates of drawings.
X	X	X	X	(x)	G.	Project identification, name and address of owner, and name and address of applicant.
X	X	X	X	(x)	H.	Owner's certification of concurrence with the plan <i>"I hereby certify that I am the owner of record of the site herein depicted and that I concur with the plan."</i> Must be signed by the proper authority. <small>Refer to Owner Authorization Form</small>
X	X	X	X	(x)	I.	The name and address of the owners of all properties within 200' of the boundaries of the development, as shown by the most recent tax records of all municipalities in which such properties shall lie.
X	X	X	X	(x)	J.	Site data schedule showing: <ol style="list-style-type: none"> 1. A key map of the site not smaller than 1" – 1,000' with reference to surround areas, zoning districts(s) and existing street locations within 1,000'. 2. Zoning schedule (required and proposed). 3. Proposed use. 4. Total site area in acres (thousands of an acre) and square feet. 5. Total ground floor building area in square feet and percent of lot coverage. 6. Total building area in square feet. 7. Total open space area in square feet and percent of lot coverage. 8. Total area of impervious coverage in square feet and percent lot coverage. 9. Number of parking stalls and stall dimensions. 10. Number of employees, total and maximum in one shift. 11. Ratio of parking to building size or occupancy or both, depending on use. 12. Proposed building data: height, setbacks, front, side and rear yard distances, also show dimensions on plan.

APPENDIX C

VARIANCE CHECK LIST

1 or 2 Family Bulk Variance (New Construction)	1 or 2 Family Use Variance	Bifurcated Use Variance	Site Plan			
X	X	X	X	(x)	K.	Written description of proposed operations or activities, including control of noise, water pollution, glare, air and/or fire and safety hazards.
THE SITE PLAN SHOULD BE ACCOMPANIED BY THE FOLLOWING EXHIBITS:						
X	X		X	(n/a)	L.	Architectural building elevations, including façade signs and entrances.
			X	(n/a)	M.	Proposed sign plan exhibit for all freestanding and façade signs showing the specific design, letter style, color, construction and materials, location, size, height above grade or below roof line, type of standard, illumination.
X	X	X	X	(x)	N.	Required legend on site plan for endorsement by Board and Borough Officials.
	X	X	X	(x)	O.	Written description of a request for hardship variance, conditional use or specific permit.
			X	(w)	P.	Environmental Impact Statement (EIS).
	X	X	X	(x)	Q.	Written document of request to waive submission of any required site plan elements. (The applicant must document why a waiver of required elements or exhibits is in the public interest, consistent with the Master Plan, the intent of the land use ordinance, and good development practice.)
X	X	X	X	()	R.	Additional information and data required by the Board as the result of hearings on the application.
X	X	X	X	(x)	S.	All easements, dedications and deed restrictions necessary to implement the plan.

Thomas Patterson
Public Service Electric and Gas Company (PSE&G)

March 10, 2020

Person Preparing Check List

Date

Attachment E

Description of Proposed Operations



**ROSELAND-PLEASANT VALLEY (RPV) TRANSMISSION PROJECT
PSE&G'S SOUTH PLAINFIELD LAYDOWN
DESCRIPTION OF PROPOSED OPERATIONS**

A. Present Use and Site Description

The property is located at 333 Hamilton Boulevard and also known as Block 256, Lot 1 according to the Borough of South Plainfield Tax Map. The overall parcel is currently vacant and consists of approximately 27 acres. Sixty-three percent (63%) of the parcel is surfaced by asphalt (when discounting the existing New Market Avenue right-of-way and existing stone detention basin). The site also contains a perimeter chain-link fence and several gates and a water tower that doubles as a wireless telecommunications tower. As part of Resolution No. 2015-11 in support of the Sewaren-Metuchen Transmission Project, PSE&G had installed green privacy fence slats along Hamilton Boulevard and New Market Avenue. In addition, a dense evergreen buffer had been planted along Spicer Avenue. PSE&G intends to maintain these measures during the project to reduce visual impacts for the surrounding properties.

B. Zoning District

The property is located within the Borough's M-3 Industrial Zoning District and is also located in Redevelopment Area 1 as shown in the Amended Redevelopment Plan for Hamilton Boulevard Industrial Site, dated August 2010. The property is bound by Lehigh Valley Railroad to the north, Spicer Avenue and residential homes within the R-10 Residential Zone to the south, unimproved Factory Street to the east and Hamilton Boulevard and Redevelopment Area 2 to the west. Access to the property under this application is provided via New Market Avenue.

C. Project Scope, Noise and Traffic Impact

PSE&G seeks a Temporary Use Permit for outdoor storage of materials associated with the assembly of monopole high-tension transmission towers to support PSE&G's Roseland-Pleasant Valley (RPV) Transmission Project for the duration of two (2) years and nine (9) months. It is anticipated that the equipment on site may include one (1) 65,000 lb. forklift and one (1) rough terrain forklift, in addition to a porta-john and forty-foot (40') connex box for small tools. Tractor trailers and flat beds will only be on site for the time it takes to pick up or drop off the construction material. Truck parking and loading will be accommodated in the fenced in storage area. "No Idling" signs had been installed under the prior application, which are proposed to remain for this project, or be replaced in-kind and as needed. One (1) 12' x 60' office trailer, one (1) guard house and approximately sixteen (16) parking stalls are proposed. Site access for employees, visitors and delivery trucks are proposed along New Market Avenue. PSE&G acknowledges any trucks entering or exiting the site are not permitted to utilize Spicer Avenue.

PSE&G anticipates the local construction team may report to the storage yard in the morning and carpool to the location along the transmission ROW where construction operations are taking place. This will minimize the number of personnel vehicles parked where the construction along the right-of-way is being conducted, as space along the right-of-way (R.O.W) is limited. It is anticipated that there will be approximately four (4) employee vehicles parked on a day-to-day basis, with additional

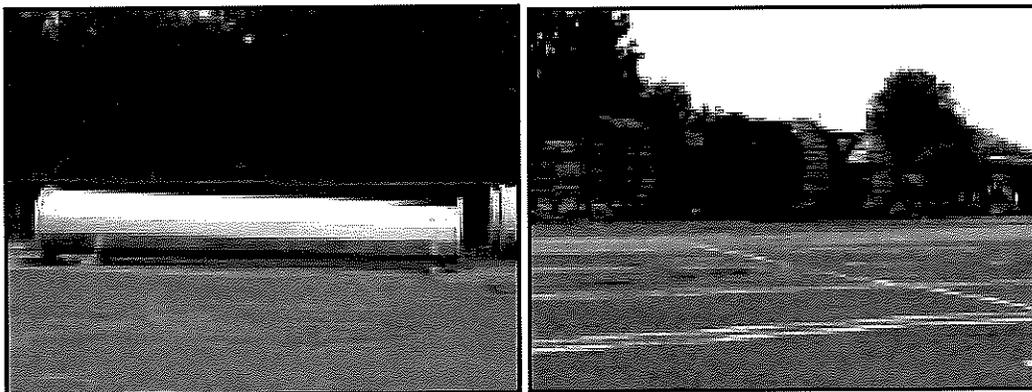
stalls for at least 2-3 visitors. A maximum of seven (7) employees are occasionally proposed. A total of sixteen (16) parking stalls have been provided.

Other than employee vehicles, delivery of materials to the site will be limited to approximately ten (10) trucks per day. Truck deliveries will be restricted to access the property from New Market Avenue. The truck route has been enclosed as Attachment H. The estimated deliveries will be based around the construction schedule and actual need for the associated equipment throughout the construction process. The laydown plots of various sizes are representative areas to accommodate the peak storage of monopole sections at any given time during construction. The associated trailers and parking have been provided to accommodate management staff and will serve as a hub for daily crew members departing to their work areas for the day. Anticipated regular hours of operation will be 7:00 AM to 3:30 PM. Noise generated by the site will comply with Article IX Performance Standards for Industrial Zones. It was noted on the prior approval that the Applicant will use its best efforts to confine use of hand tools to the northeast portion of the property, which PSE&G has no objections following.

No lighting will be required for this operation, as work hours will not extend into the evening. As such, there will be no lighting impact beyond the property lines as part of this project. It is evident in the site photos, the green privacy fence slats along Hamilton Boulevard and New Market Avenue are intact and are proposed to remain for this project. An existing evergreen buffer is located along Spicer Avenue. It was observed during a recent site reconnaissance that of the existing evergreen buffer, approximately fifty (50) evergreens were dead. Therefore, a 1:1 tree replacement is proposed for this project. PSE&G will work with the contractor in the field to identify and replace the dead evergreens.

D. Outdoor Storage Materials

It is anticipated that monopoles (large metal pole sections) and anchor bolt cages will be the dominant storage on site. PSE&G will delineate the laydown areas in consultation with the Board Engineer using concrete barriers and/or cones with signs. The photos below represent examples of the types of storage temporarily proposed on the property. None of the proposed storage is anticipated to be stacked higher than the fence.



E. Site Security

PSE&G plans on providing a guard house at the entrance to the laydown area which may be staffed 24 hours a day, 7 days a week. On average, a three (3) man crew and supervisor will be on site during the day for pick up and delivery of materials. When staff is not on site, the gate will be closed and locked.

F. Recycling

At least one (1) forty-foot (40') dumpster (connex box) for construction debris will be located on site for proper recycling and/or disposal.

G. Project Impact Statement (in lieu of Environmental Impact Statement)

The use of the laydown area is in support of PSE&G's Roseland-Pleasant Valley (RPV) Transmission Project, which will improve the public utility system in the northwestern region of the State. There will be no adverse impact to the Borough's Performance Standards. No permanent structures are proposed, and no hazardous materials will be stored on site. The project will not discharge any smoke, fumes, gas, dust, odor or pollutants or waste materials into the air or water. "No Idling" signs had been installed along the fence line under the prior application and are proposed to remain for this project or be replaced in-kind, as necessary. The project will not produce additional glare, vibration, or noise beyond property boundaries. The perimeter fencing contains existing pvc slats to remain as a visual buffer for surrounding properties. A replanting of approximately fifty (50) dead evergreens is proposed to maintain a visual buffer along Spicer Avenue. The proposed traffic is the minimum required to operate the laydown area efficiently in support of the Project. The Project will adhere to permitted work hours and make every effort to confine use of hand tools to the northeast portion of the property. Any dust generated will be controlled with Best Management Practices, as required. There will be no detriment to the public good and no impairment to the intent and purposes of the Borough of South Plainfield Zoning Ordinance, Master Plan or Redevelopment Plan. The property is mainly surfaced with pavement and capped as a former superfund site. No changes are proposed to any existing utilities, stormwater systems, water or sanitary sewer supply. No changes are proposed to any roadways or existing sidewalks or curbing that may exist along the perimeter of the site. The existing paved surface and driveways will be utilized for site circulation. Upon project completion, the property will be restored to its existing condition as a vacant paved lot.

H. Stormwater Management Statement

The project does not propose any soil disturbance in accordance with the proposed lease agreement and proposed temporary activities. The Borough of South Plainfield Stormwater Control Ordinance, Chapter 399, establishes the minimum stormwater management requirements and controls for "major development," whereas major development is defined as any development that provides for ultimately disturbing one (1) or more acres of land or increasing impervious surface by one-quarter (1/4) acre or more. As mentioned above, the property is capped as a former superfund site and therefore does not and cannot propose any soil disturbance in accordance with the proposed temporary activities and lease agreement. A stormwater management system exists and will not be altered by the proposed activities.

Attachment F

Statement of Relief Requested and Site Plan Checklist Waivers



**ROSELAND-PLEASANT VALLEY (RPV) TRANSMISSION PROJECT
PSE&G'S SOUTH PLAINFIELD LAYDOWN
STATEMENT OF RELIEF REQUESTED AND SITE PLAN CHECKLIST WAIVERS**

The following is a review of the Borough's Land Use and Development Ordinance, Chapter 540 Zoning, as well as the Amended Redevelopment Plan for Hamilton Boulevard Industrial Site, and identification of sections from which variance relief is hereby requested.

A. Use Variance Relief Requested under Chapter 540 Article XII Administration and Enforcement – 'd(1)' Temporary Use Permit

The Property is located within the Borough's M-3 Industrial Zoning District and is also located in Redevelopment Area 1 as shown in the Amended Redevelopment Plan for Hamilton Boulevard Industrial Site, dated August 2010. Redevelopment Area 1 permits the use of retail stores, commercial and service uses, service stations, convenience stores, private and public garages, restaurants (including those with a drive-thru), office buildings, warehouses, flex space (combined offices and warehouses) and self-storage units. The proposed use is not specifically listed as a Principal Permitted Use in the M-3 Industrial Zone of the Zoning Ordinance or within Redevelopment Area 1 of the Amended Redevelopment Plan.

Under the Borough's Land Use and Development Ordinance, Chapter 540 Zoning, §540-70, Other Permits states: *"it is recognized that it may be in accordance with the purposes of this chapter to permit temporary activities for a limited period of time, which uses may be prohibited by the provisions of this chapter. If such cases are of such a nature and are so located that, at the time of the petition, they will in no way exert a detrimental effect upon the uses of land and activities normally permitted in the zone and will contribute materially to the welfare of the Borough, particularly in a state of emergency, under conditions peculiar to the time and place involved, then the Zoning Board may, by resolution after written application therefor, subject to all regulations for the issuance of special permits elsewhere specified, issue a permit for a period not to exceed six months. Such period may be extended not more than once for an additional period of six months."*

PSE&G proposes to utilize the Property for approximately two (2) years and nine (9) months, or 33 months, in support of the Roseland – Pleasant Valley (RPV) Transmission Project. The outdoor storage is in support of a project not directly associated with the site and will require a 'd(1)' use variance. PSE&G requires the proposed timeframe of 33 months to adequately perform the work necessary to successfully support the Roseland to Pleasant Valley Project. The use proposed is of a temporary nature and will be removed from the Property after completion of the overall project. The larger public purpose is being served by the construction of a replacement of the aging transmission towers. This project has been approved by PJM, the regional transmission oversight operator that coordinates the movement of wholesale electricity for New Jersey. The necessity of storing the equipment in an area proximate and centrally located to the overall transmission line construction is essential in order to expedite the construction of the project and reduce impact to the local road system.

B. Bulk Variance Relief under Chapter 540 Zoning Article III and Redevelopment Plan for Area 1

Compliant – Article III Schedule of the Borough's Land Use and Development Ordinance, Chapter 540 Zoning regulates the Schedule of General Requirements for the M-3 Zone (*540 Attachment 1*) and where superseded by the Redevelopment Plan for Area 1. A Schedule of Bulk Requirements Table has been provided on the drawing entitled, "PSE&G's South Plainfield Laydown Yard," and (below). The site is in compliance with the Lot Area, Lot Width and Lot Depth requirements regulated under Article III. Furthermore, the site is in compliance with the Redevelopment Plan as it relates to the Minimum Yard Setbacks, Maximum Building Height and Maximum Building

Coverage. One (1) existing non-conformance has been identified for the Maximum Impervious Coverage of 63.1%, whereas no more than 50% is permitted when discounting the public right-of-way of New Market Avenue. Since a variance had been previously requested under the prior project for a Temporary Use Permit, no additional variances under this Section are hereby being requested, unless otherwise deemed necessary by the Board.

SCHEDULE OF BULK REQUIREMENTS					
	REQUIRED	EXISTING	PROPOSED	COMPLIANT	REFERENCE
Minimum Lot Area	40,000 sq. ft.	1,185,387 sq. ft.	No Change	YES	(1)
Minimum Lot Width	200 ft.	>200 ft.	No Change	YES	(1)
Minimum Lot Depth	200 ft.	>200 ft.	No Change	YES	(1)
Minimum Setbacks					
Front Yard	30 ft.	754.8 ft.	>30 ft.	YES	(2)
Side Yard	15 ft.	N/A	>15 ft.	YES	(2)
Rear Yard	20 ft.	154.1 ft.	>20 ft.	YES	(2)
Maximum Building Coverage	30%	<1.0%	No Change	YES	(2)
Maximum Impervious Coverage (Area 1 Tract)	50%	63.1%	No Change	NO*	(2)
Maximum Building Height	40 ft.	<40 ft.	No Change	YES	(2)
Spicer Avenue Buffer	25 ft.	>25 ft.	No Change	YES**	(2)

(1) Article III Schedule of the Borough's Land Use and Development Ordinance, Chapter 540 Zoning (540 Attachment 1)

(2) Redevelopment Area 1 of the Amended Redevelopment Plan for Hamilton Boulevard Industrial Site, dated August 2010

(*) Previously received variance for existing non-conformance. No further change.

(**) A dense evergreen buffer along Spicer Avenue had been planted under the prior application to supplement the existing natural vegetation and meet the minimum intent of the Ordinance. Since the prior application, the Applicant's Landscaping Professional has identified fifty (50) evergreens requiring a replacement in kind to continue to meet this requirement.

C. Minimum Space Requirements under Chapter 540 Zoning Article VI Off-Street Parking and Loading Facilities

§540-32 Minimum Space Requirements for Other Uses specifies, "Each public or private building or land use not covered by the requirements listed above shall provide such parking space for residents, visitors or patrons as the Planning Board or Board of Adjustment shall deem necessary. In making such a determination, the Planning Board or Board of Adjustment shall be guided by the number of persons to be employed in said building or by said use; the number of persons expected to reside in, visit or patronize said building or use; the anticipated percentage of residents, visitors or patrons driving automobiles; and the need for safe and convenient loading space for visitors or patrons and goods arriving by motor transport."

Compliant or Subject to Concurrence by the Board – PSE&G has identified up to sixteen (16) 9' x 18' parking stalls on the Property, as noted on the Site Plan, to meet the intent of the daily activities anticipated for the site. PSE&G believes this meets the intent of the Ordinance and requests concurrence from the Board.

D. Performance Standards in Industrial Zones under Chapter 540 Zoning Article IX Outdoor Storage – Bulk 'c' Variance

§540-58 Outdoor Storage specifies,

A. No merchandise, articles or materials, including trucks, trailers or containers, shall be kept or stored outside the confines of buildings or structures in any industrial or commercial zone unless the same is so screened by special planting or a fence ranging between six and 10 feet in height, as required by the zone, and the property is located so that said merchandise, articles or materials cannot be visible from any street or adjacent property. Such outdoor storage as may be permitted hereunder is only permitted in the rear and side yard areas, and under no circumstances shall the storage of any merchandise, articles or materials be permitted in the front yard of any property.

Compliant or Subject to Concurrence by the Board – Under Resolution No. 2015-11, green pvc fence slats were installed to establish a visual screening along Hamilton Boulevard and the New Market Avenue R.O.W. It was decided that the dense evergreen buffer along Spicer Avenue would suffice in lieu of the fence slats.

Non-Compliant – Where it states, “*such outdoor storage may be permitted in the rear and side yard areas and under no circumstances shall the storage of any merchandise, articles or materials be permitted in the front yard of any property,*” relief from the Board is requested to grant the several laydown areas, trailers and any miscellaneous containers situated along Hamilton Boulevard. These temporary areas and structures meet the minimum required front yard setback of thirty-feet (30') and are screened by the pvc slats.

B. Furthermore, whenever the property lies adjacent to a residential zone or a street bisected by a residential zone line, there shall be no storage of any merchandise, articles or materials, including trucks, trailers or containers, within a minimum distance of 100 feet from any property line which lies adjacent to such residential zone line or street.

Partially Non-Compliant – The Property lies adjacent to Hamilton Boulevard and Spicer Avenue, which bisect a residential zone. As stated above, storage of materials are proposed within 100-feet of the property line along Hamilton Boulevard. However, a setback of at least 100 feet has been provided along Spicer Avenue, which we believe meets the intent of the Ordinance.

C. The minimum one-hundred-foot area between the residential zone line or street and the proposed storage shall be considered to be a buffer strip or buffer screen as defined in Article II, Definitions

Partially Non-Compliant – (as mentioned above)

For all reasons stated above, a bulk 'c' variance from strict compliance with §540-58 Outdoor Storage is hereby requested, and as deemed necessary by the Board. We acknowledge that a variance was granted under the prior application for a similar layout of the laydown plots and will take precaution when confining tools to the northeastern portion of the Property and storage of the forklifts, trailer, porta-john and conex box.

E. Submission Waivers

The following is a review and submission waiver request from the Borough's Appendix B Site Plan Checklist Form and Appendix C Variance Checklist Form.

Appendix B

The Site Plan should be accompanied by the following Exhibits:

O. Environmental Impact Statement. In consideration of the temporary nature of the project, a Project Impact Statement has been provided within Attachment E – Description of Proposed Operations in lieu of a comprehensive Environmental Impact Statement. Upon project completion, the site will be restored to existing conditions. **A submission waiver is respectfully requested from providing a comprehensive Environmental Impact Statement.**

Site Plan should contain the following data:

1. **Scale not to exceed 1" = 50'.** In consideration of the temporary and straightforward scope of work, the scale provided is 1" = 100' in order to fit the entire site on 24" x 36." **A submission waiver is respectfully requested from providing 1" = 50' scale.**
7. **Existing physical features.** In consideration of the temporary and straightforward scope of work, and the fact that the work is limited to the existing paved, previously developed surfaces, no existing trees have been surveyed or identified, and no soil or hydrological conditions have been shown. However, the existing tree line and floodway limit has been identified. **A partial submission waiver is respectfully requested from providing existing trees (6") in diameter and any significant soil and hydrological conditions.**

F. Conclusion

PSE&G requests d(1)' temporary use variance relief, bulk 'c' variance relief, three (3) site plan and submission checklist waivers and any additional variances, waivers, permits and/or exceptions as the Board may deem necessary for this application from the Borough of South Plainfield Zoning Ordinance and/or the Amended Redevelopment Plan for the Hamilton Boulevard Industrial Site. Justification for any additional variances, waivers, permits and/or exceptions, as the Board may deem necessary, shall be presented at the Zoning Board of Adjustment public hearing.

Attachment G

Site Photos

**Public Service Electric & Gas Company
South Plainfield Laydown
333 Hamilton Boulevard
Block 256, Lot 1
Borough of South Plainfield,
Middlesex County, New Jersey**



Photo 1: Facing North— Along New Market Avenue (pvc fence slats to remain from 2015 laydown project).

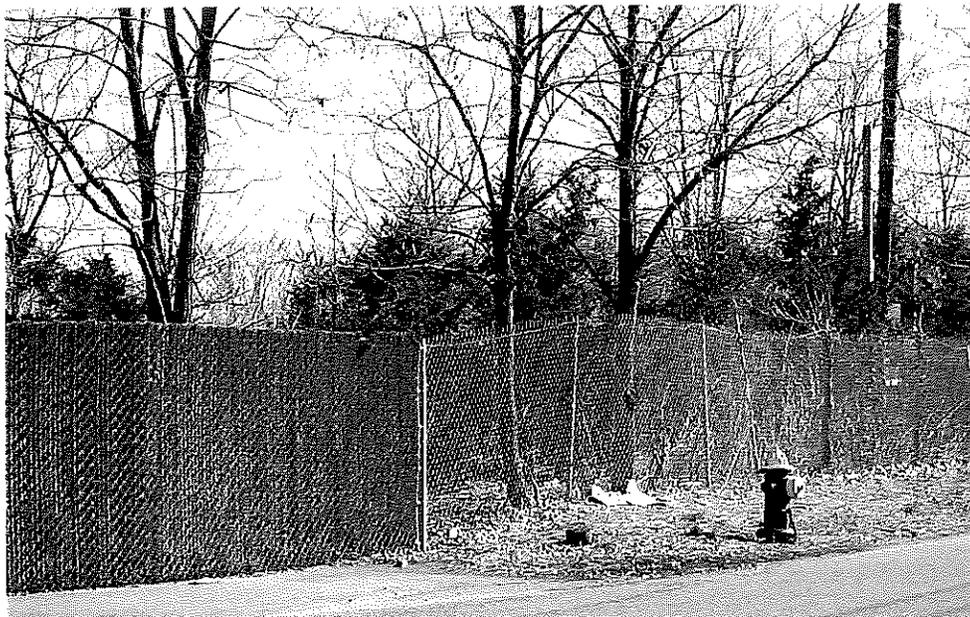


Photo 2: Facing East— Along Spicer Avenue (pvc lined fence extended to existing landscaping buffer).

(Photos taken on February 21, 2020 site visit)

Public Service Electric & Gas Company
South Plainfield Laydown
333 Hamilton Boulevard
Block 256, Lot 1
Borough of South Plainfield,
Middlesex County, New Jersey



Photo 3: Facing Southeast– Along Hamilton Boulevard.

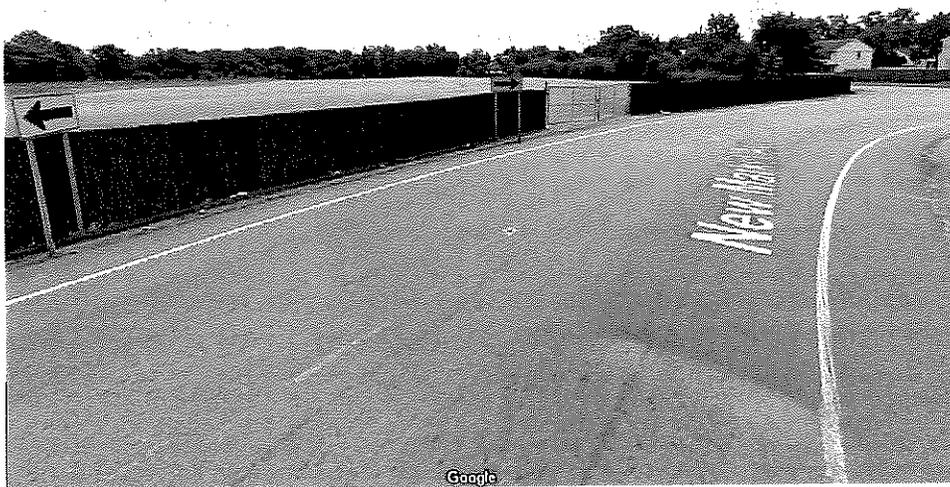


Photo 4: Facing Southeast – Along New Market Avenue.

(Photos taken from Google Earth imagery: August 2019)

Attachment H

Prior Resolution of Approval and Site Plan

Handwritten notes:
12/15/15
2/15/16
10/15/15

RESOLUTION

BOROUGH OF SOUTH PLAINFIELD
ZONING BOARD OF ADJUSTMENT
Corrected Resolution No. 2015-11

Application Number: 7-15

Applicant: Public Service Electric & Gas Company

Property Owner: DSC of Newark Corporation

Address: 333 Hamilton Boulevard

Tax Map Designation: Block 256, Lot 1

Applicant's Attorney: Karl Kemm, Esq.

Zone: M-3 (Redevelopment Area 1 of the Amended Redevelopment Plan for the Hamilton Boulevard Industrial Site dated August 2010)

Whereas, Public Service Electric & Gas Company is a prospective tenant at 333 Hamilton Boulevard (block 256, lot 1 on the Borough's tax map) and has applied with the owner's consent to the South Plainfield Zoning Board of Adjustment for a temporary use permit lasting 24 months, for related bulk variances, and for a waiver of full site-plan review; and

Whereas, the Board met in compliance with the Open Public Meetings Act, holding a hearing in the Courtroom at South Plainfield Borough Hall on April 7, 2015; and

Whereas, the following Board members heard the application and participated in the decision:

- David Miglis, Vice Chair ✓
- Maria Campagna ✓
- James Gustafson *excused 4-21-15*
- Ken Bonnano *"*
- Cindy Eichler, **(1)** ✓
- Robert Hughes, First Alternate ✓
- Frank Lemos, Second Alternate; and **(2)** ✓

Whereas, after considering the testimony and allowing the opportunity for public questions and comments, the Board has made the following findings of fact:

Findings

1. On April 7, 2015 the Board adopted a resolution approving this application that included handwritten additional conditions. This corrected resolution is being adopted to incorporate the handwritten additional conditions and to clarify and memorialize additional testimony.
2. The applicant submitted the required affidavit of publication and affidavit of service, which the Board's attorney determined gave the Board jurisdiction to hear the application.
3. This is an application for a temporary use permit by Public Service Electric & Gas Company (PSE&G). The property is in the M-3 (industrial) zone but is also part of Redevelopment Area 1 of the Amended Redevelopment Plan for the Hamilton Boulevard Industrial Site dated August 2010. Area One allows retail stores, commercial and service uses, service stations, convenience stores, private and public garages, restaurants (including those with drive-thrus), office buildings, warehouses, flex space (combined offices and warehouses), and self-storage units.
4. The applicant asks the Board to allow it to use the property for temporary storage and assembly of monopole high tension transmission towers. The site would also contain office trailers and parking.
5. Article XII, section 1205A of the zoning ordinance allows temporary use permits. The provision allows the Board to grant a permit for six months, with a possible six-month extension. The applicant seeks a 24-month use permit. On advice of counsel, the Board has decided to treat the application as request for a use variance under N.J.S.A. 40:55D-70(d)1. In doing so, the Board will consider the temporary nature of the use when it considers the positive and negative criteria.
6. In addition to the temporary use, the applicant also seeks a variance for impervious coverage. The applicant proposes 85% coverage (which is existing). The ordinance limits maximum impervious coverage to 50%. The applicant also seeks a variance from the screening requirements contained in section 902 of the zoning ordinance and the buffer requirements for Spicer Avenue contained in Exhibit 3 of the of the Amended Redevelopment Plan for the Hamilton Boulevard Industrial Site dated August 2010. Along with this, the applicant seeks a waiver of full site-plan review.
7. To describe the project, the applicant called Randolph "Randy" Koncelik, PSE&G's project manager. The Board found his testimony credible and accepted it as fact.
8. The applicant also presented engineering and planning testimony from John Mele. The Board accepted Mele's credentials, found his testimony credible, and accepted his testimony as fact.

9. The property is about 24 acres and is currently vacant. It is part of the EPA's Cornell-Dubilier Superfund site, which is going through remediation. The site is 85% paved and has a chain-link fence around the perimeter. It also contains a detention basin and a water tower that doubles as a wireless communications support structure.
10. Lehigh Valley Railroad is to the north of the site. To the south is Spicer Avenue, which is residential. Hamilton Boulevard is to the west. An unimproved street is to the east, and further east is the Borough's Department of Public Works yard. Main access to the site is from New Market Avenue, and secondary access is from Hamilton Boulevard.
11. According to PSE&G, the proposed storage and assembly area is critical to a major transmission-line upgrade PSE&G is performing between Sewaren and Metuchen. The upgrade to the overhead transmission lines will, according to the utility, "provide greater capacity and more reliability [for electrical service] in the region," including South Plainfield.
12. Trucks will enter and exit the site from New Market Avenue. For the first 20 days, about five or six trucks a day will deliver anchor bolt cages to the site. The monopole sections will arrive at the site over the course of the 24 months, with a maximum of approximately ten trucks on any day. Over the course of the temporary use, about three to five loaded trucks will leave the site each day. The applicant expects about one oversized load each day.
13. The setback for the nearest laydown area from Spicer Avenue will be 185 feet.
14. The applicant will meet the requirements of the Borough's noise ordinance. It will also use its best efforts to confine use of hand tools to the northeast part of the site.
15. The monopoles will not be assembled at the site. Rather, they will just be stored there. Wooden crates that store hardware assemblies will be fabricated on the site. All these materials will then be loaded onto trucks for transport to the sites where work is being performed.
16. In addition to the monopole sections, the following materials will be stored on the site: circuit breakers, disconnected switches, insulators, reels of cable, and line hardware. The facilities and equipment consist of up to eight office trailers, four Sea Vans, one 50-ton crane, one 30-ton forklift, and one pickup truck.
17. The site will have approximately 37 "laydown areas" where the applicant will store sections of monopole. The monopole sections vary in length and range from 20 feet to 50 feet long.
18. Approximately twelve to twenty employees will arrive at the site each day. Approximately four to six of these employees will be stationed at the site.

19. Two residents questioned the project. The first was concerned about added vehicles on Spicer Avenue, as well as fumes from the trucks. The second believed that trucks along Spicer Avenue were already creating a problem.
20. In response to the residents, the applicant noted how its trucks will not be using Spicer Avenue. The trucks will only follow the approved truck route through town and will then enter the site from New Market Avenue. When the trucks leave they will follow the reverse route. As a condition of approval, the applicant agreed to prohibit its trucks from using Spicer Avenue.
21. Board members had concerns about screening for the site, especially as it related to Spicer Avenue. In response, the applicant agreed to add green slats to the fences around the site. The applicant will also add landscaping in front of the fence along Spicer Avenue in place of the slats if permitted by the DEP. (See conditions below).

Conclusions

1. The applicant has met the requirements of N.J.S.A. 40:55D-70(d)1. The variance will advance the general welfare by assisting PSE&G, a public utility, with its plan to upgrade the public's power grid. See N.J.S.A. 40:55D-2a. Granting the variance will also advance N.J.S.A. 40:55D-2j, which describes promoting "energy resources" in the state as a purpose of the Municipal Land Use Law. The site is particularly suited for this use, on a temporary basis, because of its size and because it is mostly paved and vacant.
2. The applicant has also met the requirements of N.J.S.A. 40:55D-70(c)2. The work PSE&G will be performing will create a benefit to the region, including South Plainfield. It will provide more electrical capacity and greater reliability to a system that needs to be upgraded. These benefits outweigh any detriment created by the variances for maximum impervious coverage, for screening, and for buffering. In reaching this conclusion, the Board once again notes the temporary nature of the use.
3. The applicant has demonstrated by an enhanced burden of proof that granting the variances will not substantially impair the intent of the zone plan and zoning ordinance. In reaching this conclusion, the Board notes the limited duration of the use. While an unlimited-duration use variance would likely conflict with the uses the governing body envisioned when it enacted the redevelopment plan for the area, the 24-month timeframe during which PSE&G will be using the property does not pose this same type of conflict. Moreover, as noted by the Board's planner, the proposed project actually advances several redevelopment-area goals.
4. The applicant has also demonstrated that granting the variances will not create a substantial detriment to the public good. The project will not generate any substantial traffic, and the location is along the Borough's truck route. Given the size of the property, the Board does not envision any significant noise for the property's neighbors. Nor does the Board envision any other detriments, at least to a significant degree, flowing from the variances. While there may be some temporary aesthetic detriment, the Board

has added screening requirements as conditions of approval, and these screening requirements will reduce any detriment, which the Board finds will not be substantial.

5. Finally, based on the type of project, the Board also finds that a waiver of full site-plan review is also warranted, as the applicant has presented good cause for this relief. The temporary nature of the use, as well as the type of use, make full site-plan review unnecessary.

Therefore, be it resolved that the applicant's request to use 333 Hamilton Boulevard for storage and assembly of monopole high-tension transmission towers, with supporting office trailers and parking for 24 months is granted. The Board also grants the related variances for impervious coverage, for relief from the screening requirement in section 902 of the zoning ordinance, and relief from the buffer requirement contained in Exhibit 3 of the amended redevelopment ordinance. The Board also grants the applicant a waiver from full site-plan review. These decisions are subject to the conditions set out below.

Conditions

1. Trucks going to and exiting from the site are not permitted to use Spicer Avenue.
2. The applicant will use its best efforts to confine use of hand tools to the northeast part of the property.
3. The applicant will add green screening slats to the fences along Hamilton Boulevard, New Market Avenue, and Spicer Avenue.
4. The applicant will add a landscape buffer behind the fence along Spicer Avenue if permitted by the Consent Decree between the Environmental Protection Agency and the property owner. The type and number of plantings will meet the reasonable requirements of the Board's professionals. If the landscape buffer is installed, the applicant will not be required to add the screening slats along Spicer Avenue, as required by paragraph three above.
5. The applicant will develop a way to delineate the laydown areas. The method will meet the reasonable requirements of Board's engineer.
6. After July 2015 the applicant will remove all storage from the smaller parcel on the southwest side of the site.
7. With the exception of the screening and landscaping improvements, the applicant will remove all materials from the site at the end of the 24-month period and return the site to its original condition.
8. The applicant will update the plans to show a 40-foot setback on the smaller parcel on the southwest side of the site. The storage of materials on the smaller parcel shall be limited to inside of the 40-foot setback until July 2015 as permitted in condition 6; however, this

restriction does not apply to parking spaces and/or the placement of trailers on the smaller parcel which is allowed at all times as depicted on the plans.

9. The applicant will not begin using the property until all screening and landscaping are installed.
10. The applicant will enforce a no-idling policy for all trucks using the site. The applicant will install no-idling signs on the site. The number and placement of the signs will be in the reasonable discretion of the Board's engineer.
11. Large materials may not be stacked more than one level high. Materials that are shorter than the fence may be stacked but in no event higher than the fence that surrounds the property.
12. Construction will substantially comport with the submitted plans unless changed by the terms of this resolution.
13. The applicant will obtain all necessary permits and inspections required by the Borough of South Plainfield, the County of Middlesex, and the State of New Jersey.
14. The applicant will post all necessary bonds and pay all inspection fees. The applicant will also pay any applicable fees for the Board's professionals, including its attorney and engineer, immediately upon notice that its escrow account needs to be replenished. No building permits or certificates of occupancy will be issued until all payments required by this condition have been received.
15. The applicant will comply with all ordinances and regulations of the Borough of South Plainfield, including any Fair Share Housing requirements (if applicable). In addition, the applicant will pay all real-estate taxes due before issuance of building permits and before issuance of a certificate of occupancy.
16. The applicant will comply with any representations not contained in this resolution that were made during the application and hearing process.

Failure to comply with any of the conditions listed above will render the approval granted by this resolution, as well as all prior resolutions, void.

Motion to Grant the Application as stated:

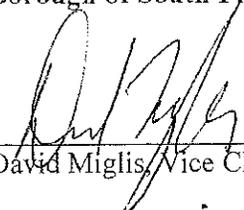
Motion: Campagna

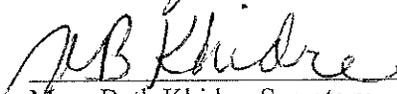
Second: Eichler

	IN FAVOR	OPPOSED	ABSTAIN	ABSENT
Gino Leonardis, Chair			Recuse	
David Miglis, Vice Chair	X			

James Gustafson	X			
Maria Campagna	X			
Kenneth Bonnano	X			
Roy Kaplan				X
Cindy Eichler	X			
Robert Hughes, 1st Alternate	X			
Frank Lemos, 2nd Alternate	X			

**Zoning Board of Adjustment
Borough of South Plainfield**


David Miglis, Vice Chair


Mary Beth Khidre, Secretary

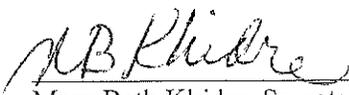
Date: 4/7/15

Motion on the Corrected Resolution:

Motion: Cindy E. Second: Frank L.

	YES	NO	ABSTAIN	ABSENT
Gino Leonardis, Chair	---	---	---	---
David Miglis, Vice Chair	✓			
James Gustafson				✓
Maria Campagna	✓			
Kenneth Bonanno				✓
Roy Kaplan	---	---	---	---
Cindy Eichler	✓			
Robert Hughes, 1st Alt.	✓			
Frank Lemos, 2nd Alt.	✓			

I certify that this is a true copy of a resolution adopted by the Zoning Board of Adjustment of the Borough of South Plainfield at its public meeting on April 21, 2015.


Mary Beth Khidre, Secretary

Date: 4/21/15

Attachment I

Prior Approved Truck Route



Two Tower Center, Suite #1603 • East Brunswick, NJ 08816
Phone: 732-490-7227 ~ www.cwcsi.com



Title Report – Present/Current Owner Search

Client Name: PSE&G Corporation – Joy Schulein
Site Reference No.: SM DSC NEWARK B256 L1 S PLAINFIELD
Site Name: SM DSC NEWARK B256 L1 S PLAINFIELD
Date: February 13, 2014

Site Address: 333 Hamilton Boulevard, South Plainfield, New Jersey

Current Owner: D. S. C. of Newark

Mortgage Status: Mortgages Found See Part III

Tax Information:

Block: 256 Lot: 1

Total Assessed Value:

Tax Status:

Paid Through:

Next Payment Due and Payable: 5/1/2015

Amount: Not Verified

Effective Date: 1/16/2015

1. The estate or interest in the land described or referred to in the Title Report and herein is a fee simple, and title thereto is at the effective date hereof vested in:

D.S.C. Of Newark, a New Jersey corporation, by Deed made by Marco Investing Corp., a New Jersey corporation dated November 30, 1976 and recorded October 8, 1976 in Deed Book 2962 Page 904 in the State of New Jersey, Office of the County Clerk of Bergen County.

2. The land is described as follows:

See Exhibit A

This Title Report is for informational purposes only and is not to be considered as a commitment to issue any form of title insurance. The Title Report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of the fee paid therefore.





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Phone: 732-490-7227 ~ www.cwcsi.com



Part I - Deed Chain History

1. Marco Investing Corp., a New Jersey corporation to D.S.C. Of Newark, a New Jersey corporation, dated November 30, 1976 and recorded October 8, 1976 in Deed Book 2962 Page 904 in the State of New Jersey, Office of the County Clerk of Bergen County.

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Part II – Exceptions

1. Easement as contained in Deed Book 3082 Page 59 dated October 4, 1978 and recorded March 28, 1979.

Note: Property subject to an easement to install, lay, construct, reconstruct, operate, maintain, inspect, repair, remove, replace and relay gas mains.

2. Easement as set forth in Deed Book 3283 Page 933 dated August 5, 1982 and recorded May 2, 1983.

Note: Property subject to an Easement in Perpetuity for the purpose of inspecting, locating, relocating, installing, altering, extending, constructing, repairing, replacing, removing, and perpetually operating, maintaining and using mains, pipes, manholes, handholes, regular vents poles and other fixtures.

3. Easement as contained in Deed Book 3697 Page 472 dated April 24, 1987 recorded May 5, 1987.

Note: Property subject to an Easement for perpetual installation and maintenance of a sanitary sewer line as well as a storm sewer easement.



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Phone: 732-490-7227 ~ www.cwcsi.com



Part III – Mortgages & UCC Financial Statements

1. Notice of Federal Tax Lien “Record in Mortgage Book” between the United States of America and D.S.C. Enterprises, Inc. dated December 28, 2004 Recorded January 25, 2005 in Book 10354 Page 493 of Mortgages filed in the Clerk’s office of the County of Middlesex securing \$5,428,233.00.

This Title Report is for informational purposes only and is not to be considered as a commitment to issue any form of title insurance. The Title Report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of the fee paid therefore.





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Part IV – Judgments

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Part V – Surveys & Plat Maps

1. "Section Two, Plainfield Terrace situated at South Plainfield, Middlesex County, N.J." filed July 17, 1917 as map No. 857

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Exhibit A
Legal Description

See Deed Book 2962 Page 904

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Tax Status:

Paid Through:

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Part III – Mortgages & UCC Financial Statements

1. Notice of Federal Tax Lien "Record in Mortgage Book" between the United States of America and D.S.C. Enterprises, Inc. dated December 28, 2004 Recorded January 25, 2005 in Book 10354 Page 493 of Mortgages filed in the Clerk's office of the County of Middlesex securing \$5,428,233.00.

This Title Report is for informational purposes only and is not to be considered as a commitment to issue any form of title insurance. The Title Report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of the fee paid therefore.





Two Tower Center, Suite #1603 • East Brunswick, NJ 08816
Phone: 732-490-7227 ~ www.cwcsi.com

Part IV – Judgments

1. Notice of Federal Tax Lien “Record in Mortgage Book” between the United States of America and D.S.C. Enterprises, Inc. dated December 28, 2004 Recorded January 25, 2005 in Book 10354 Page 493 of Mortgages filed in the Clerk’s office of the County of Middlesex securing \$5,428,233.00.

This Title Report is for informational purposes only and is not to be considered as a commitment to issue any form of title insurance. The Title Report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of the fee paid therefore.





Two Tower Center, Suite #1603 • East Brunswick, NJ 08816
Phone: 732-490-7227 ~ www.cwcsi.com



Part V – Surveys & Plat Maps

1. "Section Two, Plainfield Terrace situated at South Plainfield, Middlesex County, N.J." filed July 17, 1917 as map No. 857

This Title Report is for informational purposes only and is not to be considered as a commitment to issue any form of title insurance. The Title Report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of the fee paid therefore.





Two Tower Center, Suite #1603 • East Brunswick, NJ 08816
Phone: 732-490-7227 ~ www.cwcsi.com



Exhibit A
Legal Description

See Deed Book 2962 Page 904

This Title Report is for informational purposes only and is not to be considered as a commitment to issue any form of title insurance. The Title Report is for the use and benefit of the addressee only, and liability is hereby limited to the amount of the fee paid therefore.



1222 BLOCK 256 LOT 1
 -----OWNER INFORMATION-----
 256 NEW MARKET LLC
 51 DEFOREST AVE
 SUMMIT, NJ 07901
 DED AMT #OWN 01
 3ANK# MORT# SS#

QUAL. UPDATED ON 010720
 -----PROPERTY INFORMATION-----
 PROP LOC: 333 HAMILTON BLVD
 PROPERTY CLASS 1 ACCOUNT#
 BLDG DESC SUPER FUND SITE
 LAND/ACRE 24.00 AC / 24.00
 ADDITIONL LOTS
 ZONE M3 MAP USER#1 #2
 BULT 0000 UNITS BCLASS

-----SALES INFORMATION-----
 DATE BOOK PAGE PRICE PCD NU 4TYPE
 CUR: 121019 17726 1598 10 Z 25
 -1:
 -2:

-----TENANT REBATE-----
 BASE YR TAXES FLAG
 19 608.90 N

-----EXEMPT PROPERTY DATA-----
 EPL CD STAT.
 FACILITY
 INIT FILE FUR FILE
 ASMT CODE

---VALUES---
 LAND 10000
 IMPR
 EXM1
 EXM2
 EXM3
 EXM4
 NET 10000
 OLDID:

-----TAXES-----
 19 TOTAL 608.90
 20 HALF1 304.45
 20 TOTAL .00
 21 HALF1 .00
 SPTAX CDS:

NEXT ACCESS: BLK LOT QUAL
 EN=CHANGE F1=NO ACTION F3=ASSMT HISTORY F5=RECORD CARD F7=MORE

Constr. class _____

BOROUGH OF SOUTH PLAINFIELD, NJ
BUILDING DEPARTMENT

BLOCK 256

ZONE _____

PERMIT RECORD

ADDRESS 333 Hamilton Blvd.

LOT 1

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
3/18/09	USEPA	Plumb/Sewer&water Temp Conn	19,600.	A Plumb Now	090310
3/19/09	' "	Elect/REcpt/Serv.	18,000.	One Call Elect	090310
4/14/09	' "	Elect/Services	8000.	One Call Elect	090310
7/14/09	' "	Bldg/Temp Tent for Dirt	35,000.	Sevenson Envir.	090865
7/15/09	' "	Elect/400amp Service	3000.	One Call Elect 8-28-09	090870 OK
7/30/09	" "	Bldg/Temp Build For Storage	26,500.	Maxymillian	090944 C
7/30/09	' "	Bldg/temp Bldg to store soil	50,500.	MaxyMillian	090945 O
9/11/09	" "	Elect/600amp Serv.	5000.	One Call 10-19-09	091106 O
9/17/09	' "	200amp Serv.	5000.	One Call 9-29-09	091144 OK

Constr. class _____

BOROUGH OF SOUTH PLAINFIELD, NJ
BUILDING DEPARTMENT

BLOCK 256

ZONE _____

PERMIT RECORD

ADDRESS 333 Hamilton Blvd.

LOT 1

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
1/19/10	Sevenson Env.	400amp Service	5000.	One Call 1-2-10	100037 OK
2/5/10	' "	100amp SubPanel	1500.	One Call 2-1-10	100085 C
4/30/12	' "	Relocate 400 amp Serv. Temp	500.	One Call Elect 5-14-12	120422 OK
4/8/15	BOA # 7-15	Approval for (2) yrs. re: storage of materials etc.			
6/4/15	PSE&G	Bldg/Temp Trailers	12,000.	Same	150634
6/4/15	" "	Electric	5000.	Eii, Inc.	150634
6/25/15	" "	Swap 3 Antennas/Cabinet	10,000.	Glotel 2-10-16	OK 150818
6/25/15	' "	Electric	3000	Fein Elect 2-9-15	150818 OK

Constr. class _____

BOROUGH OF SOUTH PLAINFIELD, NJ
BUILDING DEPARTMENT

BLOCK 256

ZONE _____

PERMIT RECORD

ADDRESS 333 Hamilton Blvd.

LOT 1

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
9/25/09	Sevenson Env.	Elect/generator	1000.	2-12-10 One Call	091163 ^{OK}
10/6/09	" "	Plumb/Gas Pipe	200.	Suburban Htg	091202
10/6/09	" "	Fire/4 Tanks	100.	" "	091202
10/13/09	" "	Electric	15,000.	11-20-09 Elect Install	091211 ^{OK}
12/1/09	" "	Electric	500.	12-3-09 Elect Install	091399 ^{OK}
12/1/09	" "	Plumbing	100.	12-3-09 SUBurban PROpane	091399 ^{OK}
12/1/09	" "	Fire	50..	12-4-09 " "	091399 ^{OK}
12/11/09	" "	Electric	5000.	12-14-09 One Call Elect	091428 ^{OK}
1/11/10	" "	TEmp Tent Like Bldg/No Heat	12,650.	MAXymillion	100021 ^{OK}

Constr. class _____

BOROUGH OF SOUTH PLAINFIELD, NJ
BUILDING DEPARTMENT

BLOCK 256

ZONE _____

PERMIT RECORD

ADDRESS 333 Hamilton Blvd.

LOT 1

DATE	NAME	CONSTRUCTION	COST	BUILDER	PERMIT
1/30/19	USEPA	2 Temp CONstruction Trailers	12,600.	Cape Env.	20190074
1/30/19	" "	Electric	3000.	Starlite Elect	20190074
3/5/19	" "	Bldg/Steel Building	228,000.	Cape Env.	20191128 ^{OK}
3/5/19	" "	Electric	200,000.	Starlite Elect	20191128 ^{OK}
3/5/19	" "	Fire	30,000.	" "	20191128 ^{OK}
3/5/19	" "	Plumbing	200,000.	MEch PReserv.	20191128 ^{OK}
3/14/19	" "	Bldg/Repl Antennas	11000.	Telecom Elect	20190199
3/4/19	" "	Electric	2000.	" "	20190199
1/6/19	" "	Elect/200amp Serv.	100.	Hi Volt	20191128 ^{OK}

June 17, 2020

VIA Email and 1st Class Mail

Ms. Joanne Broderick
Building/Planning/Zoning Secretary
Borough of South Plainfield
Municipal Building
2480 Plainfield Avenue
South Plainfield, NJ 07080

**Re: PSE&G
333 Hamilton Blvd.
Block 256, Lot 1, Zone M-3
Preliminary & Final Site Plan Approval
w/ Temporary Use Variance
1st Completeness Review
Application No.: ZBOA #05-20
N.A. Project No.: 7169.M42**

Dear Board Members:

As requested, this office has reviewed the Preliminary & Final Site Plan Approval with Temporary Use Variance and supplemental documentation in support of the above referenced application. The Applicant has submitted the following supplemental information:

- Engineering plan entitled “PSE&G’s South Plainfield Laydown Area, Block 256 – Lot 1, 333 Hamilton Boulevard, Borough of South Plainfield, Middlesex County, NJ. Prepared by Joshua Fink, PE, & Shehzad C. Khan, PLS, dated April 22, 2020, consisting of one (1) sheet.
- Borough of South Plainfield – Planning Board and Board of Adjustment Application
- Borough of South Plainfield – Application Completeness Checklist Form
- Property Owner’s Authorization
 - Lara Coraci Basile, 4/30/2020
- Disclosure of Stockholder/Partners
 - 256 New Market LLC , 100%
- Disclosure of Political Contribution
 - Lara Coraci Basile, 4-30-2020
 - Thomas Patterson, 3-30-2020
 - Jennifer M. Carrillo-Perez, 3-30-2020
 - Kathy L. Hering, 3-30-2020
 - Joshua Fink, 3-30-2020
- Waiver Requirements from South Plainfield Ordinance §540-70 – Other Permits.
- Waiver Requirements from South Plainfield Ordinance §540-32 – Minimum Space Requirements for Other Uses.

DESIGNED BY SCIENCE - ENGINEERED FOR RESULTS

One Industrial Way West, Eatontown, NJ 07724

(732) 389-0220

NAJARIAN.com



- Waiver Requirements from South Plainfield Ordinance §540-58 – Outdoor Storage
- Waiver Requirements for Application Checklist Items – Environmental Impact Statement, Scale not to exceed 1" = 50', & existing physical features.
- Borough of South Plainfield Site Plan Checklist – Appendix B
- Borough of South Plainfield Site Plan Checklist – Basic Details
- Borough of South Plainfield Variance Checklist – Appendix C
- Borough of South Plainfield –Building Department Permit Records
- Proof of Taxes Paid, February 19, 2020
- Escrow Fee
- W-9 Form
- Certified List of Property Owners, dated February 19, 2020.
- Description of Proposed Operations
- Statement of Relief Requested & Site Plan Checklist Waivers
- Site Information & Resolution of ZBOA Application No. 7-15

A. PROJECT DESCRIPTION

The following application submitted by PSE&G proposes to utilize the currently vacant paved lot for the temporary outdoor storage and assembly area for monopole high-tension transmission towers to support PSE&G's Roseland-Pleasant Valley Transmission project for a duration of two (2) years & nine (9) months. In addition to the monopole equipment, the property will also provide an office trailer, a guard house, and sixteen (16) parking stalls for employees. The Applicant proposes changes to the provided property setbacks for storage

It is important to note that an identical proposal at the same location had previously been approved by this Board in Borough Resolution No. 2015-11. As a result, the Applicant had green privacy fence installed along their frontage on New Market Avenue and Hamilton Boulevard, as well as a landscaping buffer along their frontage on Spicer Avenue. No idling signs were also provided on-site for daily trucking activities. The Applicant proposes to repair and maintain these improvements.

B. COMPLETENESS REVIEW

Based upon the plans and supplemental documents submitted in support of this application, we consider the application **COMPLETE** from an engineering standpoint.

C. VARIANCES AND WAIVERS

Our review of the information submitted has identified the following Variances and/or design waivers are or may be required:

1. The applicant is seeking variance relief from Ordinance §540-70 – Other Permits.

Testimony shall be provided to support this variance request. The applicant is requesting a '(d)1' Temporary Use Permit for the outdoor storage of monopole high-tension



transmission towers for a period of 33 months, whereas only an initial 6 month permit period with a 6 month extension is allowed.

2. The applicant is seeking variance relief from Ordinance §540-6 – Schedule of general requirements.

Testimony shall be provided to support this variance request. The Applicant is requesting relief from the maximum impervious area coverage requirement, a pre-existing non-conformance which was previously approved.

3. The applicant is seeking variance relief from Ordinance §540-32 – Minimum space requirements for other uses.

Testimony shall be provided to support this variance request. The applicant is proposing sixteen (16) parking stalls on site to meet the needs of daily activities and anticipated numbers of employees & visitors.

4. The applicant is seeking variance relief from Ordinance §540-58 – Outdoor storage.

Testimony shall be provided to support this variance request. The applicant is requesting permission to store the proposed equipment in the front yard of the lot as well as within 100 feet of the property line abutting residential property.

We defer to the Board's Planner report for a full evaluation of the use and bulk requirements, waivers and/or variances for the proposed site.

D. APPLICATION CHECK LIST WAIVERS

- Items 1-2, 4-8, 11-16, 18-21 have been provided and are deemed complete, from an engineering standpoint only.
- Items 10 & 17 are not applicable to this project submission.

All items listed below have either not been provided or require comment.

1. Application Checklist Item #3 – Property Survey prepared, signed and sealed by a licensed NJ surveyor.

The Applicant has provided the Site Plans, prepared by Joshua Fink & Shehzad C. Khan, which incorporate the property survey of the subject property. We find this acceptable for completeness only; please provide a copy of the original survey for engineering review.

2. Application Checklist Item #9 – Environmental Impact Statement.

The Applicant has requested a waiver from providing an Environmental Impact Statement (EIS). The Applicant has provided a description of anticipated project impacts in lieu of an EIS. The Applicant shall provide testimony for this request. Given the nature of the proposed project, from an engineering standpoint, we have no objection to the board granting this request.

E. SITE PLAN CHECK LIST COMPLIANCE – APPENDIX B

- Items A-F, H-J, M-N, P have been provided and are deemed complete, from an engineering standpoint only.
- Items K & L are not applicable to this project submission.
- Items S-Y are conditions of approval.

All items listed below have either not been provided or require comment.

GENERAL INFORMATION TO BE INDICATED ON THE SITE PLAN

1. Item G – Owner’s certificate of concurrence with the plan “I hereby certify that I am owner of record of the site herein depicted and that I concur with the plan.” Must be signed by the proper authority.

This information has been provided as a separate document. We find this acceptable for completeness only; please provide the above certificate on the Site Plans.

SITE PLAN SHOULD BE ACCOMPANIED BY THE FOLLOWING EXHIBITS:

2. Item O – Environmental Impact Statement

The Applicant has requested a waiver from providing an Environmental Impact Statement (EIS). The Applicant has provided a description of anticipated project impacts in lieu of an EIS. The Applicant shall provide testimony for this request. Given the nature of the proposed project, we have no objection to the board granting this waiver.

3. Item Q - Additional information and data required by the Zoning Board as the result of hearings on the application.

The Applicant shall provide any and all information requested by the Zoning Board if and when requested.

FOR PRELIMINARY SITE PLAN:

4. Item R- Proof in the form of letters of transmittal that a copy of the application was sent to County Planning Board; adjacent municipality if property is within 200 feet; New Jersey Department of Environmental Protection if stream encroachment or wetlands permit is needed or sewer extension required; Middlesex County Sewerage Authority, Elizabethtown Water Company or Middlesex Water Company.

The Applicant has indicated that this information is to be provided by the Applicant's attorney. We find this acceptable for completeness only; please provide this information for engineering review.



SITE PLAN SHOULD CONTAIN THE FOLOWING BASIC DATA:

- Items 2-6, 8-10, & 24 have been provided and are deemed complete, from an engineering standpoint only.
- Items 11-23 are not applicable to this project submission.

All items listed below have either not been provided or require comment.

1. Item 1 – Scale (not to exceed 1" – 50') (graphic and written), north arrow (with reference meridian), block(s) and lot(s), tax map number(s).

The Applicant has requested a waiver from this requirement. Given the size & nature of the project, we have no objection to the board granting this waiver.

2. Item 7 – All existing physical features on the site and within 200 feet thereof, including streams, watercourses, flood plains, existing woodlands, existing trees 6 inches in diameter as measured three feet above grade and significant soil and hydrological conditions such as wetland, cliff, rock, outcroppings and water flows.

The Applicant has requested a waiver from this requirement. Given the nature of the proposed project and limitations of work to the paved area, from an engineering standpoint, we have no objection to the board granting this request.

3. Item 25 – Additional information and data required by Ordinance 762 (Development Review Ordinance) and/or the Planning Board/Zoning Board as the result of hearings on the application.

The Applicant shall provide any and all information requested by the Zoning Board if and when requested.

4. Item 26 – Engineer's estimate of the cost of the proposed improvements.

If the application is approved, the Engineers cost estimate will be required.

5. Item 27 – Performance Guarantees and Engineering Inspection Fees.

If the application is approved, the Performance Guarantees and Engineering Inspection Fees will be required.

6. Item 28 As-Build drawings in ink on tracing cloth of final construction with all revisions and corrections.

If the application is approved, the As-Build drawings will be required after construction.



F. VARIANCES CHECKLIST – APPENDIX “C”

- Items A-G, I-K, N, O, Q, & S have been provided and are deemed complete, from an engineering standpoint only.
- Items L & M are not applicable to this project submission.

All items listed below have either not been provided or require comment.

1. Item H – Owner’s certificate of concurrence with the plan “I hereby certify that I am owner of record of the site herein depicted and that I concur with the plan.” Must be signed by the proper authority:

This information has been provided as a separate document. We find this acceptable for completeness only; please provide the above certificate on the Site Plans.

2. Item P – Environmental Impact Statement – A waiver has been requested for relief from providing a survey for this project.

The Applicant has requested a waiver from providing an Environmental Impact Statement (EIS). The Applicant has provided a description of anticipated project impacts in lieu of an EIS. Given the nature of the proposed project, from an engineering standpoint, we have no objection to the board granting this request.

3. Item R - Additional information and data required by the Zoning Board as the result of hearings on the application.

The Applicant shall provide any and all information requested by the Zoning Board if and when requested.

We reserve the opportunity to further review and comment on this application and all pertinent documentation, pursuant to the subsequent submissions and testimony presented at the public hearing.

If you have any questions or require any additional information regarding this review, please do not hesitate to contact me.

Very truly yours,
T.O. NAJARIAN ASSOCIATES, INC.

Robert W. Bucco, Jr., PE, CME, CPWM
South Plainfield Zoning Board Engineer



cc: Board Members (via Email)
Alexander G. Fischer, Esq. – Board Attorney (via Email)
Stanley Slachetka, PP, AICP – Board Planner (via Email)
Leonard J. Miller, PE, PP, CME, CPWM – Borough Engineer (via Email)
Richard M. Wolff – Borough Zoning & Property Maintenance Officer (via Email)
Mary Frances Hildebrandt – Borough Tax Assessor (via Email)
Dominic Demico – Borough Building Inspector (via E-mail)
David DeLair – Borough Traffic Safety Officer (via Email)
Alice S. Tempel – Borough Environmental Specialist (via Email)
J.A. Abbruzzese – Borough Fire Official/Fire Subcode HHS (via Email)
Thomas Patterson, PSE&G – Applicant (Thomas.Patterson2@pseg.com)
Jennifer M. Carrillo-Perez – Applicant's Attorney (jperez@connellfoley.com)
Joshua Fink, PE – Applicant's Engineer (Joshua.Fink@psef.com)
Katherine L. Herin, PE, PP – Applicant's Planner (khering@dwsmith.com)

Y:\7169 - South Plainfield Zoning Board Reviews\M42 - PSE&G - 333 Hamilton Blvd. - B256, L1 - Appl No ZBOA #05-20\Documents\Completeness\1st Completeness Review 7169.M42.docx

MIDDLESEX COUNTY • N J

Department of Public Safety and Health
Office of Health Services

Shantl Narra
Chairperson, Public Safety
and Health Committee

John A. Pulomena
County Administrator

Joseph W. Kilsza
Department Head

Lester Jones
Director-Health Officer

Ronald G. Rios
Freeholder Director

Charles E. Tomaro
Deputy Director

Kenneth Arnwood
Charles Kenny
Leslie Koppel
Shantl Narra
Blanquita B. Valent
Freeholders

TO: Borough of South Plainfield Zoning Dept

FROM: John J. Obryk, SREHS 
Middlesex County Office of Health Services
South Plainfield Office

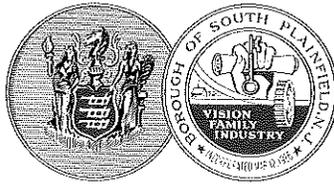
RE: PSE&G
ZBOA #05-20
Block(s): 526 Lot(s): 1

DATE: May 26, 2020

Please be advised this department has no objections to the above referenced plans.



Mayor's Office-226-7601
 Clerk-226-7606
 Assessing-226-7623
 Building Dept.-226-7640
 CFO/Administrator-226-7602
 Computer Services-226-7649
 Emergency Mgmt.-226-7718
 Eng./T & M Assoc.-732-671-6400
 Environmental-226-7621
 Finance-226-7615
 Fire Official-756-4761



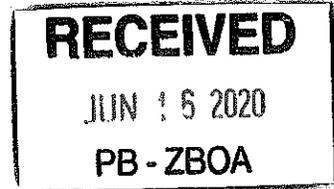
BOROUGH OF SOUTH PLAINFIELD
 2480 Plainfield Avenue
 South Plainfield, NJ 07080

Health-226-7630
 Library-754-7885
 Municipal Court-226-7651
 Plan Bd/Bd. of Adj.-226-7641
 Police-755-0700
 Public Works-755-2187
 Recreation-226-7713
 Recycling-226-7621
 Social Services-226-7625
 Tax/Sewer-226-7610
 Senior Center-754-1047

ENVIRONMENTAL COMMISSION

June 15, 2020

South Plainfield Board of Adjustment
 Borough of South Plainfield
 2480 Plainfield Avenue
 South Plainfield, NJ 07080



Re: ZBOA #05-20
 PSE&G
 Block 526 Lots 1 Zone M-3
 333 Hamilton Blvd
 Laydown Site

Dear Board Members:

The Environmental Commission discussed at its June 2020 meeting an application by PSE&G for a temporary use permit to continue using 333 Hamilton Boulevard as a laydown site for the storage and assembly of high monopole tension transmission towers for their Roseland-Pleasant Valley Project.

The project description indicates that the physical features of the site will not be altered significantly, as no permanent structures will be installed and the asphalt cap will not be disturbed, in accordance with the EPA's requirements for maintaining the security of the superfund site.

The Applicant proposes to replace 50 dead evergreens in the buffer that the EPA planted along Spicer Avenue prior to the OU2 segment of the superfund site remediation, and to retain the "No Idling" signs that were posted during their prior laydown project.

Therefore, the Environmental Commission had no environmental concerns about the proposal.

I note that the Recycling Plan consists of a 40-ft container for construction debris that will be "located on site for proper recycling and/or disposal." The Recycling Program did not receive an annual tonnage report from this site for 2019. The applicant should verify whether all mandatory recyclables are being segregated for recycling. A report of all recycled solid waste should be provided to the Recycling Program office.

Yours truly,

Alice S. Tempel
 Environmental Specialist

Cc: R. Bucco, PE
 J.M. Carrillo-Perez, Esq.



**OFFICE OF THE FIRE MARSHAL
BUREAU OF FIRE PREVENTION**

SOUTH PLAINFIELD

Address: 333 Hamilton Boulevard

20-04

Approved: J.A. Abbruzzese

Init 05/22/2020

Subject: ZBOA #05-20

Board Members,

We have reviewed the plans as provided and have no objection to the project.

Respectfully,

J.A. Abbruzzese

Fire Official/Fire Sub-Code HHS

908-756-4761

jabbruzzese@southplainfieldnj.com

RECEIVED

MAY 22 2020

PB - ZBOA