



August 30, 2023

Revised December 7, 2023

Tanya Marione, AICP, PP - Director
City of Jersey City Planning Division
City Hall Annex
1 Jackson Square
Jersey City, NJ 07305

**PUBLIC SERVICE ELECTRIC AND GAS COMPANY (PSE&G)
675 GRAND STREET LAYDOWN AREA
BLOCK 17301, LOTS 3 AND 9
CITY OF JERSEY CITY,
APPLICATION FOR AN INTERIM USE – LAYDOWN AREA FOR PUBLIC UTILITY
UPGRADES**

Dear Ms. Marione:

Public Service Electric and Gas Company (PSE&G) respectfully requests approval of a preliminary and final site plan for an interim use, to continue utilizing 675 Grand Street as a Contractor's equipment laydown site. The parcel is located within the limits of the Morris Canal Redevelopment Plan (MCR Plan). PSE&G's temporary use of the Site will continue to support various electrical substation projects in the City of Jersey City area.

The Site has previously been approved for interim use as a laydown area; this application is a request for renewal of the previous approval for the maximum allowed three (3) years. Please find enclosed a copy of the Preliminary and Final Major Site Plan Approval – Interim Use Resolution for Case No. P19-045; memorialized on December 30, 2019. The duration of the interim use was approved for a period of three (3) years effective from the date of memorialization. The Site continues to be owned by Grand 675, LLC with PSE&G holding a lease agreement in place to utilize the site. To fulfill the aforementioned resolution's conditions, landscaping and new sidewalk was installed in 2020.

With this application, PSE&G is seeking the same approval granted in 2019 and proposes to continue using the site for the placement of temporary construction trailers, an electrical panel, a guard shack, and space for contractor parking and equipment. The project site, which is approximately 0.953 acres, is located within the Mixed Use – E/Residential Zone (MU-E/R) of the Morris Canal Redevelopment Area within the City of Jersey City. The proposed use (laydown area) is being requested again as an "interim use" per Section VIII.J of the MCR Plan. As a result, PSE&G requests a Preliminary/Final Site Plan (for an interim use) approval for the proposed laydown area.

Although the site structures are temporary, bulk standards have been given on the plan sheet to provide height, coverage, floor area ratio, and setbacks. Additionally, a landscape evaluation has been conducted and replacement landscaping is proposed as needed to uphold the previously approved landscaping requirements. Consistent with the existing conditions, no security lighting is proposed on the site. Should

the presence of a security guard be an insufficient deterrent, security lighting will be provided. As is typical for PSE&G laydown sites, signage, HVAC equipment, antennas, and utility connections are neither proposed nor needed. Port-o-johns and temporary electric service will meet the needs of the personnel. The existing gates will remain one directional.

In support of our application and in accordance with the submission requirements, enclosed please find one (1) original set of the Preliminary/Final Site Plan Application and supporting documents. The \$150.00 initial application fee will be submitted electronically when notified by the Jersey City staff. Furthermore, additional copies of the application will be submitted once instructed by the Jersey City staff. This information is being submitted in the form of a Report Package, which specifically includes the following:

- Attachment A – JC Division of City Planning – Completeness Checklist
 - Major Site Plan – Preliminary and Final Checklist
- Attachment B – City of Jersey City General Development Application
- Attachment C – Application Affidavits
 - Affidavit of Submission
 - Affidavit of Ownership
 - Affidavit of Performance
 - 10% Ownership Disclosure Statement Form
- Attachment D – Certificates
 - Taxes Paid
 - Clearance Certificate for Water Billing Records from Veolia
- Attachment E – Public Notice
 - Property Owner List
 - Hearing Notice (To be Provided)
 - Affidavit of Service (To be Provided)
 - Notice for Publication (To be Provided)
 - Copy of Advertisement (To be Provided)
- Attachment F – Previously Approved Resolution; Case No. P19-045
- Attachment G – Copy of Lease Agreement
- Attachment H – Site Photo Log
- Attachment I – Development Plan
 - Drawing No. C-01, Site and Landscape Plan, dated 02/21/2019, last revised 12/19/2022
 - Drawing No. C-02, Notes & Details, dated 02/21/2019, last revised 12/19/2022

We look forward to appearing before the Planning Board. If you have any questions or require any additional information, please do not hesitate to contact me at (908) 907-0767 or by e-mail at Noreen.Merainer@pseg.com.

Very truly yours,



Noreen Merainer PP, AICP, PMP
Licensing Project Manager

Enclosures

cc: K. Baltadonis (PS&S)