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## **PUBLIC NOTICE**

*June 15, 2023*

### **PSE&G/North Bergen Substation – 2<sup>nd</sup> Half Upgrades (Variances) File No. 23-041**

Please take notice that an application for three bulk variances has been filed with the NJSEA by Public Service Electric and Gas Company for the premises located adjacent to West Side Avenue and identified as Block 442.02, Lot 1 (formerly known as Block 442, Lots 6, 7 and 8), on the Township of North Bergen tax map. The subject property is located within a PSE&G right-of-way. As per N.J.A.C. 19:4-3.6(a) "All streets, roads, highways, public ways, and railroad rights-of-way, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon the same." The properties immediately to the north and south of the property in question are zoned Light Industrial A, and therefore, the subject property is deemed to be in the Light Industrial A zone. The bulk variance is sought in connection with the construction of a building addition on the subject premises.

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

1. N.J.A.C. 19:4-5.77(a)3i, which requires a minimum front yard setback of 50 feet; whereas, the applicant is proposing to construct an A-frame structure with a minimum front yard setback of 21.4 feet from the front yard property line.
2. N.J.A.C. 19:4-5.77(a)3iii, which requires a minimum rear yard setback of 75 feet; whereas, the applicant is proposing to construct an A-frame structure with a minimum rear yard setback of 23.6 feet from the rear yard property line.
3. N.J.A.C. 19:4-8.10(a)1, which prohibits fences in the front yard; whereas, the applicant is proposing to construct a fence within the required front yard of a portion of Lot 1, in the area of the former Lot 7.

The applicant has requested a waiver from a public hearing. This notice provides an opportunity for public comment on this application with the implementation of a ten (10) day public comment period starting on the date of publication of this notice. In accordance with N.J.A.C. 19:4-4.17(j), the Chief Engineer may waive a public hearing, but may not waive the notification requirements thereof. As such, barring any objections received in writing within 10 days of publication of this

notice, this Office will waive the public hearing. Should any objections be received by this Office during the ten (10) day public comment period, the NJSEA reserves the right to require a public hearing.

Any party in interest may submit any comments or objections to the relief sought. Written comments must be submitted to William Moran of the NJSEA within 10 days of the date of this Public Notice, by email at [bmoran@njsea.com](mailto:bmoran@njsea.com) or by mail to One DeKorte Park Plaza, P.O. Box 640, Lyndhurst, NJ 07071. Plans filed by the applicant are available electronically for public inspection by contacting William Moran at [bmoran@njsea.com](mailto:bmoran@njsea.com) during regular business hours.

Sincerely,



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