



**AMY GREENE**  
ENVIRONMENTAL

a **DAVEY**  company

**APPLICATION for:**

**NJDEP GREEN ACRES PROGRAM  
STATE HOUSE COMMISSION FINAL APPLICATION PART 1  
LOCAL PARKLAND - MAJOR DIVERSION**

**FOR:**

**NEW MILFORD 69 KV NETWORK PROJECT  
NEW MILFORD SUBSTATION TO  
TEANECK SUBSTATION**

**TEANECK TOWNSHIP, BERGEN COUNTY  
NEW JERSEY**

**JUNE 25, 2020**

**APPLICANT:**

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Attn: Dean B. Kazinci, Township Manager  
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818 Teaneck Road  
Teaneck, New Jersey 07666

**PREPARED FOR:**

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AGE #4241

## **TABLE OF CONTENTS**

ATTACHMENT I	REVISED PRE-APPLICATION NARRATIVE AND ENVIRONMENTAL ASSESSMENT
ATTACHMENT II	GREEN ACRES FINAL APPLICATION PART 1 CHECKLIST
ATTACHMENT III	APPRAISALS
ATTACHMENT IV	SURVEY AND METES AND BOUNDS DESCRIPTIONS
ATTACHMENT V	COMPENSATION PLAN INCLUDING TREE SURVEY, COMPENSATION AND PLANTING PLAN REPORT
ATTACHMENT VI	PUBLIS NOTICES
ATTACHMENT VII	MAPS

NJDEP Green Acres Program  
State House Commission Pre-Application  
Local Parkland – Major Diversion  
New Milford 69 KV Network Project, New Milford Substation to Teaneck Substation  
Teaneck Township, Bergen County, New Jersey

**ATTACHMENT I**

**REVISED PRE-APPLICATION NARRATIVE AND ENVIRONMENTAL ASSESSMENT**

**REVISED PRE-APPLICATION NARRATIVE  
AND  
ENVIRONMENTAL ASSESSMENT**

**NJDEP GREEN ACRES PROGRAM  
STATE HOUSE COMMISSION  
LOCAL PARKLAND - MAJOR DIVERSION**

**FOR:**

**NEW MILFORD 69 KV NETWORK PROJECT  
NEW MILFORD SUBSTATION TO  
TEANECK SUBSTATION**

**TEANECK TOWNSHIP, BERGEN COUNTY  
NEW JERSEY**

**JUNE 24, 2020**

**APPLICANT:**

Teaneck Township  
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**TABLE OF CONTENTS**  
**SECTION No.**

**PAGE #**

MAJOR DISPOSAL/DIVERSION FINAL APPLICATION CHECKLIST .....	i
1.0 DESCRIPTION of the PROPOSED DIVERSION .....	1
1.1 BLOCK, LOT AND ACREAGE INFORMATION .....	1
1.2 PURPOSE OF PROPOSED DIVERSION/ INTENDED FUTURE USE, OWNER OF DIVERTED PARKLAND .....	1
1.3 COMPELLING PUBLIC NEED/BENEFIT .....	2
1.4 DESCRIPTION OF PROPOSED DIVERSION .....	2
1.5 PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION .....	2
1.6 GENERAL DESCRIPTION OF DIVERTED PARKLAND .....	3
1.7 IMPACT TO RECREATIONAL FACILITIES AND/OR ACTIVITIES .....	3
2.0 ALTERNATIVES ANALYSIS .....	4
2.1 ALTERNATIVE A – EXISTING ROAD CROSSING .....	4
2.1.1 Environmental Impacts .....	4
2.1.2 Permits Required .....	4
2.1.3 Threatened and Endangered Species Impacts .....	4
2.1.4 Overall Cost .....	4
2.1.5 Project Schedule .....	4
2.1.6 Land Acquisition Cost .....	5
2.1.7 Zoning and Land Use Constraints .....	5
2.1.8 Reasons for Rejecting Alternative .....	5
2.2 ALTERNATIVE B – UNDERGROUND INSTALLATION .....	5
2.2.1 Environmental Impacts .....	5
2.2.2 Permits Required .....	5
2.2.3 Threatened and Endangered Species Impacts .....	5
2.2.4 Overall Cost .....	5
2.2.5 Project Schedule .....	6
2.2.6 Land Acquisition Cost .....	6
2.2.7 Zoning and Land Use Constraints .....	6
2.2.8 Reasons for Rejecting Alternative .....	6
2.3 ALTERNATIVE C - NO BUILD ALTERNATIVE .....	6
2.4 ALTERNATIVE D – PREFERRED ALTERNATIVE .....	6
2.4.1 Environmental Impacts .....	6
2.4.2 Permits Required .....	7
2.4.3 Threatened and Endangered Species Impacts .....	7
2.4.4 Overall Cost .....	7
2.4.5 Project Schedule .....	7
2.4.6 Land Acquisition Cost .....	7
2.4.7 Zoning and Land Use Constraints .....	7

## **SECTION 1.0**

NJDEP Green Acres Program

State House Commission Pre-Application

Local Parkland – Major Diversion

New Milford 69 KV Network Project, New Milford Substation to Teaneck Substation

Teaneck Township, Bergen County, New Jersey

### **1.0 DESCRIPTION of the PROPOSED DISPOSAL/DIVERSION**

Public Service Electric and Gas (PSE&G) is proposing to upgrade existing electrical lines that are located along Windsor Road, Palisades Avenue and Colonial Court. Portions of these roadways abut Windsor Park and Milton Vottee Park, which are two active recreation and open space parks that are owned by the Township of Teaneck (Attachment VII - Maps). In order to properly maintain the upgraded facilities, PSE&G is requesting to purchase three easements through the two parks. The purchase of these easements will require a Green Acres diversion, and because PSE&G is a privately owned entity, the purchase of these easements will be considered a major diversion.

The easements are for two separate utility lines. The first line will replace a lower voltage line that currently parallels Windsor Road from West Englewood Ave (portion of Block 4901, Lot 2) at its northern limit and Billington Road (portion of Block 4701, Lot 1) at its southern limit. Across from Billington Road, the easement turns to the east, leaving Windsor Park where it enters the Railroad right-of-way. After the proposed easement crosses the railroad right-of-way, it enters a section of Milton Vottee Park (portion Block 4704, Lot 1) located on the west side of Palisade Avenue. The utility line then exits Milton Vottee Park and crosses Palisade Avenue where it enters the Teaneck Substation. The easements for this line will allow for the replacement of the existing poles and wires and for the future maintenance of the lines.

The second utility line is an existing 69 kV line that enters Milton Vottee Park from Queen Anne Road. This line travels along the northern curb line of Colonial Court before exiting Milton Vottee Park where it enters the Teaneck Substation. The easement for this line will allow for future maintenance activities.

#### **1.1 BLOCK, LOT AND ACREAGE INFORMATION**

The Township of Teaneck is proposing to provide the following easements totaling 0.842 acres to PSE&G:

- Block 4701 Lot 1 (Windsor Park): 0.205 acres
- Block 4901 Lot 2 (Windsor Park): 0.513 acres
- Block 4702 Lot 1 (Milton Vottee Park): 0.097 acres
- Block 4704 Lot 1 (Milton Vottee Pak): 0.027 acre

In addition to the maintenance easement, eight trees will need to be removed from park property to provide adequate clearance to the lines (Attachment V of the Final Application).

#### **1.2 PURPOSE OF PROPOSED DIVERSION/INTENDED FUTURE USE, OWNER OF DIVERTED PARKLAND**

PSE&G currently owns overhead electric distribution lines adjacent to and within Windsor Park and Milton Vottee Park, which deliver 26kV and 4kV electric service to its customers in the Township of Teaneck. In order to meet existing electric needs in the region, PSE&G needs to increase its electric capacity and upgrade its utility infrastructure to handle 69kV electric service upgrades. These upgrades

require existing utility poles to be replaced with new, slightly larger poles designed to carry additional distribution circuits. Once the new poles are in place, appropriate wiring will be installed. The upgraded service will require additional horizontal clearance to provide safety and security. In order to provide the appropriate clearance, three easements will need to be purchased from the Township of Teaneck.

The intended future use of the parkland that is being diverted will remain essentially the same as it is today, active and passive recreation. The only change will involve the maintenance of the clearance. Periodic trimming of trees will be performed in order to meet BPU and NERC (and any other) applicable standards.

Ownership of the parkland will remain with the Township of Teaneck.

### **1.3 COMPELLING PUBLIC NEED/BENEFIT**

This project is part of PSE&G's state-wide upgrade of its existing 50 year old 26 kV network. The upgrade to 69 kV is necessary to better provide for the existing needs and projected future needs of the Township of Teaneck.

PSE&G is committed to delivering safe, reliable electric service to its customers. Maintaining its electric infrastructure is a necessary component in order to keep pace with customers' evolving energy needs. As businesses and residents use more electricity, it is PSE&G's responsibility to reinforce, upgrade and, in many cases, replace its electric distribution infrastructure to keep up with demand.

The upgrades are necessary to comply with Federal Energy Regulatory Commission (FERC) 715 N-1-1 Planning Criteria at Teaneck and Dumont Substations. These upgrades have also been reviewed and approved by PJM Interconnection. The completion of this project will create a new 69kV electric supply source from the New Milford Switching Station into the Teaneck Substation improving reliability in the area.

The benefits to the Township of Teaneck and its citizens include electric service reliability and system redundancy. This will ensure safe and reliable electric service to current and future customers. These upgrades will help minimize future service disruptions from large storm events, similar to Super Storm Sandy. In addition, the easements will not change/impact public access, use or amenities of either park.

### **1.4 DESCRIPTION OF PROPOSED DIVERSION**

The upgraded service will require additional horizontal clearance to provide safety and security. During the construction phase, active and passive recreationists will not be allowed access to the area immediately around the portion of the alignment being upgraded. These work areas will clearly be marked and barricaded to prevent accidental entry into the work area. Eight mature trees will need to be removed along the easement adjacent to Windsor Road. When construction is completed, the diverted areas will return to the same uses as before the diversion. There will be periodic closures (every five to ten years) of the easement areas to conduct maintenance or repair activities. These closures will be very short duration.

### **1.5 PLANS AND SPECIFICATIONS FOR THE CONSTRUCTION**

The proposed 69 kV improvements along Windsor Road and across the railroad tracks and over Milton Votee Park (Block 4704, Lot 1) into the substation includes three stages. The first stage is the installation of a new utility pole. The new wooden pole will be 57 feet tall, which is approximately 18.5 feet taller than the existing poles. The new utility pole will be located next to the existing utility pole. Stage two

involves the installation of the 69 kV wires onto the new pole and the transfer of the existing electrical wires from the old pole to the new pole. The third and final stage involves the removal of the top portion of the existing pole to allow the transfer of telephone wires and television cables from the old pole to the new pole. Once these lines are transferred, the old pole will be removed. In conclusion, the proposed improvements will include 57-foot tall utility poles with a fiber optic line on top, followed by 3 – 69 kV wires, 3-26 kV wires, 3-4 kV wires, 1-telephone wire and 1-cable TV wire. The 69 kV, 26 kV and 4 kV lines require 3 separate wires to form a single circuit.

In addition to the installation of the new 69 kV line along Windsor Road and across the railroad to the substation, the diversion is for a maintenance easement to conduct periodic tree limb clearing in all four of the diverted parcels.

## **1.6 GENERAL DESCRIPTION OF DIVERTED PARKLAND**

The area of diversion along Windsor Road consists primarily of maintained roadside. However, there are several mature trees that will need to be removed to provide the proper clearance to protect the upgraded service (Attachment V of the Final Application). The trees that will be removed include four (4) sweet gum (*Liquidambar styraciflua*), two (2) black oaks (*Quercus velutina*), and two (2) red oaks (*Quercus rubra*). This portion of Windsor Park is immediately adjacent to the right-of-way of a major railroad line. There are no park facilities in or near the diversion and use of the diverted parkland is limited to passive recreation. Passive recreational opportunities may include for example: nature study, hiking, and picnicking.

The portion of Milton Votee Park located within Block 4704, Lot 1 mainly consists of a parking lot that is used to access the larger portion of Martin Votee Park (Block 4703, Lot1) as well as the Community Center. The parking lot is bordered by maintained lawn areas with scattered trees and shrubs. No impact to vegetation or to the parking lot is proposed. Other than the parking lot, there are no facilities on this lot. The section of the proposed easement along Colonial Court consists of maintained lawn, scattered trees and a public walkway. Although this portion of Milton Votee Park contains several active recreational facilities (playground and athletic fields), none of these facilities are in the immediate vicinity of the easement. No impact to vegetation or to the public walkway is proposed.

## **1.7 IMPACT TO RECREATIONAL FACILITIES AND/OR ACTIVITIES**

The proposed diversion will not result in any impact on recreational facilities and/or activities. The only long term impact associated with the proposed diversion will be the removal of eight (8) mature trees along Windsor Road. During the construction phase, active and passive recreationists will not be allowed access to the area immediately around the portion of the alignment being upgraded. These work areas will be clearly marked and barricaded to prevent accidental entry into the work area. Eight mature trees will need to be removed along the easement adjacent to Windsor Road. When construction is completed, the diverted areas will return to the same uses as before the diversion. There will be periodic closures (every five to ten years) of the easement areas to conduct maintenance or repair activities. These closures will be very short duration.

## **SECTION 2.0**

NJDEP Green Acres Program

State House Commission Pre-Application

Local Parkland – Major Diversion

New Milford 69 KV Network Project, New Milford Substation to Teaneck Substation

Teaneck Township, Bergen County, New Jersey

## **2.0 ALTERNATIVES ANALYSIS**

A detailed Alternatives Analysis was prepared for this project during scoping and feasibility. The four alternatives evaluated for this project include the following:

### **2.1 ALTERNATIVE A – EXISTING ROAD CROSSINGS**

Realigning the electric distribution line in order to avoid Green Acres-encumbered park land was evaluated, but no feasible options were found. Teaneck Substation is surrounded by Milton Votee Park to the north and west, the Township recreation center to the east and an elevated highway (State Route 4) to the south. There is an existing 69kV electric service along Palisade Avenue and Colonial Court; therefore, a second 69kV electric service line cannot be installed along these roadways for public safety and system redundancy reasons.

#### **2.1.1 Environmental Impacts**

Because this is an existing right-of-way, impacts to the environment would be minimal. Because of the need to provide larger clearance areas, tree removal would likely be necessary.

#### **2.1.2 Permits Required**

There are no regulatory constraints on this alignment. No environmental permit would be required. Because portions of this alignment are located within Green Acres encumbered parkland, a diversion for an overhead easement would be required.

#### **2.1.3 Threatened and Endangered Species Impacts**

No occurrences for threatened or endangered species or their critical habitats would be impacted by this alternative according to the New Jersey Department of Environmental Protection (NJDEP) Natural Heritage Program and Landscape Project Mapping and the United States Fish and Wildlife Service (USFWS) Information, Planning and Conservation (IPaC) report. See the Environmental assessment for details regarding threatened and endangered species.

#### **2.1.4 Overall Cost**

Not applicable.

#### **2.1.5 Project Schedule**

Not applicable.

### **2.1.6 Land Acquisition Cost**

Not applicable.

### **2.1.7 Zoning and Land Use Constraints**

The area in the vicinity of this alternative is divided into two zoning districts, public open space and public land district. The only land use constraint associated with this alternative would be associated with impact to public open space.

### **2.1.8 Reasons for Rejecting Alternative**

It is not feasible to reroute distribution line from Windsor Road to Palisades Avenue due to the presence of existing 69kV electric service lines. In addition, installing two 69kV electric service lines on the same roadway is prohibited due to safety and reliability concerns. This alternative does not address the project need and is not recommended.

## **2.2 ALTERNATIVE B – UNDERGROUND INSTALLATION**

This alternative would include the installation of an underground manhole and conduit system in the same alignment. Installation would be conducted by open trench within the roadway and directional drilling under the railroad between Windsor Road and Palisade Avenue.

### **2.2.1 Environmental Impacts**

This alternative would result in soil disturbance which could result in erosion and sedimentation in nearby waterways. The open trench method of construction would have greater potential for erosion and sedimentation than a directional drill; however, soil disturbance would still be required for a directional drill because several jacking pits would need to be excavated. This alternative would require removal of only three mature trees within Green Acres encumbered property.

### **2.2.2 Permits Required**

There are no regulatory constraints on this alignment; however, disturbance to more than 5,000 square feet of soil would require the need for soil erosion and sediment control approval. Additional railroad crossing permits/approvals would be necessary to cross under the railroad between Windsor Road and Palisade Avenue. This alternative would require a diversion of 0.26 acres for an underground easement.

### **2.2.3 Threatened and Endangered Species Impacts**

No occurrences for threatened or endangered species or their critical habitats would be impacted by this alternative according to the New Jersey Department of Environmental Protection (NJDEP) Natural Heritage Program and Landscape Project Mapping or the United States Fish and Wildlife Service (USFWS) Information, Planning and Conservation (IPaC) report. See the Environmental assessment for details regarding threatened and endangered species.

### **2.2.4 Overall Cost**

Anticipated construction cost for this alternative is \$4,000,000.00.

### **2.2.5 Project Schedule**

The construction duration of this alternative is approximately 30 to 45 working days.

### **2.2.6 Land Acquisition Cost**

This alternative would still require an underground easement from the Township of Teaneck and approval from Green Acres for the diversion.

### **2.2.7 Zoning and Land Use Constraints**

The area in the vicinity of this alternative is divided into two zoning districts, public open space and public land district. The only land use constraint associated with this alternative would be associated with impact to public open space.

### **2.2.8 Reasons for Rejecting Alternative**

Installing utility lines underground poses several significant constraints. Physical space in roadways to install underground systems is most times limited. Underground installations require additional equipment needs and road closures, which have a higher impact on local automobile/pedestrian traffic flows. Building utility lines underground is also six to seven times more expensive than typical utility pole construction. Lines are built underground only when engineering determines it's necessary, such as for railroad or river crossings.

## **2.3 ALTERNATIVE C – NO BUILD**

The No-Build Alternative will have no impacts to Green Acres parkland resources or any other natural resources over the short term. However, the No-build Scenario fails to meet the project purpose and need. Not building the proposed 69kV line will result in greater impact to service reliability in the event of an incident that could lead to power outages. In addition, there will likely be increased chance of brown outs or black outs during extreme peak conditions in the future. The No Build alternative is not feasible and prudent because it does not meet existing and projected future electric needs in the region, PSE&G is required to increase its electric capacity and upgrade its utility infrastructure. The Teaneck project is required to comply with Federal Energy Regulatory Commission (FERC) 715 N-1-1 Planning criteria

## **2.4 ALTERNATIVE D – PREFERRED ALTERNATIVE**

The proposed alternative is described in detail in Section 1.0 above.

### **2.4.1 Environmental Impacts**

Minimal environmental impacts are anticipated for this alternative. Some minor soil disturbance will occur when replacing the larger poles; however, this disturbance will be limited to a hole that is the diameter of the pole. Eight mature trees will be removed in order to provide the appropriate clearance needed for the upgraded service. Maintenance will require periodic clearing of overhanging branches from trees; however, these maintenance activities will only be required every five to ten years.

#### **2.4.2 Permits Required**

There are no regulatory constraints on this alignment. No environmental permit would be required other than the approved diversion of parkland by the Green Acres program.

#### **2.4.3 Threatened and Endangered Species Impacts**

No occurrences for threatened or endangered species or their critical habitats would be impacted by this alternative according to the New Jersey Department of Environmental Protection (NJDEP) Natural Heritage Program and Landscape Project Mapping or the United States Fish and Wildlife Service (USFWS) Information, Planning and Conservation (IPaC) report. See the Environmental assessment for details regarding threatened and endangered species.

#### **2.4.4 Overall Cost**

Anticipated construction cost for this alternative is \$1,000,000.00.

#### **2.4.5 Project Schedule**

The construction duration of this alternative is approximately 10 to 14 working days.

#### **2.4.6 Land Acquisition Cost**

This alternative would require an overhead easement from the Township of Teaneck and approval from Green Acres for the diversion. It is anticipated that compensation will be in the order of \$1,918,500.00 for the diversion and approximately \$196,445.00 for the replacement of trees. PSE&G will partially compensate Teaneck by planting 24 trees within parks in the Township (Attachment V - Compensation Plan). The remaining obligation will be in the form of a monetary fee of \$184,325.00.

#### **2.4.7 Zoning and Land Use Constraints**

The area in the vicinity of this alternative is divided into two zoning districts, public open space and public land district. The only land use constraint associated with this alternative would be associated with impact to public open space.

**ENVIRONMENTAL ASSESSMENT**

**NJDEP GREEN ACRES PROGRAM**  
**STATE HOUSE COMMISSION PRE-APPLICATION**  
**LOCAL PARKLAND - MAJOR DIVERSION**

for:

New Milford 69kV Network PSE&G Substation  
Teaneck Township  
Bergen County, New Jersey

June 6, 2019

APPLICANT:

Public Service Electric & Gas Company DP&C  
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## TABLE OF CONTENTS

SECTION No.	Page No.	
I.	DESCRIPTION of the PROPOSED DISPOSAL or DIVERSION.....	1
A.	TITLE/NAME OF PROPOSED ACTIVITY.....	1
B.	PREPARER OF DOCUMENT.....	1
C.	LOCATION MAPS.....	1
II.	EXISTING ENVIRONMENTAL CONDITIONS.....	2
A.	NATURAL RESOURCES OF THE SITE AND SURROUNDING AREA.....	2
1.	Geological Character.....	2
2.	Soil Characteristics.....	2
3.	Topography.....	3
4.	Landform.....	3
5.	Hydrological Features / Surface Water Classification.....	3
6.	Biological Resources / Threatened and Endangered Species and Critical Habitats.....	3
B.	MAN-MADE RESOURCES.....	4
1.	Present Land Use.....	4
2.	Adjacent Land Uses.....	4
3.	Access.....	5
4.	Hazardous Substances/Wastes.....	5
5.	Transportation Patterns.....	5
6.	Zoning.....	6
C.	HUMAN RESOURCES.....	6
1.	Cultural and Social Factors.....	6
2.	Park and Recreational Facilities.....	7
3.	Aesthetic Features.....	7
4.	Historical, Archaeological, and Architectural Resources.....	7
III.	PROBABLE ENVIRONMENTAL IMPACTS TO THE PARKLAND AND REPLACEMENT PARCELS IF THE PROPOSED DISPOSAL OR DIVERSION IS APPROVED.....	9
A.	LAND.....	9
B.	WATER.....	10
C.	AIR.....	10
D.	AQUATIC AND TERRESTRIAL WILDLIFE.....	11
E.	SOCIAL AND ECONOMIC.....	11
F.	SOLID WASTE.....	13
G.	AESTHETICS.....	13
H.	SUSTAINABILITY.....	13
I.	CUMULATIVE EFFECTS.....	13
IV.	MITIGATION MEASURES.....	14
V.	MONITORING, EVALUATION, AND LONG-TERM MAINTENANCE.....	14

## **APPENDICES**

APPENDIX A – RESPONSE TO PRE-APPLICATION COMMENTS

APPENDIX B – CORRESPONDENCE

The following Environmental Assessment (EA) has been prepared in accordance with the requirements set forth at “Environmental Assessment Report Outline presented in the Green Acres Program, State House Commission Pre-Application, Local Parkland - Major Disposal/Diversion Form”.

For the purpose of this Environmental Assessment (EA), the project area referenced throughout this EA pertains to lands acquired with funding from the Green Acres Program and specifically, those parcels proposed to be diverted as part of the project.

## **I. DESCRIPTION OF THE PROPOSED DISPOSAL OR DIVERSION**

The following is a brief description of the property to be diverted in accordance with the Environmental Assessment Report Outline.

### **A. TITLE/NAME OF PROPOSED ACTIVITY**

The title/name of the proposed activity is the New Milford 69 KV Network Project, New Milford Substation to Teaneck Substation. Public Service Electric and Gas (PSE&G) is proposing to upgrade existing electrical lines that are located along Windsor Road, Palisades Avenue and Colonial Court. Portions of these roadways abut Windsor Park and Milton Votee Park, which are two active recreation and open space parks that are owned by the Township of Teaneck (Teaneck) (Figures 1-4). In order to properly maintain the upgraded facilities, PSE&G is requesting to purchase three easements through the two parks. The purchase of these easements will require a Green Acres diversion, and because PSE&G is a privately-owned entity, the purchase of these easements will be considered a major diversion of Green Acres encumbered parkland.

The Township of Teaneck is proposing to provide the following easements totaling 0.842 acres to PSE&G:

- Block 4701 Lot 1 (Windsor Park): 0.205 acres
- Block 4901 Lot 2 (Windsor Park): 0.513 acres
- Block 4702 Lot 1 (Milton Votee Park): 0.097 acres
- Block 4704 Lot 1 (Milton Votee Pak): 0.027 acre

The study area is located within a neighborhood that is mostly residential, with commercial properties scattered throughout. Project purpose and need as well as a description of the proposed project are detailed in Section 2.0 of the NJDEP Green Acres Program, State House Commission Pre-Application package.

In addition to the maintenance easement, eight trees will need to be removed from park property to provide adequate clearance to the lines (Attachment V of the Final Application).

### **B. PREPARER OF DOCUMENT**

PSE&G has retained Amy Greene Environmental (AGE) to assist PSE&G and Teaneck in the preparation of this Environmental Assessment and to compile the Preapplication and Final Application packages.

### **C. LOCATION MAPS**

See required figures (USGS 7.5 Minute Quadrangle, County Road Map, and Tax Map USDS Soil Survey,) below.

## II. EXISTING ENVIRONMENTAL CONDITIONS

The following section describes the existing environmental conditions of the parkland to be diverted as well as the replacement parcel.

### A. NATURAL RESOURCES OF THE SITE AND SURROUNDING AREA

#### 1. Geological Character

The proposed diversion and replacement parcels are located in the southeastern portion of Bergen County, which lies within the Piedmont Geologic Zone of New Jersey.

According to the NJDEP-GeoWeb the underlying formation throughout this area is mapped as the Passaic Formation Sandstone and Siltstone facies (JTrps). The JTrps formation consists of sandstone and siltstone. The sandstone portion of these soils consists of interbedded grayish-red to brownish-red, medium- to fine-grained, medium- to thick-bedded sandstone. The sandstone unit is planar to ripple cross-laminated, fissile, locally calcareous, containing desiccation cracks and root casts. Upward-fining cycles are 1.8 to 4.6 m (6-15 ft) thick. Sandstone beds are coarser and thicker near conglomerate units. The siltstone portion of these soils consists of brownish-to-purplish-red coarse-grained siltstone. The siltstone unit is planar to ripple cross-laminated, fissile, locally calcareous, containing desiccation cracks and root casts. Upward-fining cycles are 1.8 to 4.6 m (6-15 ft) thick.

#### 2. Soil Characteristics

The area of the PSE&G Teaneck Substation proposed to be diverted is comprised of four (4) soil units, one of which has hydric inclusions. These soils include:

- (BouC) Boonton-Urban land complex, 8 to 15% slopes (NL);
- (DuuC) Dunellen-Urban land complex, 8 to 15% slopes (NL);
- (UdwB) Udorthents, wet substratum, 0 to 8% slopes (HI).
- (UR) Urban Land (NL).

These soils are described as follows:

The Boonton series consists of well drained soils located in southwestern portion of the diversion, on parcels associated with Windsor Road. This soil type consists of loamy sand and fine sandy loam, overlain by gravelly fine sandy loam, silt loam, and loam. The parent material consists of coarse-loamy basal till derived from basalt. This soils unit is typically located in ground moraines. The Boonton series is not generally considered hydric.

The Dunellen series consists of well drained soils located in southeastern portion of the diversion, on parcels associated with Colonial Court. This soil type consists of stratified gravelly sand to sand loamy sand, overlain by sandy loam. The parent material consists of coarse-loamy outwash derived from sandstone. This soils unit is typically located in outwash plains. The Boonton series is not generally considered hydric.

The Udorthents series consists of moderately well drained soils located in the northern portion of the diversion, on parcels associated with the Conrail line. This soil type consists of muck,

overlain by sand. The parent material consists of loamy lateral spread deposits. This soil unit is typically located in flats. The Udorthents series is not generally considered hydric, however, it contains minor components with hydric soil ratings (Pawcatuck and Transquaking).

The Urban Land soils are nestled within the Udorthents soils in the northern portion of the diversion, on parcels associated with the Conrail line. The parent material is described as surface covered by pavement, concrete, buildings, and other structures underlain by disturbed and natural soil material. The Urban Land soil unit is not considered hydric.

### **3. Topography**

The topography of the diversion parcels is flat to gently sloping, rising slightly in a northwestern and southeastern direction, away from Hirshfeld Brook.

### **4. Land Form**

The majority of the diversion parcels consist of parkland consisting of recreational areas and maintained grass lawns, forested areas, and parking lots. The majority of the proposed project area will occur in a forested area on the southeastern side of Windsor Road. A detailed description of the tree species within the diversion parcels is included in Attachment V of the Final Application. A set of railroad tracks (Conrail [formerly Penn Central Transportation Co.]) lies immediately adjacent to the southeastern side of the project area and Hirshfeld Brook runs parallel to the southeastern side of the railroad tracks. Hirshfeld Brook is a freshwater 2, non-trout, saline estuarine waterway (FW2-NT/SE1). According to the NJDEP wetland mapping, a small wetland that is classified as Modified Lawn (MODL) is located on the northeastern portion of Block 4702; however, the area depicted consists of tennis courts, lawn area and a portion of a building.

### **5. Hydrological Features / Surface Water Classification**

Hirshfeld Brook is hydrological feature that runs parallel to the southeastern side of the railroad tracks. The portion of this brook in the vicinity of the diversion parcels is the headwater of this tributary and a major source of hydrology to this section of the brook is stormwater runoff from the railroad, Palisades Avenue and other nearby impervious surfaces. According to the New Jersey Department of Environmental Protection (NJDEP) Surface Water Quality Standards (N.J.A.C. 7:9B), Hirshfeld Brook is a freshwater 2, non-trout, saline estuarine waterway (FW2-NT/SE1). Hirshfeld Brook flows to the north-northwest before discharging to the Hackensack River. All of the diversion parcels are located within Hackensack, Hudson, and Pascack Watershed Management Area (WMA 5). No other large waterbodies were identified within, or immediately adjacent to the project area.

### **6. Biological Resources/Threatened and Endangered Species Critical Habitats**

In a letter dated May 25, 2018, the NJDEP's Natural Heritage Program (NHP) indicated that searches of the Natural Heritage database and the Landscape Project mapping did not identify any occurrences of threatened or endangered species or their habitats as being on or in the vicinity of the diversion parcels (Appendix B – Correspondence). The NHP did identify several species as occurring within one mile of the proposed project area. The following species were identified by NJDEP:

- Bald eagle (*Haliaeetus leucocephalus*; State Endangered) foraging habitat

- Glossy ibis (*Plegadis falcinellus*, Special Concern) foraging habitat
- Snowy egret (*Egretta thula*; Special Concern) foraging habitat
- Wood thrush (*Hylocichla mustelina*; Special Concern) breeding sighting

In addition, the NHP Letter indicated that there was one potential vernal pool habitat within one mile of the project site (Vernal Pool Habitat ID #2112).

In addition to the species listed above, an Information, Planning and Conservation (IPaC) Trust Resources Report was generated on May 16, 2018 and was reviewed to identify the potential presence of federally listed threatened or endangered species within the project area. According to the IPaC report, no federally threatened or endangered species, critical habitats, or National Wildlife Refuges were identified within the project area; however, nineteen (19) migratory bird species, which are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act, could potentially be affected by activities in this location.

## **B. MAN-MADE RESOURCES**

### **1. Present Land Use**

The area of diversion along Windsor Road consists primarily of maintained roadside. However, there are several mature trees that will need to be removed to provide the proper clearance to protect the upgraded service (Attachment V of the Final Application). The trees that will be removed include four (4) sweet gum (*Liquidambar styraciflua*), two (2) black oaks (*Quercus velutina*), and two (2) red oaks (*Quercus rubra*). This portion of Windsor Park is immediately adjacent to the right-of-way of a major railroad line. There are no park facilities in or near the diversion and use of the diverted parkland is limited to passive recreation. Passive recreational opportunities may include for example: nature study, hiking, and picnicking.

The portion of Milton Votee Park located within Block 4704, Lot 1 mainly consists of a parking lot that is used to access the larger portion of Martin Votee Park (Block 4703, Lot1) as well as the Community Center. The parking lot is bordered by maintained lawn areas with scattered trees and shrubs. No impact to vegetation or to the parking lot is proposed. Other than the parking lot, there are no facilities on this lot. The section of the proposed easement along Colonial Court consists of maintained lawn, scattered trees and a public walkway. Although this portion of Milton Votee Park contains several active recreational facilities (benches, restrooms, playgrounds, two large multi-use athletic fields, numerous baseball fields, tennis courts, swimming pool, performance stage and seating area, walking trails, etc.). None of these facilities are in the immediate vicinity of the easement. No impact to vegetation or to the public walkway is proposed.

### **2. Adjacent Land Use**

Land use adjacent to the area of Milton Votee Park (Blocks 4702 and 4704) proposed to be diverted is comprised of the following:

- Single-family residential development to the east, separated from Block 4702 by Queen Anne Road;
- Single-family residential development to the southwest, separated from Block 4704 by State Route 4 and approximately 120 feet (ft.) of forested land;

- The PSE&G Teaneck Substation and associated asphalt parking lots to the south-southwest, separated from Block 4702 by Colonial Court;
- A track and athletic field to the southeast, separated from Block 4702 by State Route 4;
- Palisade Avenue situated between Blocks 4702 and 4704;
- Railroad tracks (Conrail) and a narrow sliver of densely vegetated land scattered with trees to the west of the entirety of Block 4704 and the northern portion of Block 4702;

Land use adjacent to the area of Windsor Park (Block 4701) proposed to be diverted is comprised of the following:

- Single-family residential development to the west-northwest, separated from Windsor Park by Windsor Road;
- Railroad tracks (Conrail) and a narrow sliver of densely vegetated land scattered with trees to the east-southeast;
- Forested land to the southwest, separated from Windsor Park by State Route 4;
- A continuation of the narrow sliver of densely vegetated land scattered with trees of which Windsor Park was comprised.

### **3. Access**

Direct access to the areas of Milton Votee Park in which the project area is situated are from an asphalt parking lot along Colonial Court, street parking along Palisade Avenue, and from an asphalt parking lot on the west side of Palisade Avenue opposite Colonial Court. There is direct access to Windsor Park along Windsor Road; however, there is no parking access within park property or along Windsor Road. Pedestrian would have to access Windsor Park by crossing Windsor Road. The railroad tracks on the east side of Windsor Park block access from that side. Parking may take place along side streets on the opposite side of Windsor Road. Weekend parking may be permissible at the Benjamin Franklin Middle School. There is no direct access into the portion of the project area that transects the forested portion of the project area within Windsor Park as it is unimproved.

### **4. Hazardous Substances/Waste**

The results of this hazardous waste screening indicated that one parcel within Milton Votee Park (Block 4702, Lot 1) is listed as a known contaminated site that is also a deed notice area. Installation of poles will disturb soil in the deed notice area; however, as with all projects, PSE&G will be following the NJDEP's Linear Construction Technical Guidance (January 2012). Contaminated soil is characterized and disposed of at a licensed disposal/recycling facility. A NJDEP Licensed Site Remediation Professional (LSRP) will oversee this process. No further investigation into hazardous materials is warranted.

### **5. Transportation Patterns**

The Township of Teaneck Master Plan (2010) classifies New Jersey Route 4 as a primary arterial roadway in the 2010 Circulation Plan Element. Queen Anne Road, Windsor Road, and Palisade Avenue are classified as secondary arterial roadways and Colonial Court is classified as local.

Primary arterial roadways are limited access highways that carry traffic from one state to another and secondary arterial roadways carry traffic that can generally be categorized as inter-municipal or sub-regional, and in some cases include roads under County jurisdiction. Teaneck's street

system is comprised of a wide network of County Roads. Collectors are intended to distribute traffic from the local streets into the arterial network. Collectors are the rural version of minor arterial; in many cases where a major collector crosses a defined urban boundary (under the Federal Highway Administration [FHWA] classification system), it becomes a minor arterial. While these roads are heavily traveled at times, the traffic they carry is generally oriented to Teaneck itself. None of the roadways within or adjacent to the project area are classified as collectors.

The proposed diversion is for an easement and is not expected to have any long term impact on transportation patterns. There may be some minor disruption to traffic along Windsor Road and small portions of Palisades Avenue during the periods of construction, but these disruptions will be extremely short in duration. No additional disruptions are anticipated for maintenance activities because these activities already occur for the existing lines.

**6. Zoning**

The Teaneck Township zoning map indicates that the proposed project is located within and immediately adjacent to two zoning districts:

- P – Public Land District;
- R-S – Residential Single-Family Detached

The P District is limited to lands that are committed for public use. Generally, this district includes lands that have been committed to public schools, administrative offices, parking lots, libraries, recreational facilities, wireless communications towers and antennas, and other public buildings or structures. The proposed diversion parcels are located within this zoning district.

The R-S District includes single-family detached dwellings. It establishes an overall density of one lot per 7,500 square feet (SF) or the average of the areas of lots fronting on both sides of the street to the nearest intersections, whichever, is greater. The intent of the Residential Single-Family Detached is to designate lands for private residential use. The proposed diversion parcels are located adjacent to property that is in this zoning district.

**C. HUMAN RESOURCES**

**1. Cultural and Social Factors**

Environmental Justice data for the year of 2018 in the Township of Teaneck was obtained from the United States Environmental Protection Agency (USEPA) Environmental Justice Screening and Mapping Tool (EJSCREEN) website and reviewed to determine the potential presence of low-income populations in the vicinity of the diversion parcels. The data for socioeconomic status of residents in the vicinity of the proposed diversions closely correspond with state averages as follows:

Demographic Indicator	Local Average	State Average
Minority Population	50%	43%
Low Income Population	15%	25%
Linguistically Isolated Population	3%	7%
Population w/less than HS Education	5%	11%

This data indicates that the project will have no significant adverse effect on socioeconomic impact on residents in the vicinity of the proposed diversions. In addition, there are no businesses in the vicinity of the proposed project, so there will not be any economic adversity associated with the project.

The proposed project is not anticipated to have any long term impact on the environment. Some minor increase in emissions may occur during construction due to the use of heavy equipment, but this will be temporary and short term. Mitigating measures will be taken to minimize emissions by requiring that heavy equipment use low sulfur diesel fuel that no idling of equipment will be allowed when not in use. The proposed project will not have any disproportionately high adverse effect on low income and/or minority populations.

## **2. Park and Recreational Facilities**

One of the proposed diversion parcels in Milton Votee Park (Block 4702, Lot 1) consists of park facilities that include benches, restrooms, playgrounds, two large multi-use athletic fields, numerous baseball fields, tennis courts, swimming pool, performance stage with seating area, and walking trails. None of these facilities will be impacted by the proposed project. Some temporary blockage of the walkway along Colonial Court will be required during construction and Maintenance activities. The only facility present in the other Milton Votee Park parcel (Block 4704, Lot 1) subject to the utility easement is a parking lot that serves the main park and community center. This too may require temporary, short term closure during construction and maintenance activities. Temporary interruption in the use of some parking spaces will occur for periodic maintenance and in the event of an emergency repair. Maintenance is expected to occur every four years when tree trimming is required, and the interruption will be limited to a single day. Periodic inspection of wires will not require any interruption in the public use of the parking lot.

There are no park or recreational facilities within either parcel within Windsor Park.

## **3. Aesthetic Features**

The proposed project within Windsor Park and the portion of Milton Votee Park adjacent to the railroad line (Block 4704, Lot 1) involve the replacement of existing utility line with taller and slightly larger diameter poles. Wires will be higher than the existing lines which will result in a general improvement to sightlines. The utility line that runs along Colonial Court is an existing line that will not be altered. The maintenance easement will allow for the trimming of trees around the lines, which is not expected to have any significant adverse effect on the aesthetics of either park.

A tree row consisting of mature trees is located between the north side of Route 4 and the proposed 69 kV line (see photo at the end of this response letter). This tree row completely obscures the line; therefore, no impact to the aesthetics along the Route 4 Green Belt will be impacted. This information will be revised in the Pre application and included in the Final Application (Appendix A – Response to Pre-Application Comments).

## **4. Historical, Archaeological, and Architectural Resources**

According to NJDEP GeoWeb, the southern end of Windsor Park (Block 4701, Lot 1) and all of Milton Votee Park are located within the Teaneck Route 4 Open Space Corridor Historic District. This corridor is eligible for listing in the National Register for Historic Places. Two existing

poles will be replaced with 69 kV poles within this portion of the park. This project is not expected to have any significant adverse effect on the historic relevance of the site.

NJDEP GIS coverage indicates that Milton Votee Park is located within Historical Archaeological Site Grids FE65 and FE66. Disturbance to soils will be limited to holes that are the same diameter as the poles. It is not anticipated that there will be any impact on historic artifacts.

A tree row consisting of mature trees is located between the north side of Route 4 and the proposed 69 kV line (see photo at the end of this response letter). This tree row completely obscures the line; therefore, no impact to the aesthetics along the Route 4 Green Belt will be impacted. This information will be revised in the Pre application and included in the Final Application (Appendix A – Response to Pre-Application Comments).

### III. PROBABLE ENVIRONMENTAL IMPACTS

#### A. LAND

##### 1. Discuss the Consistency of the Proposed Disposal or Diversion with the State Development and Redevelopment Plan, Regional and Local Land Use Plans, and Current Zoning

The proposed diversion parcels are located in State Planning Area P1 - Metropolitan Planning Area. According to the State Development and Redevelopment Plan, policy objectives for the Metropolitan Planning area are as follows:

*Public Facilities and Services: Complete, repair or replace existing infrastructure systems to eliminate deficiencies and provide capacity for sustainable development and redevelopment in the region.*

Objectives of the Township of Teaneck Master Plan area as follows:

*Utility services play a critical role in shaping future growth for a municipality. The purpose of the Utility Service Plan Element is to ensure the existence of adequate infrastructure for the present and projected population of Teaneck Township, without adversely affecting the environment or the community's quality of life."*

The proposed project is part of PSE&G's state-wide upgrade of its existing 50 year old 26 kV network. The upgrade to 69 kV is necessary to better provide for the existing needs and projected future needs of the Township of Teaneck.

PSE&G is committed to delivering safe, reliable electric service to its customers. Maintaining its electric infrastructure is a necessary component in order to keep pace with customers' evolving energy needs. As businesses and residents use more electricity, it is PSE&G's responsibility to reinforce, upgrade and, in many cases, replace its electric distribution infrastructure to keep up with demand.

The proposed diversions will not result in any change in the local zoning district designations identified on the Teaneck Township Zoning Map or as described in the Township's Land Use and Development Regulation's. The proposed diversions are for easement only. No change in use of the parkland will occur.

##### 2. Discuss How the Proposal will Change the General Character of the Area

The proposed upgrade of PSE&G's electric distribution system project is not expected to result in a change to the general character of the area. The project involves the upgrade and maintenance of existing facilities. Eight trees will need to be removed along Windsor Road in order to provide safe clearances for the upgraded electrical line. Mitigation for the loss of these trees will be provided.

##### 3. Discuss Whether the Proposed Action will Result in the Loss or Alteration of Any Ecologically Sensitive Lands

The majority of the diversion involves disturbed landscaped areas. Other than the removal of eight trees along Windsor Road, there will be no impact on the environment. The loss of the

eight trees will be mitigated in accordance with Green Acres requirements. A tree survey report is included in Section III of the Final.

**B. Water**

**1. Identify and Discuss Methods to be Used to Meet State Water Quality Standards**

The nearest water body to the project area is Hirshfeld Brook, which is located between the railroad tracks and Palisade Avenue. This waterbody is not located within any of the diversion parcels. It is not anticipated that the proposed project will result in any impact on the water quality of this brook. Disturbance to soil will be limited to construction/maintenance vehicles and the replacement of some of the existing pole with slightly taller, larger diameter poles. It is anticipated that the replacement poles can be installed using an auger to minimize soil disturbance.

**2. Discuss Whether or Not the Proposed Project will Result in Increased Pollution or Turbidity Levels within a Surface Water Body and, if so, What the Effects will be Up and Down Stream**

The proposed project involved the replacement and maintenance of an existing utility line. No increase in pollution or turbidity within surface water bodies is anticipated.

**3. Discuss the Beneficial and Adverse Effects of the Proposed Action on Aquatic Biota and Habitats**

There will not be any beneficial or adverse effects on aquatic biota or their habitat for the reasons identified above.

**4. Discuss the Effects that the Proposed Action will have on Surface and Ground Water Quality and Quantity and the Basis of the Determination**

No adverse effects of surface or groundwater quality or quantity are anticipated for the reasons described above.

**C. AIR**

**1. For Buildings and Stationary Sources of Air Pollutants, Discuss Whether the Project will meet Applicable Emission Standards and Regulations Contained in the State Air Pollution Control Code**

Not applicable.

**2. As Applicable, Discuss Precautions Taken to Prevent Noise Problems**

Not applicable. Construction and maintenance activities will require the use of machinery. Except for potential future emergency maintenance, these activities will occur during daylight hours and for a short period of time.

**3. As Applicable, Discuss Precautions Taken to Prevent Odor Problems**

Not applicable.

## **D. AQUATIC AND TERRESTRIAL WILDLIFE**

### **1. Discuss any Loss (or Gain) of Wildlife Habitat and its Anticipated Effect**

Loss of wildlife habitat will be limited to the removal of eight trees which is necessary to maintain proper safety clearances from the wires. These trees will be removed between September 1 and March 31 to protect nesting migratory birds.

### **2. Discuss any Impacts on State and Federal Threatened or Endangered Plants or Animal Species and Critical Habitat**

No threatened or endangered species have been reported to occur on or in the vicinity of the proposed diversion parcels. See Section IIA6 of this EA for additional details.

### **3. Discuss any Impacts to Trees Greater than 6” Diameter at Breast Height (DBH)**

The tree inventory performed by ASGECI within the survey area included identification of tree species, diameter at breast height (dbh), notes on tree health, and a percentage deduction if an observable health concern or defect was noted. The documented trees for the tree survey included only trees that were greater than 6” dbh located within the survey area. All qualifying trees were identified and located using a Trimble GPS unit. Within the approximately 3-acre survey area, the tree inventory identified a total of eight individual trees of greater than 6” dbh proposed to be removed by the implementation of the New Milford 69kV Network Project. Of the eight trees to be removed, all were identified as exhibiting observable defects such as crown damage, die-off, top-off, and vine girdling. Percent health ranged from 10% up to 85%. These trees ranged in size from 6 to 25.25 inches DBH and were comprised of sweet gum (*Liquidambar styraciflua*), black oak (*Quercus velutina*), and red oak (*Quercus rubra*).

A detailed discussion including data regarding the trees identified on the diversion parcels is included as Attachment V of the Final Application.

## **E. SOCIAL AND ECONOMIC**

### **1. Discuss how the Project Could Affect Historic, Archaeological, or Cultural Resources on or Eligible for National or State Register of Historic Places**

According to NJDEP GeoWeb, the southern end of Windsor Park (Block 4701, Lot 1) and all of Milton Votee Park are located within the Teaneck Route 4 Open Space Corridor Historic District. This corridor is eligible for listing in the National Register for Historic Places. Two existing poles will be replaced with 69 kV poles within this portion of the park. This project is not expected to have any significant adverse effect on the historic relevance of the site.

NJDEP GIS coverage indicates that Milton Votee Park is located within Historical Archaeological Site Grids FE65 and FE66. Disturbance to soils will be limited to holes that are the same diameter as the poles. It is not anticipated that there will be any impact on historic relics.

In response to a query that was made of the NJ Historic Preservation Office, Jennifer Leynes, Historic Preservation Specialist indicated the following in an email dated October 11, 2019:

*Thank you for the additional information regarding the referenced project. As you are aware, the proposed project is located within the Teaneck Route 4 Open Space Corridor Historic District (Teaneck Route 4 Greenbelt), which is eligible for listing on the New Jersey and National Registers of Historic Places (SHPO Opinion 1/20/2011). The Teaneck Route 4 Greenbelt is significant as an early example of municipal planning by a suburban community in New Jersey with the intention of protecting the quality of life in its residential neighborhoods. Although not a designed landscape, the district has a parkway-like feel characterized by the trees, grass, and shrubs planted along Route 4, which create a buffer between the highway and the neighborhoods through which it passes. The district includes Township-owned parcels abutting the highway and incorporates several public parks.*

*According to the documentation provided, the proposed improvements include the replacement of an existing lower voltage line that passes through Windsor Park and Milton Votee Park (Block 4701, Lot 1, and Block 4704, Lot 1), both of which are contributing resources to the Teaneck Route 4 Greenbelt. The utility corridor is an existing intrusion within the historic district. According to the documentation provided, the proposed poles will be 57 feet above grade, and many of the trees along the corridor are approximately 70 feet tall. Although a small number of trees will be removed as a result of the project, they are at scattered locations along the corridor and will not significantly impact the integrity of the Teaneck Route 4 Greenbelt as a vegetative buffer along the highway.*

*If you have any questions or concerns regarding this review, please let me know.*

*Best,  
Jennifer*

*Jennifer B. Leynes  
Historic Preservation Specialist 2  
NJ Historic Preservation Office*

**2. Discuss how the Proposed Disposal or Diversion Would Affect Public Access and Public Recreational Facilities**

Public access to Windsor and Milton Votee Parks will not change as a result of this diversion. No change of use is anticipated. There may be minor temporary closures of portions of the diversion parcels during construction and maintenance.

**3. Discuss how Environmental Justice was Considered During the Environmental Decision Making Process. If an Environmental Justice Analysis was Done, Provide Information Regarding Status and/or Findings of the Analysis**

Data from the USEPA Environmental Justice Screening and Mapping Tool (EJSCREEN) was reviewed to determine the potential presence of low-income populations in the vicinity of the diversion parcels. The data indicates that the proposed project will not have any disproportionately high adverse effect on low income and/or minority populations. In addition, there no businesses in the vicinity of the proposed project, so there wil not be any economic adversity associated with the project. Lastly, proposed project is not anticipated to have any long term impact on the environment.

**F. SOLID WASTE**

Post-development solid waste disposal should not change from the present condition. During construction and maintenance activities, good housekeeping procedures will be emphasized and enforced. Solid waste disposal areas will be available and accessible to all workers.

**G. AESTHETICS**

The proposed project is not expected to have any significant impact on the aesthetics of the surrounding area. The project involves the replacement of existing utility lines and their future maintenance, so no significant change in the viewshed is anticipated. Eight mature trees will be removed to provide adequate safety clearance. Most of these trees are severely damaged and covered by invasive vines. Mitigation for the loss of these trees will be included in the proposed compensation package.

**H. SUSTAINABILITY**

The proposed project will provide electric service reliability and system redundancy to the Township of Teaneck and its citizens. This will ensure safe and reliable electric service to current and future customers. These upgrades will help minimize future service disruptions from large storm events, similar to Super Storm Sandy. In addition, the easements will not change/impact public access, use or amenities of either park.

The upgrades are necessary to comply with Federal Energy Regulatory Commission (FERC) 715 N-1-1 Planning Criteria at Teaneck and Dumont Substations. The completion of this project will create a new 69kV electric supply source from the New Milford Switching Station into the Teaneck Substation improving reliability in the area.

**I. CUMULATIVE EFFECTS**

No cumulative effects associated with the proposed project are anticipated. The project has been designed to provide safe and reliable service to the citizens of Teaneck.

#### IV. MITIGATION MEASURES

The only measurable impact associated with the proposed project is the removal of eight mature trees located along Windsor Road (Attachment V of The Final Application). The trees that will be removed include four (4) sweet gum (*Liquidambar styraciflua*), two (2) black oaks (*Quercus velutina*), and two (2) red oaks (*Quercus rubra*). These trees are badly damaged and covered by invasive vines. PSE&G has agreed to compensate Teaneck for the loss of these trees in accordance with Green Acres requirements. This mitigation is included in the compensation proposal in Attachment V.

Arborists for PSE&G and the Township of Teaneck developed a plan to plant 24 trees in two (2) parks owned by the Township. Eighteen trees will be planted by PSE&G in Windsor Park and six (6) trees will be planted in Votee Park. The breakdown of trees and parks is on the following table:

<b>Park</b>	<b>Tree Species</b>	<b>Quantity of Trees</b>
Windsor Park	<i>Amelanchier arborea</i>	Six 6
Windsor Park	<i>Juniperus virginiana</i>	Six 6
Windsor Park	<i>Ilex opaca</i>	Six 6
Votee Park	<i>Betula nigra</i>	Six 6

A mitigating factor to the removal of trees is that 18 new trees will be planted in Windsor park. These trees will be strategically located to provide a vegetated buffer between residents on Windsor Road with the railroad tracks to the east.

#### V. MONITORING, EVALUATION, AND LONG-TERM MAINTENANCE

A planting plan was developed for the replacement of trees within the Township of Teaneck park system. This planting plan includes details regarding the monitoring and maintenance activities that will occur after planting the replacement trees. Proper care will be given to these trees during their period of establishment including periodic watering. Replacement trees will be monitored for a period of two years after planting, and replacement of any dead trees will be guaranteed (see Tree Survey, Compensation, and Planting Plan in Attachment V of the Final Application).

**APPENDIX A**

**RESPONSE TO PRE-APPLICATION COMMENTS**

# Green Acres Response to the PSE&G New Milford 69 kV Network Project in Teaneck NJ

Pre-application dated June 27, 2019;

August 12, 2019 response

## Description of the Proposed Diversion/ Disposal

1.0 The requested easement diversion is referred to in report as “aerial”, “utility” and “maintenance”. Green Acres (GA) recognizes this as a utility easement. (An aerial easement will not provide you with the surface access that you will need for maintaining the lines.) Utility easement will encompass poles, access under lines and the lines above the parks. Language that limits PSE&G’s rights within the easement will need to be addressed in the easement document (see notes at end of this document).

Response: Understood. PSE&G easement will be clear on that fact. Revisions to the Pre-application will reflect this and it will be included in the Final Application.

1.5 Will there be a limit on the number of 69 kV lines on the poles?

Response: Yes, the 69kV system is a three phase circuit that consists of three separate wires (see diagram attached to the end of this response letter). In addition to the three wires described above, other utilities will be transferred from the existing poles to the new pole. These other wires include a fiber optic line, the existing 26kV system (3 wires), the existing 4kV system (4 wires), and telephone and cable TV lines. This description will be included in the Final Application.

## Alternatives Analysis

2.2 Would underground installation require a subsurface parkland diversion? If so, approximately how much park area would be part of that diversion?

Response: For Alternative B of the Alternatives Analysis an underground build through Windsor Park would require an easement of 0.26 acres. This alternative is not feasible due to the fact that the railroad will not allow PSE&G to build their facilities underneath their tracks. This number will be included in the Final Application

2.3 “PSE&G is required to increase its electrical capacity.” Please provide a few details and mention by whom.

Response: The Teaneck project is required to comply with Federal Energy Regulatory Commission (FERC) 715 N-1-1 Planning Criteria. This has also been reviewed and approved by PJM’s Regional Transmission Expansion Planning (RTEP) process. This was noted on page 2 in Section 1.3 – Compelling Public Need.

## Attachment I - Environmental Assessment

II.B.4. There is contamination at Block 4702, Lot 1. Why does this not cause concern with digging holes for the poles? How will the removed soil be disposed of?

Response: As with all projects, PSE&G will be following the NJDEP's Linear Construction Technical Guidance (January 2012). Contaminated soil is characterized and disposed of at a licensed disposal/recycling facility. A NJDEP Licensed Site Remediation Professional (LSRP) will oversee this process. This information will be included in the Final Application.

II.C.2. Needs clarification that the diversion is permanent but that the interruption of the parking is temporary. If true, state that the parking lot will continue in its current configuration and usefulness but that periodically PSE&G will need to access the parking lot to maintain the lines along Colonial Court. PSE&G's periodic access will result in the temporary closure of the portion of the parking lot that is being diverted.

Response: Temporary interruption in the use of some parking spaces within the parking lot will occur for periodic maintenance and in the event of an emergency repair. Maintenance is expected to occur every four years when tree trimming is required, and the interruption will be limited to a single day. Periodic inspection of wires will not require any interruption in the public use of the parking lot.

II.C.3. and III.G. The aesthetic impact from Route 4 was not addressed.

Response: A tree row consisting of mature trees is located between the north side of Route 4 and the proposed 69 kV line (see photo at the end of this response letter). This tree row completely obscures the line; therefore, no impact to the aesthetics along the Route 4 Green Belt will be impacted. This information will be revised in the Pre application and included in the Final Application.

II.C.4. The Greenbelt is Green Acres encumbered parkland and has historic significance. After raising the poles and lines and clearing more trees to either side of the electrical lines, how will this disturbance not be seen from Route 4 which is elevated? Are the surrounding trees of sufficient height to hide all that? If so, how were you able to make that determination? The narrative is cut off at the bottom of page 7.

Response: See response above. There were two words omitted at the bottom of page 7 "...impact on historic artifacts." This will be revised in the Pre-application and included in the Final Application.

III.E.1. Please contact Jennifer Leynes at the Office of Historic Preservation to discuss the impact to the 4 Greenbelt.

Response: Ms. Leynes has been contacted about the project. She responded that the project was logged into the system as a request for technical assistance. Her response has been attached to this email.

#### **Attachment II – Land Valuation Form**

The forms are not signed by the Tax Assessor. Were they done by the assessor or were the comparable sales figures derived from the appraisals?

Response: Yes, the appraisers used Comparable Sales Analysis to form their figures.

#### **Attachment III – Compensation Proposal**

2. Minimum Compensation Ratios for Monetary Compensation. The 1961 Bond encumbered both parks requiring that compensation be in the form of land replacement. If cash compensation is provided to Teaneck for future land acquisition, the amount will be at 10 times the value of the diverted parkland.

Please be sure Teaneck is aware that the cash compensation for this diversion must be put into a designated fund and must be used to acquire replacement land within 2 years. If it is not, the funds must be deposited into the Garden State Preservation Trust for land acquisition. The cash compensation cannot be used to payback a Green Acres park acquisition loan or to paydown an Open Space Tax bond.

Response: Understood. PSE&G has informed the Township of Teaneck of this fact and will reiterate it as necessary.

#### **Attachment VII – Confirmation of Scoping Hearing**

One of the Scoping Hearing participants expressed concern that trees are being removed that help to buffer the neighborhood from the rail line noise. The application addresses this concern by promising to plant replacement trees within Windsor Park. If planting is planned along the railroad, the aerial doesn't show room for that. If along Windsor Road, Green Acres can't allow the planting of replacement trees that will need to be removed in the future. Please address.

Response: PSE&G personnel, including their arborist, met with the Teaneck Township Arborist to evaluate the wooded tract between Windsor Road and the railroad tracks. They determined that there was room for some tree planting in this area. Trees to be planted will be utility friendly trees that will not reach excessive heights but will provide a suitable screen to obscure trains from being seen by residents on Windsor Road.

#### **Appendix A – Appraisals**

Appraisal reports will be reviewed by Green Acres inhouse appraisers and they will establish the value.

Response: Understood.

#### **Appendix B – Tree Survey Report**

Please add the easement diversion boundary lines on the Tree Survey Map so that it is clear that the trees being removed are within the easement.

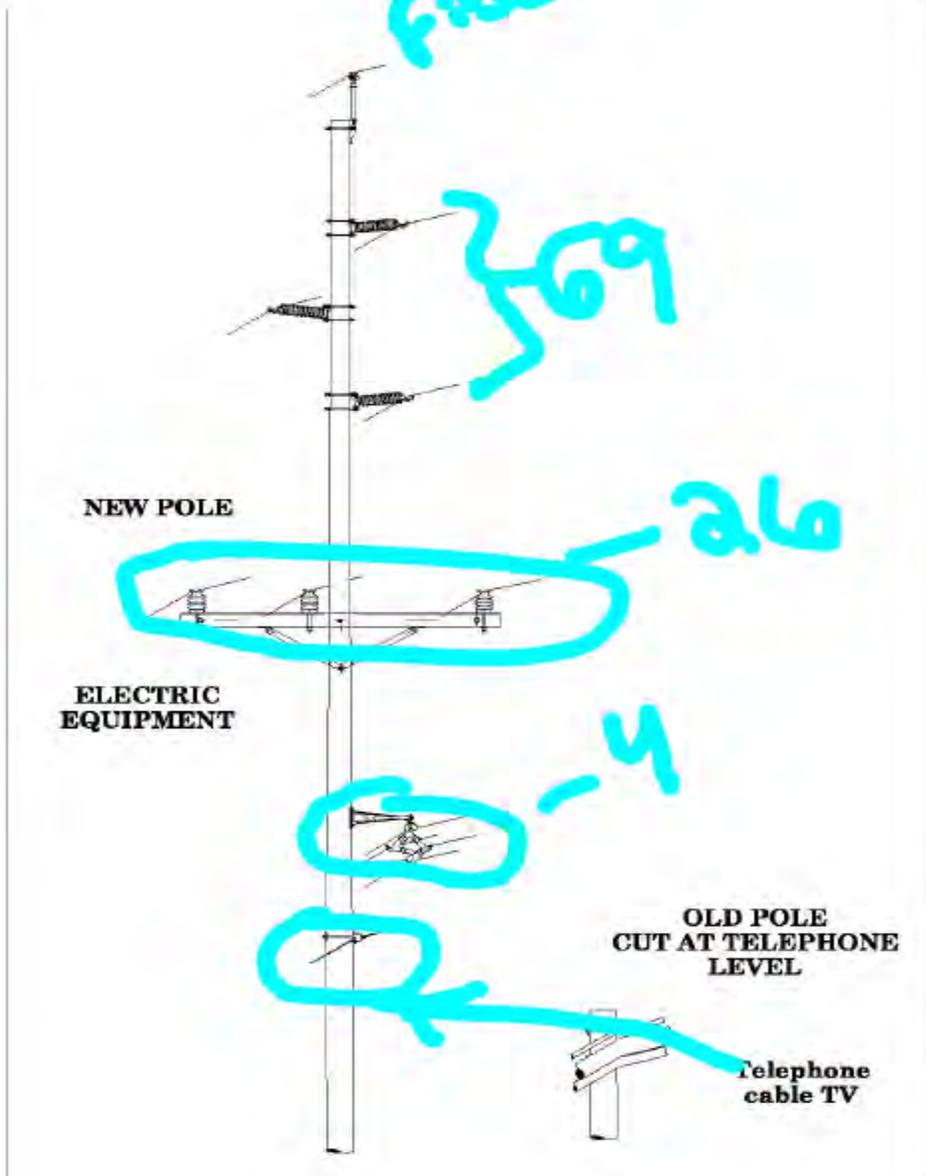
The trees photographed are not easily identified nor located on the map. I'd like to see photographs of the tree damage that justifies the reductions in tree value (as made clear in Photo C).

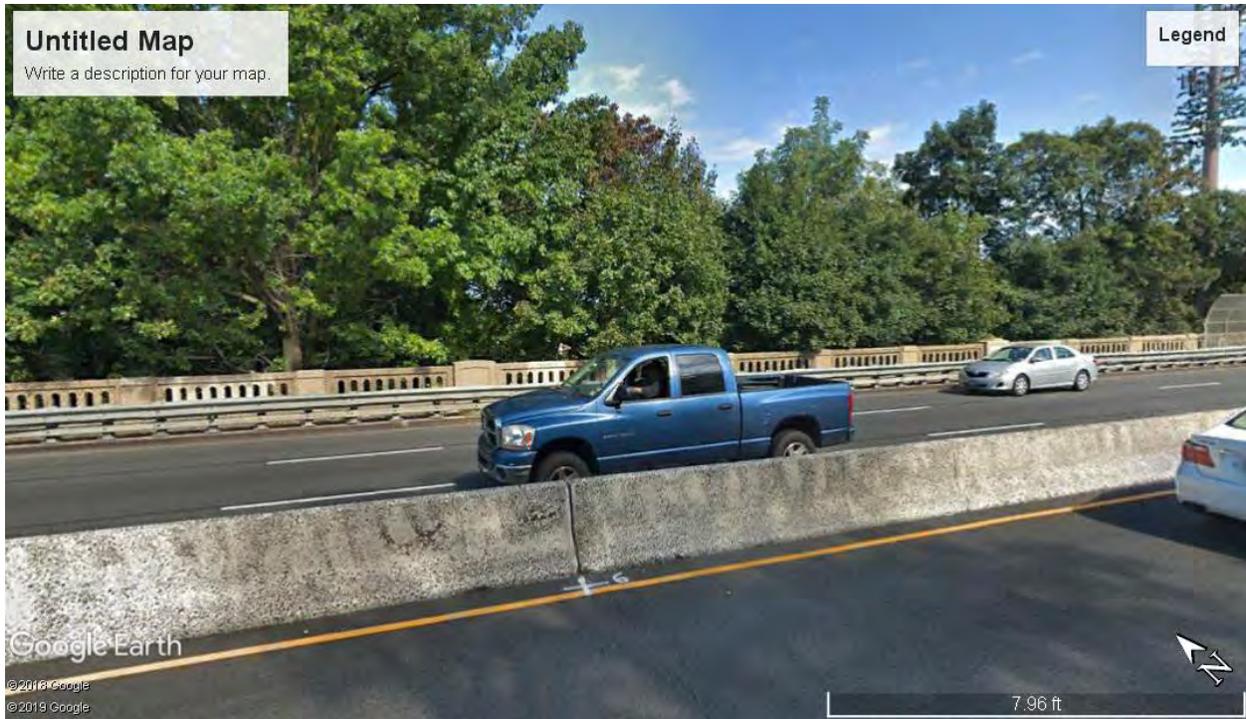
Response: See attached figure and photos.

#### **Notes on the drafting of the Utility Easement**

Make clear this easement is for a single line of poles. Limit the number and capacity of lines allowed on the poles. Limit the height and type of poles. Identify other utilities that will share these poles, if any, and limit who can use the poles.

Response: This will be made clear in the final utility easement.





View of the tree row along Route 4 obscuring the line of sight to the 69 kV project.

**APPENDIX B**  
**CORRESPONDENCE**



State of New Jersey

MAIL CODE 501-04

DEPARTMENT OF ENVIRONMENTAL PROTECTION

DIVISION OF PARKS & FORESTRY

NEW JERSEY FOREST SERVICE

OFFICE OF NATURAL LANDS MANAGEMENT

P.O. BOX 420

TRENTON, NJ 08625-0420

Tel. (609) 984-1339 Fax (609) 984-0427

PHILIP D. MURPHY

*Governor*

SHEILA Y. OLIVER

*Lt. Governor*

CATHERINE R. McCABE

*Commissioner*

May 8, 2019

Melyssa Garcia  
Amy S. Greene Environmental Consultants, Inc.  
4 Walter E. Foran Boulevard, Suite 209  
Flemington, NJ 08822-4666

Re: PSE&G New Milford 69 kV Network (ASGECI # 4241)  
Teaneck Township, Bergen County

Dear Ms. Garcia:

Thank you for your data request regarding rare species information for the above referenced project site.

Searches of the Natural Heritage Database and the Landscape Project (Version 3.3) are based on a representation of the boundaries of your project site in our Geographic Information System (GIS). We make every effort to accurately transfer your project bounds from the topographic map(s) submitted with the Natural Heritage Data Request Form into our Geographic Information System. We do not typically verify that your project bounds are accurate, or check them against other sources.

We have checked the Landscape Project habitat mapping and the Biotics Database for occurrences of any rare wildlife species or wildlife habitat on the referenced site. The Natural Heritage Database was searched for occurrences of rare plant species or ecological communities that may be on the project site. Please refer to Table 1 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented on site. A detailed report is provided for each category coded as 'Yes' in Table 1.

We have also checked the Landscape Project habitat mapping and Biotics Database for occurrences of rare wildlife species or wildlife habitat in the immediate vicinity (within ¼ mile) of the referenced site. Additionally, the Natural Heritage Database was checked for occurrences of rare plant species or ecological communities within ¼ mile of the site. Please refer to Table 2 (attached) to determine if any rare plant species, ecological communities, or rare wildlife species or wildlife habitat are documented within the immediate vicinity of the site. Detailed reports are provided for all categories coded as 'Yes' in Table 2. These reports may include species that have also been documented on the project site.

We have also checked the Landscape Project habitat mapping and Biotics Database for all occurrences of rare wildlife species or wildlife habitat within one mile of the referenced site. Please refer to Table 3 (attached) to determine if any rare wildlife species or wildlife habitat is documented within one mile of the project site. Detailed reports are provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on the project site.

For requests submitted as part of a Flood Hazard Area Control Act (FHACA) rule application, we report records for all rare plant species and ecological communities tracked by the Natural Heritage Program that may be on, or in the immediate vicinity of, your project site. A subset of these plant species are also covered by the FHACA rules when the records are located within one mile of the project site. One mile searches for FHACA plant species will only report precisely located occurrences for those wetland plant species identified under the FHACA regulations as being critically dependent on the watercourse. Please refer to Table 3 (attached) to determine if any precisely located rare wetland plant species covered by the FHACA rules have been documented. Detailed reports are provided for each category coded as 'Yes' in Table 3. These reports may include species that have also been documented on, or in the immediate vicinity of, the project site.

The Natural Heritage Program reviews its data periodically to identify priority sites for natural diversity in the State. Included as priority sites are some of the State's best habitats for rare and endangered species and ecological communities. Please refer to Tables 1, 2 and 3 (attached) to determine if any priority sites are located on, in the immediate vicinity, or within one mile of the project site.

A list of rare plant species and ecological communities that have been documented from the county (or counties), referenced above, can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/countylist.html>. If suitable habitat is present at the project site, the species in that list have potential to be present.

Status and rank codes used in the tables and lists are defined in EXPLANATION OF CODES USED IN NATURAL HERITAGE REPORTS, which can be downloaded from [http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes\\_2010.pdf](http://www.state.nj.us/dep/parksandforests/natural/heritage/nhpcodes_2010.pdf).

Beginning May 9, 2017, the Natural Heritage Program reports for wildlife species will utilize data from Landscape Project Version 3.3. If you have questions concerning the wildlife records or wildlife species mentioned in this response, we recommend that you visit the interactive web application at the following URL, <https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=0e6a44098c524ed99bf739953cb4d4c7>, or contact the Division of Fish and Wildlife, Endangered and Nongame Species Program at (609) 292-9400.

For additional information regarding any Federally listed plant or animal species, please contact the U.S. Fish & Wildlife Service, New Jersey Field Office at <http://www.fws.gov/northeast/njfieldoffice/endangered/consultation.html>.

PLEASE SEE 'CAUTIONS AND RESTRICTIONS ON NHP DATA', which can be downloaded from <http://www.state.nj.us/dep/parksandforests/natural/heritage/newcaution2008.pdf>.

Thank you for consulting the Natural Heritage Program. The attached invoice details the payment due for processing this data request. Feel free to contact us again regarding any future data requests.

Sincerely,



Robert J. Cartica  
Administrator

c: NHP File No. 19-4007481-16653

**Table 1: On Site Data Request Search Results (6 Possible Reports)**

<b><u>Report Name</u></b>	<b><u>Included</u></b>	<b><u>Number of Pages</u></b>
1. Possibly on Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites On Site	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	No	0 pages included
4. Vernal Pool Habitat on the Project Site Based on Search of Landscape Project 3.3	No	0 pages included
5. Rare Wildlife Species or Wildlife Habitat on the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species On the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

**Table 2: Vicinity Data Request Search Results (6 possible reports)**

<b><u>Report Name</u></b>	<b><u>Included</u></b>	<b><u>Number of Pages</u></b>
1. Immediate Vicinity of the Project Site Based on Search of Natural Heritage Database: Rare Plant Species and Ecological Communities Currently Recorded in the New Jersey Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within the Immediate Vicinity	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	No	0 pages included
4. Vernal Pool Habitat In the Immediate Vicinity of Project Site Based on Search of Landscape Project 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat In the Immediate Vicinity of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species In the Immediate Vicinity of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

**Vernal Pool Habitat  
In the Immediate Vicinity of  
Project Site Based on Search of  
Landscape Project 3.3**

**Vernal Pool Habitat Type**

**Vernal Pool Habitat ID**

---

Potential vernal habitat area

2112

Total number of records: 1

**Table 3: Within 1 Mile for FHACA Searches (6 possible reports)**

<b><u>Report Name</u></b>	<b><u>Included</u></b>	<b><u>Number of Pages</u></b>
1. Rare Plant Species Occurrences Covered by the Flood Hazard Area Control Act Rule Within One Mile of the Project Site Based on Search of Natural Heritage Database	No	0 pages included
2. Natural Heritage Priority Sites within 1 mile	No	0 pages included
3. Rare Wildlife Species or Wildlife Habitat Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Species Based Patches	Yes	1 page(s) included
4. Vernal Pool Habitat Within One Mile of the Project Site Based on Search of Landscape Project 3.3	Yes	1 page(s) included
5. Rare Wildlife Species or Wildlife Habitat Within One Mile of the Project Site Based on Search of Landscape Project 3.3 Stream Habitat File	No	0 pages included
6. Other Animal Species Within One Mile of the Project Site Based on Additional Species Tracked by Endangered and Nongame Species Program	No	0 pages included

**Rare Wildlife Species or Wildlife Habitat Within  
One Mile of the Project Site Based on Search of  
Landscape Project 3.3 Species Based Patches**

<b>Class</b>	<b>Common Name</b>	<b>Scientific Name</b>	<b>Feature Type</b>	<b>Rank</b>	<b>Federal Protection Status</b>	<b>State Protection Status</b>	<b>Grank</b>	<b>Srank</b>
<i>Aves</i>								
	Bald Eagle	Haliaeetus leucocephalus	Foraging	4	NA	State Endangered	G5	S1B,S2N
	Glossy Ibis	Plegadis falcinellus	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Snowy Egret	Egretta thula	Foraging	2	NA	Special Concern	G5	S3B,S4N
	Wood Thrush	Hylocichla mustelina	Breeding Sighting	2	NA	Special Concern	G4	S3B,S4N

**Vernal Pool Habitat Within  
One Mile of the Project Site  
Based on Search of  
Landscape Project 3.3**

**Vernal Pool Habitat Type**

**Vernal Pool Habitat ID**

---

Potential vernal habitat area

2112

Total number of records: 1

NJDEP Green Acres Program  
State House Commission Final Application Part 1  
Local Parkland – Major Diversion  
New Milford 69 KV Network Project, New Milford Substation to Teaneck Substation  
Teaneck Township, Bergen County, New Jersey

## **ATTACHMENT II**

### **GREEN ACRES FINAL APPLICATION PART 1 CHECKLIST**

State House Commission Final Application  
Local Parkland—Major Diversion/Disposal

**Major Disposal/Diversion Final Application Requirements**

**PART 1** (To be submitted prior to scheduling the public hearing)

1. **Appraisals** for the parkland proposed to be disposed of or diverted and the replacement land proposed as compensation (if applicable), performed in accordance with the requirements of N.J.A.C. 7:36-8.3 or 19.3, as applicable. (N.J.A.C. 7:36-26.11(b)1). Note: No appraisal is required if the applicant has obtained an appraisal waiver pursuant to N.J.A.C. 7:36-26.10(I)
- N/A  2. A **title report** for the proposed replacement land, as applicable, to determine existing restrictions, encumbrances, easements, liens, or other factors which may affect the market value of the land. (N.J.A.C. 7:36-26.11(b)2).
3. **Land survey plan** for the parcel(s) of land to be disposed of or diverted and the proposed replacement land(s), if applicable, prepared in accordance with *Appendix II* of the Green Acres Program Rules N.J.A.C. 7:36. (N.J.A.C. 7:36-26.11(b)3).
4. A **metes and bounds description** for the parcel(s) of land to be disposed of or diverted and the proposed replacement land(s), if applicable, prepared in accordance with *Appendix II* of the Green Acres Program Rules N.J.A.C. 7:36. (N.J.A.C. 7:36-26.11(b)4).
5. The **Final Compensation Proposal** prepared pursuant to N.J.A.C. 7:36-26.10. (Please refer to Attachment III: Preliminary Compensation Proposals for Major Disposals or Diversions of Parkland of the Pre-application package for guidance) (N.J.A.C. 7:36-26.11(b)5i-iv)
6. The **Proposed Public Notice** for the public hearing and the proposed location of and language to be placed on the Public Notice Sign required pursuant to N.J.A.C. 7:36-26.11(h). (**Attachment I: Sample Public Notices**) (Please also review the **Public Hearing Sign Guidance Document** – available at [www.nj.gov/dep/greenacres/pdflaunch.html](http://www.nj.gov/dep/greenacres/pdflaunch.html)) (N.J.A.C. 7:36-26.11(b)7)
7. Any additional information requested by Green Acres to clarify the final application requirements including any portions of the Pre-application package that have been revised. (N.J.A.C. 7:36-26.11(b)8)
8. Maps. (**Attachment II: Map requirements; and Attachment III: Sample Reference Map**) (N.J.A.C. 7:36-26.11(b)6)
9. **Please attach this cover sheet and Attachment II: Map Requirements checklist.**

State House Commission Final Application  
Local Parkland—Major Diversion/Disposal

ATTACHMENT II: MAP REQUIREMENTS

For all Final Application submissions please submit the following (# of copies):

Location Maps (8½" x 11" in size):

- County Road Maps: Showing the proposed disposal/diversion parcel or area and the proposed compensation area (2)

Tax Maps (8½" x 11" or 11" x 17" in size):

- A) Showing the proposed disposal/diversion parcel(s)/area and any adjacent parkland; depict the entire park boundary and separately depict the proposed disposal/diversion area (2)

- N/A  B) Showing the proposed compensation parcel(s)/area and any adjacent parkland (2)

Aerial Site Maps\* (11" x 17" or larger in size):

- A) A small scale site map showing the proposed disposal/diversion parcel(s) or area; depict the entire park boundary and separately depict the proposed disposal/diversion area (18)

- N/A  B) A small scale site map showing the proposed compensation (parcel(s)/area) and any adjacent parkland (18)

**\*\*If the Project is of such size/scale that the Aerial Site Map(s) also show the proposed disposal/diversion in relation to the proposed compensation, you do not need to include a large scale Reference Map requested below. If this is the case, please include 15 copies of the Aerial Site Map instead.\*\***

Reference Map\* (Attachment III) (11" x 17" or larger in size):

- N/A  A large scale site map showing the proposed disposal/diversion in relation to the proposed compensation. Please include aerial imagery. (18)

**If the proposed disposal or diversion will result in the loss of any development, additionally submit:**

Park Facilities Maps (11" x 17"):

- N/A  A site plan showing all recreational facilities and identifying those facilities proposed to be removed (18)

- N/A  A site plan showing all proposed replacement recreational facilities (18)

NJDEP Green Acres Program  
State House Commission Final Application Part 1  
Local Parkland – Major Diversion  
New Milford 69 KV Network Project, New Milford Substation to Teaneck Substation  
Teaneck Township, Bergen County, New Jersey

**ATTACHMENT III**  
**APPRAISALS**  
**(Under Separate Cover)**

**NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION  
DIVISION OF GREEN ACRES**

***CERTIFICATION OF MARKET VALUE***

**PROJECT:** Teaneck PSE&G Network Upgrades (major diversion) SHC #0260006      **ADDRESS:** 1086 Palisade Avenue, 1104 Queen Anne Road, 1101-1355 Windsor Road, Teaneck, NJ 07666

**OWNER:** Teaneck Township      Bergen County,      Teaneck Township

**APPRAISAL CLIENT:** PSE&G and NJDEP Green Acres      **INTERESTS APPRAISED:** Permanent Surface Easement Interest (four easements)

**PARCELS (part):** 4701/1, 4901/2, 4704/1, 4702/1      **ACRES:** 0.841 acres total (36,640 SF)

**APPRAISAL SUMMARY**

<b>Appraiser</b>	<b>Report Date</b>	<b>Effective Date</b>	<b>Easement Value: Total / Per Ac.</b>
Matthew Krauser	5/5/20	10/18/18	\$145,700 / \$173,246 per ac.
Robert McNerney	5/5 and 4/17/20	8/24 and 9/21/18	\$260,200 / \$309,393 per ac.

This is to certify that I have made a field inspection of the subject property and reviewed the subject reports and other available reports and relevant information supplied to me regarding the property. It is further certified that I have no present or contemplated future interest, direct or indirect, in the reconciled diversion of such property in conjunction with the Green Acres Land Acquisition Program including resolutions of diversion of Green Acres lands. My final determination and conclusion as the Reviewer is based on the criteria stated on the following pages, which is considered relevant to the Market Value Opinions. The Certified Value below is based on Reviewer comments found on the following pages. This CMV has four pages.

**CERTIFIED VALUE:**      **\$191,580 total; \$227,800 per acre**

**CERTIFICATION DATE:**      **May 29, 2020**



**REVIEWER:**

\_\_\_\_\_  
**Susanne M. Curran MAI, AI-GRS**  
SCGRE #42RG01212 - Exp. 12/31/21

NJDEP Green Acres Program  
State House Commission Final Application Part 1  
Local Parkland – Major Diversion  
New Milford 69 KV Network Project, New Milford Substation to Teaneck Substation  
Teaneck Township, Bergen County, New Jersey

## **ATTACHMENT IV**

### **SURVEYS AND METES AND BOUNDS DESCRIPTIONS**



**Keller & Kirkpatrick, Inc.**

Matthew L. Martini, PLS, PP, President

Muhammed Assal, PE  
Thomas J. Aslanian, PE  
Kevin S. Bogerman, PLS  
Andrew Cangiano, PE, PP  
Cheryl N. Campbell, PLS

Arthur J. Elias, PE, PP  
Edward J. Formichella, PLS, PP  
Andrew D. Henderson, PLS  
Frederick J. Henkel, PLS  
Charles J. Holloway, PE, PP, CME

Michael J. Manning, PLS, PP  
Stanley Pilny, PLS  
Paul M. Szmaida, PLA  
William E. Thomas, PLS, PP  
Michael A. Wallo, PE

File Number 2011027  
March 11, 2020

**DESCRIPTION OF A DIVERSION AREA, 20' WIDE UTILITY EASEMENT IN A PARCEL OF LAND KNOWN AND DESIGNATED AS TAX LOT 1 IN BLOCK 4701 AND TAX LOT 1 IN BLOCK 4704, SITUATED IN THE TOWNSHIP OF TEANECK, COUNTY OF BERGEN, AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS HEREIN REFER TO NAD1983(2011)) :**

**EASEMENT AREA A:**

**BEGINNING** at a point in the easterly sideline of Windsor Road (60' Right of Way per tax map), a distance of one hundred fifty-six and thirty-six hundredths feet (156.36') on a bearing of North thirty-four degrees, eight minutes, fifteen seconds East (N 34° 08' 15" E) from the intersection of said sideline with the sideline of New Jersey State Highway Route 4 (120' Right of Way per tax map), said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751,244.09 and East 626,386.16, and running; thence

1. Along the easterly sideline of Windsor Road, North thirty-four degrees, eight minutes, fifteen seconds East (N 34° 08' 15" E), a distance of twenty and thirty-three hundredths feet (20.33') to a point in same; thence
2. Along a new line through the lands of Township of Teaneck, Lot 1 in Block 4701, South sixty-six degrees, seven minutes, thirty-seven seconds East (S 66° 07' 37" E), a distance of one hundred one and sixty-two hundredths feet (101.62') to a point in the dividing line between lands of Township of Teaneck and lands of Conrail, said Lot 1 in Block 4701 and Lot 1 in Block 2401; thence
3. Along said dividing line, South thirty-four degrees, eight minutes, fifteen seconds West (S 34° 08' 15" W), a distance of twenty and thirty-three hundredths feet (20.33') to a point in same, said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751,202.96 and East 626,479.08; thence
4. Along a new line through the lands of Township of Teaneck, Lot 1 in Block 4701, North sixty-six degrees, seven minutes, thirty-seven seconds West (N 66° 07' 37" W), a distance of one hundred one and sixty-two hundredths feet (101.62') to the point and place of BEGINNING.

Said Easement Area A containing an area of 2,032 S.F. or 0.047 acres of land, more or less.

**EASEMENT AREA B:**

**BEGINNING** at a point in the westerly sideline of Palisade Avenue (60' Right of Way per tax map), a distance of one hundred sixty and seventy-nine hundredths feet (160.79') on a bearing of North twenty-two degrees, three minutes, forty-one seconds East (N 22° 03' 41" E) from the intersection of said sideline with the sideline of New Jersey State Highway Route 4 (120' Right of Way per tax map), said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751,111.89 and East 626,684.86, and running; thence

1. Along a new line through the lands of Township of Teaneck, Lot 1 in Block 4704, North sixty-six degrees, seven minutes, thirty-seven seconds West (N 66° 07' 37" W), a distance of one hundred twenty and thirty-six hundredths feet (120.36') to a point in the dividing line between lands of Township of Teaneck and lands of Conrail, said Lot 1 in Block 4704 and Lot 1 in Block 2401; thence
2. Along said dividing line, North thirty-one degrees, four minutes, forty-one seconds East (N 31° 04' 41" E), a distance of twenty and sixteen hundredths feet (20.16') to a point in same, said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751,177.87 and East 626,585.21, and running; thence
3. Along a new line through the lands of Township of Teaneck, Lot 1 in Block 4704, South sixty-six degrees, seven minutes, thirty-seven seconds East (S 66° 07' 37" E), a distance of one hundred seventeen and twenty hundredths feet (117.20') to a point in said westerly sideline of Palisade Avenue; thence
4. Along said westerly sideline of Palisade Avenue, South twenty-two degrees, three minutes, forty-one seconds West (S 22° 03' 41" W), a distance of twenty and one hundredths feet (20.01') to the point and place of BEGINNING.

Said Easement Area B containing an area of 2,376 S.F. or 0.055 acres of land, more or less.

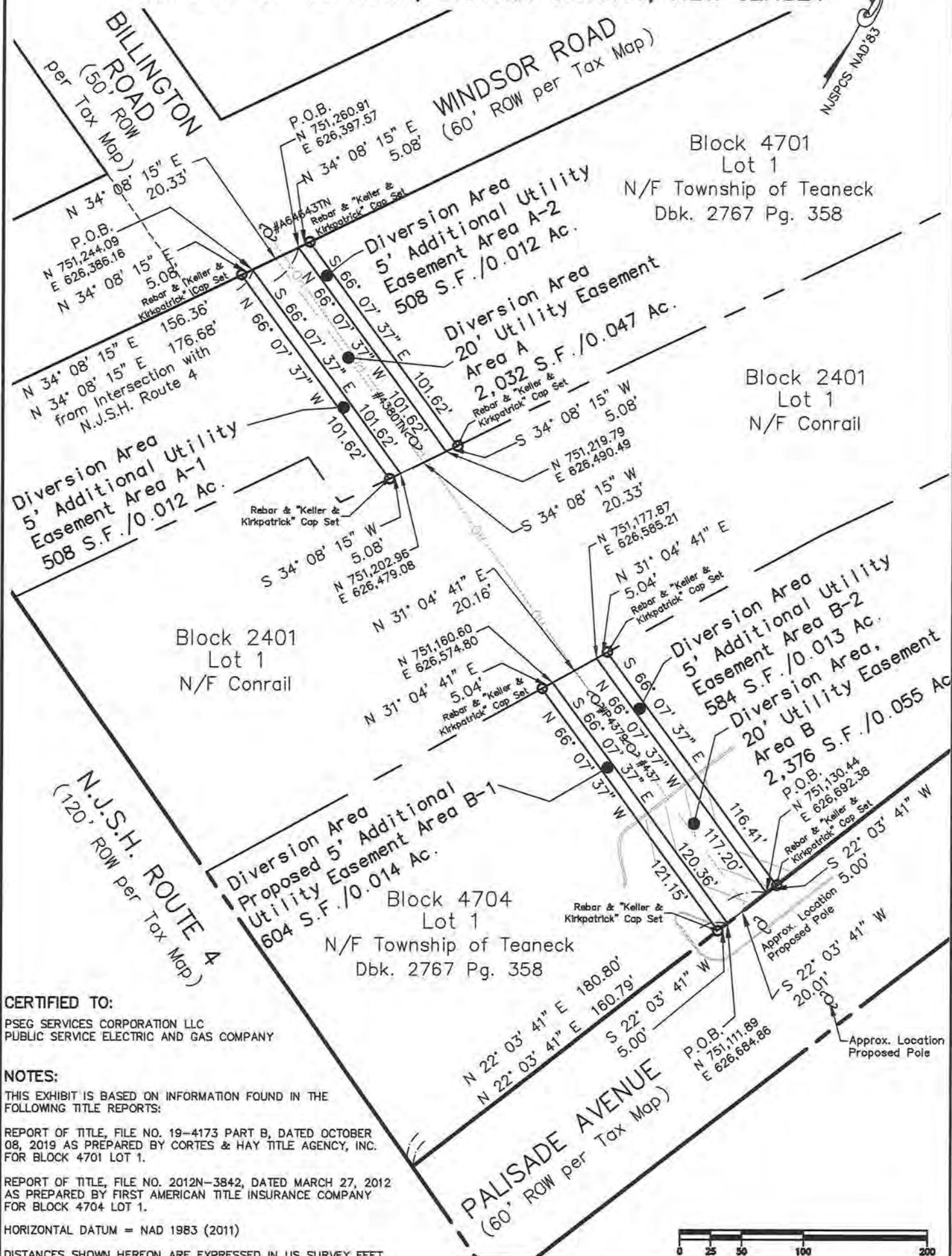
**Subject to any and all existing easements and restrictions of record.**

This description being prepared by the office of Keller & Kirkpatrick, Inc., Morris Plains, New Jersey, in accordance with a map entitled "Diversion Areas, Proposed Utility Easements, Township of Teaneck, Bergen County, New Jersey," dated March 11, 2020.

  
\_\_\_\_\_  
Kevin S. Bogerman, P.L.S.  
Professional Land Surveyor License No. 41379

# DIVERSION AREAS PROPOSED UTILITY EASEMENTS

TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY



**CERTIFIED TO:**  
PSEG SERVICES CORPORATION LLC  
PUBLIC SERVICE ELECTRIC AND GAS COMPANY

**NOTES:**  
THIS EXHIBIT IS BASED ON INFORMATION FOUND IN THE FOLLOWING TITLE REPORTS:  
REPORT OF TITLE, FILE NO. 19-4173 PART B, DATED OCTOBER 08, 2019 AS PREPARED BY CORTES & HAY TITLE AGENCY, INC. FOR BLOCK 4701 LOT 1.  
REPORT OF TITLE, FILE NO. 2012N-3842, DATED MARCH 27, 2012 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR BLOCK 4704 LOT 1.  
HORIZONTAL DATUM = NAD 1983 (2011)  
DISTANCES SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.

IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD.  
THIS SURVEY WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS AS OUTLINED IN N.J.A.C. 13:40-5.1  
IF THIS SURVEY DOES NOT CONTAIN THE RAISED SEAL OF THE SURVEYOR, IT IS AN UNAUTHORIZED REPRODUCTION OF THE SURVEY.  
THE NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS PROHIBITS ENGINEERING OR SURVEYING DOCUMENTS PREPARED BY ONE LICENSEE FROM BEING ALTERED, AMENDED, EXPANDED, FINALIZED OR OTHERWISE ADJUSTED BY ANOTHER LICENSEE WHO WAS NOT IN RESPONSIBLE CHARGE OF THE INITIAL WORK PRODUCT. THE ONLY EXCEPTION TO THE PROHIBITION IS THE USE OF PLANS PREPARED BY OTHERS FOR AS-BUILT PURPOSES WHERE THE NATURE OF THE AS-BUILT ALLOWS THE AS-BUILT DATA TO BE ADDED TO THE PREVIOUSLY PREPARED PLAN WHERE THERE IS, THEREFORE, NO NEED TO ADJUST OR CHANGE THE UNDERLYING DESIGN DOCUMENT.

**Keller & Kirkpatrick Inc.**  
301 Gibraltar Drive, Suite 2A  
Morris Plains, NJ, 07950  
973-377-8500 Certificate of Authorization #24GA28037400

<p><b>CONSULTING ENGINEERS</b> <b>LAND SURVEYORS</b></p> <p style="text-align: center;"><i>[Signature]</i> KEVIN S. BOGERMAN, Professional Land Surveyor, Lic 41379</p>	<p><b>LANDSCAPE ARCHITECTS</b> <b>PLANNERS</b></p> <p style="text-align: center;">03/20/2020</p>
<p><b>DATE: 03/11/2020    SCALE: 1" = 50'    FLD. BK.:</b> <b>PROJ.: 2011027    CHKD.:    PAGE:</b></p>	



## Keller & Kirkpatrick, Inc.

Matthew L. Martini, PLS, PP, President

Muhammed Assal, PE  
Thomas J. Aslanian, PE  
Kevin S. Bogerman, PLS  
Andrew Cangiano, PE, PP  
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Charles J. Holloway, PE, PP, CME

Michael J. Manning, PLS, PP  
Stanley Pilny, PLS  
Paul M. Szmajda, PLA  
William E. Thomas, PLS, PP  
Michael A. Wallo, PE

File Number 2011027  
March 11, 2020

### DESCRIPTION OF DIVERSION AREAS, 5' WIDE UTILITY EASEMENTS IN A PARCEL OF LAND KNOWN AND DESIGNATED AS TAX LOT 1 IN BLOCK 4701 AND TAX LOT 1 IN BLOCK 4704, SITUATED IN THE TOWNSHIP OF TEANECK, COUNTY OF BERGEN, AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS HEREIN REFER TO NAD1983(2011)) :

#### EASEMENT AREA A-1:

**BEGINNING** at a point in the easterly sideline of Windsor Road (60' Right of Way per tax map), a distance of one hundred fifty-six and thirty-six hundredths feet (156.36') on a bearing of North thirty-four degrees, eight minutes, fifteen seconds East (N 34° 08' 15" E) from the intersection of said sideline with the sideline of New Jersey State Highway Route 4 (120' Right of Way per tax map), said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751,244.09 and East 626,386.16, and running; thence

1. Along a new line through the lands of Township of Teaneck, Lot 1 in Block 4701 and along the south-west line of a 20' wide utility easement, South sixty-six degrees, seven minutes, thirty-seven seconds East (S 66° 07' 37" E), a distance of one hundred one and sixty-two hundredths feet (101.62') to a point in the dividing line between lands of Township of Teaneck and lands of Conrail, said Lot 1 in Block 4701 and Lot 1 in Block 2401, said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751,202.96 and East 626,479.08; thence
2. Along said dividing line, South thirty-four degrees, eight minutes, fifteen seconds West (S 34° 08' 15" W), a distance of five and eight hundredths feet (5.08') to a point in same; thence
3. Along a new line through the lands of Township of Teaneck, Lot 1 in Block 4701, North sixty-six degrees, seven minutes, thirty-seven seconds West (N 66° 07' 37" W), a distance of one hundred one and sixty-two hundredths feet (101.62') to a point in the easterly sideline of Windsor Road; thence
4. Along the easterly sideline of Windsor Road, North thirty-four degrees, eight minutes, fifteen seconds East (N 34° 08' 15" E), a distance of five and eight hundredths feet (5.08') to the point and place of BEGINNING.

Said Easement Area A-1 containing an area of 508 S.F. or 0.012 acres of land, more or less.

**EASEMENT AREA A-2:**

**BEGINNING** at a point in the easterly sideline of Windsor Road (60' Right of Way per tax map), a distance of one hundred seventy-six and sixty-eight hundredths feet (176.68') on a bearing of North thirty-four degrees, eight minutes, fifteen seconds East (N 34° 08' 15" E) from the intersection of said sideline with the sideline of New Jersey State Highway Route 4 (120' Right of Way per tax map), said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751,260.91 and East 626,397.57, and running; thence

1. Along the easterly sideline of Windsor Road, North thirty-four degrees, eight minutes, fifteen seconds East (N 34° 08' 15" E), a distance of five and eight hundredths feet (5.08') to a point in same; thence
2. Along a new line through the lands of Township of Teaneck, Lot 1 in Block 4701, South sixty-six degrees, seven minutes, thirty-seven seconds East (S 66° 07' 37" E), a distance of one hundred one and sixty-two hundredths feet (101.62') to a point in the dividing line between lands of Township of Teaneck and lands of Conrail, said Lot 1 in Block 4701 and Lot 1 in Block 2401; thence
3. Along said dividing line, South thirty-four degrees, eight minutes, fifteen seconds West (S 34° 08' 15" W), a distance of five and eight hundredths feet (5.08') to a point in same, said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751,219.79 and East 626,490.49; thence
4. Along a new line through the lands of Township of Teaneck, Lot 1 in Block 4701, and along the north-east line of a 20' wide utility easement, North sixty-six degrees, seven minutes, thirty-seven seconds West (N 66° 07' 37" W), a distance of one hundred one and sixty-two hundredths feet (101.62') to the point and place of BEGINNING.

Said Easement Area A-2 containing an area of 508 S.F. or 0.012 acres of land, more or less.

**EASEMENT AREA B-1:**

**BEGINNING** at a point in the westerly sideline of Palisade Avenue (60' Right of Way per tax map), a distance of one hundred sixty and seventy-nine hundredths feet (160.79') on a bearing of North twenty-two degrees, three minutes, forty-one seconds East (N 22° 03' 41" E) from the intersection of said sideline with the sideline of New Jersey State Highway Route 4 (120' Right of Way per tax map), said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751,111.89 and East 626,684.86, and running; thence

1. Along said westerly sideline of Palisade Avenue, South twenty-two degrees, three minutes, forty-one seconds West (S 22° 03' 41" W), a distance of five feet (5.00') to a point; thence

2. Along a new line through the lands of Township of Teaneck, Lot 1 in Block 4704, North sixty-six degrees, seven minutes, thirty-seven seconds West (N 66° 07' 37" W), a distance of one hundred twenty-one and fifteen hundredths feet (121.15') to a point in the dividing line between lands of Township of Teaneck and lands of Conrail, said Lot 1 in Block 4704 and Lot 1 in Block 2401; thence
3. Along said dividing line, North thirty-one degrees, four minutes, forty-one seconds East (N 31° 04' 41" E), a distance of five and four hundredths feet (5.04') to a point in same, said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751,160.60 and East 626,574.80, and running; thence
4. Along a new line through the lands of Township of Teaneck, Lot 1 in Block 4704, and along the south-west line of a 20' wide utility easement, South sixty-six degrees, seven minutes, thirty-seven seconds East (S 66° 07' 37" E), a distance of one hundred twenty and thirty-six hundredths feet (120.36') to a point in said westerly sideline of Palisade Avenue the point and place of BEGINNING.

Said Easement Area B-1 containing an area of 604 S.F. or 0.014 acres of land, more or less.

**EASEMENT AREA B-2:**

**BEGINNING** at a point in the westerly sideline of Palisade Avenue (60' Right of Way per tax map), a distance of one hundred eighty and eighty hundredths feet (180.80') on a bearing of North twenty-two degrees, three minutes, forty-one seconds East (N 22° 03' 41" E) from the intersection of said sideline with the sideline of New Jersey State Highway Route 4 (120' Right of Way per tax map), said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751,130.44 and East 626,692.38, and running; thence

1. Along a line through the lands of Township of Teaneck, Lot 1 in Block 4704, and along the north-east line of a 20' wide utility easement, North sixty-six degrees, seven minutes, thirty-seven seconds West (N 66° 07' 37" W), a distance of one hundred seventeen and twenty hundredths feet (117.20') to a point in the dividing line between lands of Township of Teaneck and lands of Conrail, said Lot 1 in Block 4704 and Lot 1 in Block 2401, said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751,177.87 and East 626,585.21; thence
2. Along said dividing line, North thirty-one degrees, four minutes, forty-one seconds East (N 31° 04' 41" E), a distance of five and four hundredths feet (5.04') to a point in same and running; thence
3. Along a new line through the lands of Township of Teaneck, Lot 1 in Block 4704, South sixty-six degrees, seven minutes, thirty-seven seconds East (S 66° 07' 37" E), a distance of one hundred sixteen and forty-one hundredths feet (116.41') to a point in said westerly sideline of Palisade Avenue; thence



4. Along said westerly sideline of Palisade Avenue, South twenty-two degrees, three minutes, forty-one seconds West (S 22° 03' 41" W), a distance of five feet (5.00') to the point and place of BEGINNING.

Said Easement Area B-2 containing an area of 584 S.F. or 0.013 acres of land, more or less.

**Subject to any and all existing easements and restrictions of record.**

This description being prepared by the office of Keller & Kirkpatrick, Inc., Morris Plains, New Jersey, in accordance with a map entitled "Diversion Areas, Proposed Utility Easements, Township of Teaneck, Bergen County, New Jersey," dated March 11, 2020.



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Kevin S. Bogerman, P.L.S.  
Professional Land Surveyor License No. 41379

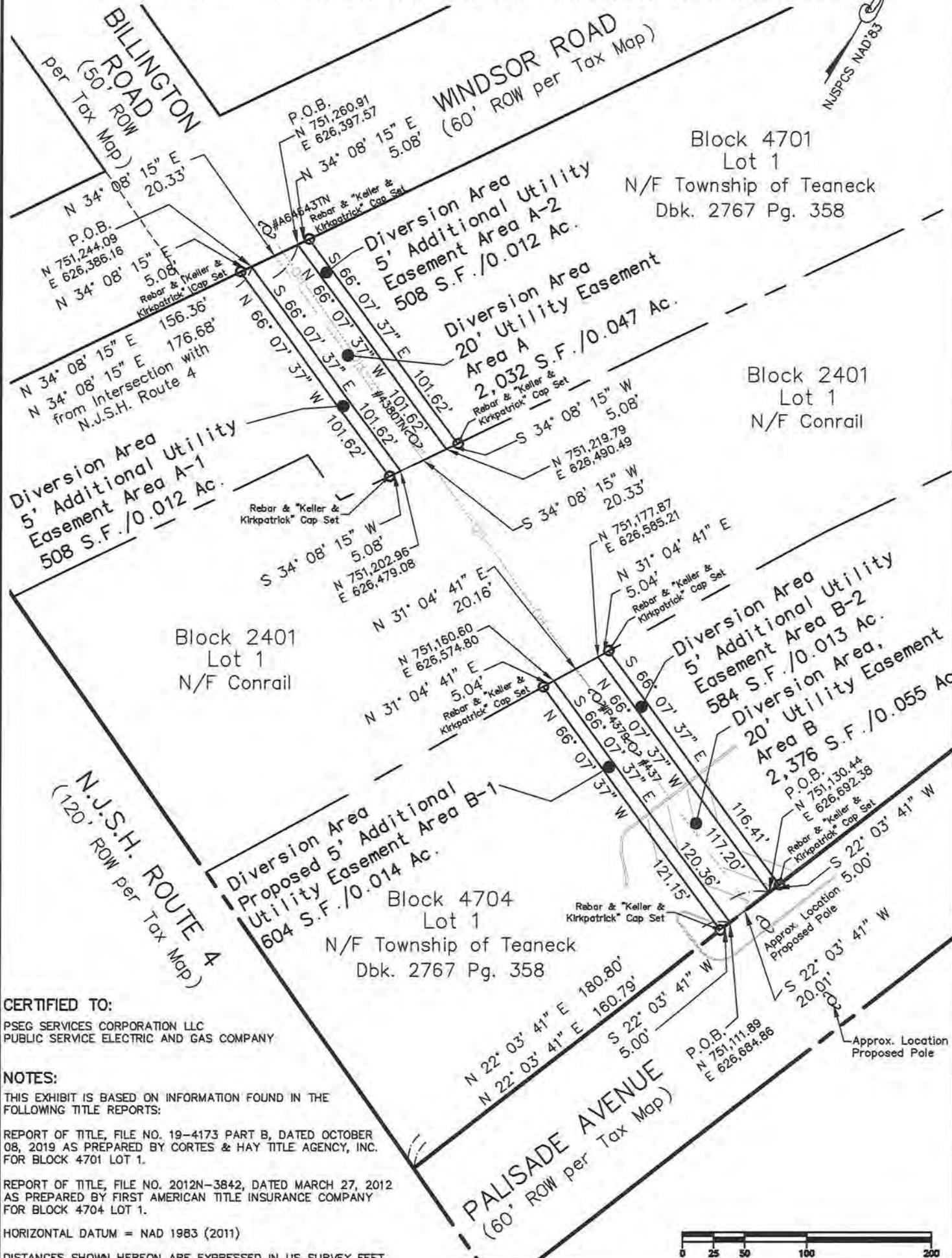


Keller & Kirkpatrick, Inc.

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# DIVERSION AREAS PROPOSED UTILITY EASEMENTS

TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY



**CERTIFIED TO:**

PSEG SERVICES CORPORATION LLC  
PUBLIC SERVICE ELECTRIC AND GAS COMPANY

**NOTES:**

THIS EXHIBIT IS BASED ON INFORMATION FOUND IN THE FOLLOWING TITLE REPORTS:

REPORT OF TITLE, FILE NO. 19-4173 PART B, DATED OCTOBER 08, 2019 AS PREPARED BY CORTES & HAY TITLE AGENCY, INC. FOR BLOCK 4701 LOT 1.

REPORT OF TITLE, FILE NO. 2012N-3842, DATED MARCH 27, 2012 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR BLOCK 4704 LOT 1.

HORIZONTAL DATUM = NAD 1983 (2011)

DISTANCES SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.

IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS AS OUTLINED IN N.J.A.C. 13:40-5.1

IF THIS SURVEY DOES NOT CONTAIN THE RAISED SEAL OF THE SURVEYOR, IT IS AN UNAUTHORIZED REPRODUCTION OF THE SURVEY.

THE NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS PROHIBITS ENGINEERING OR SURVEYING DOCUMENTS PREPARED BY ONE LICENSEE FROM BEING ALTERED, AMENDED, EXPANDED, FINALIZED OR OTHERWISE ADJUSTED BY ANOTHER LICENSEE WHO WAS NOT IN RESPONSIBLE CHARGE OF THE INITIAL WORK PRODUCT. THE ONLY EXCEPTION TO THE PROHIBITION IS THE USE OF PLANS PREPARED BY OTHERS FOR AS-BUILT PURPOSES WHERE THE NATURE OF THE AS-BUILT ALLOWS THE AS-BUILT DATA TO BE ADDED TO THE PREVIOUSLY PREPARED PLAN WHERE THERE IS, THEREFORE, NO NEED TO ADJUST OR CHANGE THE UNDERLYING DESIGN DOCUMENT.

## Keller & Kirkpatrick Inc.

301 Gibraltar Drive, Suite 2A  
Morris Plains, NJ, 07950  
973-377-8500

Certificate of Authorization #24GA28037400

**CONSULTING ENGINEERS  
LAND SURVEYORS**

**LANDSCAPE ARCHITECTS  
PLANNERS**

*[Signature]* 03/20/2020  
KEVIN S. BOGERMAN, Professional Land Surveyor, Lic 41379

DATE: 03/11/2020  
PROJ.: 2011027

SCALE: 1" = 50'  
CHKD.:

FLD. BK.:  
PAGE:





## Keller & Kirkpatrick, Inc.

Matthew L. Martini, PLS, PP, President

Muhammed Assal, PE, CME

Thomas J. Aslanian, PE

Kevin S. Bogerman, PLS

Cheryl Campbell, PLS

Andrew Cangiano, PE, PP, CME

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Frederick J. Henkel, Jr., PLS

Chas. Holloway, PE, PP, CME

Stanley Pilny, PLS

John M. Sadlon, LLA, PP

Paul M. Szmajda, LLA

William E. Thomas, PLS, PP

Michael A. Wallo, PE, CME

File Number 2011027

March 11, 2020

### DESCRIPTION OF A DIVERSION AREA, UTILITY EASEMENT IN PARCEL OF LAND KNOWN AND DESIGNATED AS TAX LOT 2 IN BLOCK 4901, SITUATED IN THE TOWNSHIP OF TEANECK, COUNTY OF BERGEN, AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS HEREIN REFER TO N.A.D.1983(2011)):

**BEGINNING** at a point in the easterly sideline of Windsor Road (60' Right of Way per tax map), where said sideline intersects the dividing line between lands of Township of Teaneck and lands of Township of Teaneck, Lot 1 in Block 4701 and Lot 2 in Block 4901, said point marked by a Rebar & "Keller & Kirkpatrick" cap set and having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 752255.62 and East 627144.47, and running; thence

1. Along the easterly sideline of Windsor Road, North thirty-four degrees, eight minutes, fifteen seconds East (N 34° 08' 15" E), a distance of one thousand two hundred fifty-nine and fourteen hundredths feet (1259.14') to a point of curvature in same; thence
2. Still along same, on a curve to the left, having a radius of five hundred sixty-seven and fifty-six hundredths feet (567.56'), an arc length of two hundred eight and seventy-four hundredths feet (208.74'), a central angle of twenty-one degrees, four minutes, twenty-one seconds (21° 04' 21"), a chord bearing North twenty-three degrees, thirty-six minutes, six seconds East (N 23° 36' 06" E), and a chord distance of two hundred seven and fifty-seven hundredths feet (207.57') to a point of reverse curvature in same; thence
3. Still along same, on a curve to the right, having a radius of eight hundred thirty-four and eighty-five hundredths feet (834.85'), an arc length of one hundred ninety-two and seventeen hundredths feet (192.17'), a central angle of thirteen degrees, eleven minutes, twenty seconds (13° 11' 20"), a chord bearing North nineteen degrees, thirty-nine minutes, thirty-five seconds East (N 19° 39' 35" E), and a chord distance of one hundred ninety-one and seventy-five hundredths feet (191.75') to a point of tangency in same; thence
4. Still along same, North twenty-six degrees, fifteen minutes, fifteen seconds East (N 26° 15' 15" E), a distance of one and fifty-two hundredths feet (1.52') to a point in same, said point marked by a Mag Nail & "Keller & Kirkpatrick" shiner set; thence
5. Along the dividing line between lands of Township of Teaneck and lands of Township of Teaneck, said Lot 1 and Lot 2 in Block 4901, South sixty-three degrees, forty-four minutes, forty-five seconds East (S 63° 44' 45" E), a distance of six and nineteen hundredths feet (6.19') to a point in same, said point marked by a Mag Nail & "Keller & Kirkpatrick" shiner set and having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 753667.21 and East 628004.91; thence

6. Along a new line through the lands of Township of Teaneck, said Lot 2 in Block 4901, South twenty-four degrees, fifty-eight minutes, fifty seconds West (S 24° 58' 50" W), a distance of fifty-five and ninety-eight hundredths feet (55.98') to a point in same, said point marked by a Rebar & "Keller & Kirkpatrick" cap set; thence
7. Still along same, South seventeen degrees, thirty-one minutes, four seconds West (S 17° 31' 04" W), a distance of one hundred seventy-four and sixty hundredths feet (174.60') to a point in same, said point marked by a Rebar & "Keller & Kirkpatrick" cap set; thence
8. Still along same, South twenty-two degrees, fifty-three minutes, twenty-nine seconds West (S 22° 53' 29" W), a distance of one hundred seventy-eight and seventy-two hundredths feet (178.72') to a point in same, said point marked by a Rebar & "Keller & Kirkpatrick" cap set; thence
9. Still along same, South thirty-three degrees, forty-four minutes, fifty-two seconds West (S 33° 44' 52" W), a distance of five hundred eight and two hundredths feet (508.02') to a point in same, said point marked by a Rebar & "Keller & Kirkpatrick" cap set; thence
10. Still along same, and continuing along a new line through the lands of Township of Teaneck, said Lot 1 in Block 4701, South thirty-four degrees, seventeen minutes, twenty-one seconds West (S 34° 17' 21" W), a distance of seven hundred forty-three and twenty-six hundredths feet (743.26') to a point in same, said point marked by a Rebar & "Keller & Kirkpatrick" cap set; thence
11. Along the dividing line between lands of Township of Teaneck and lands of Township of Teaneck, said Lot 2 in Block 4901 and Lot 1 in Block 4701, North sixty-three degrees, forty-six minutes, ten seconds West (N 63° 46' 10" W), a distance of fifteen and thirty-six hundredths feet (15.36') to the point and place of BEGINNING.

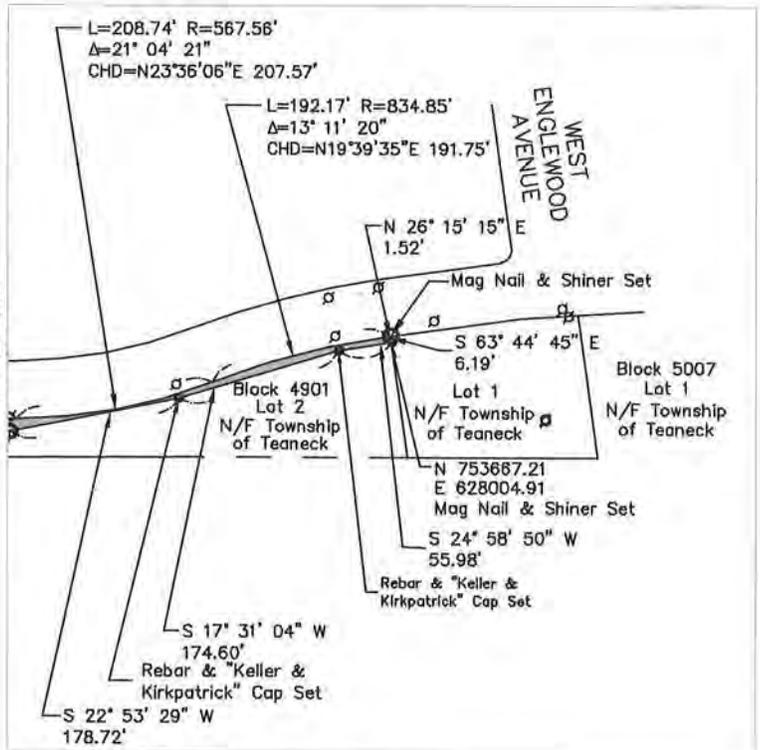
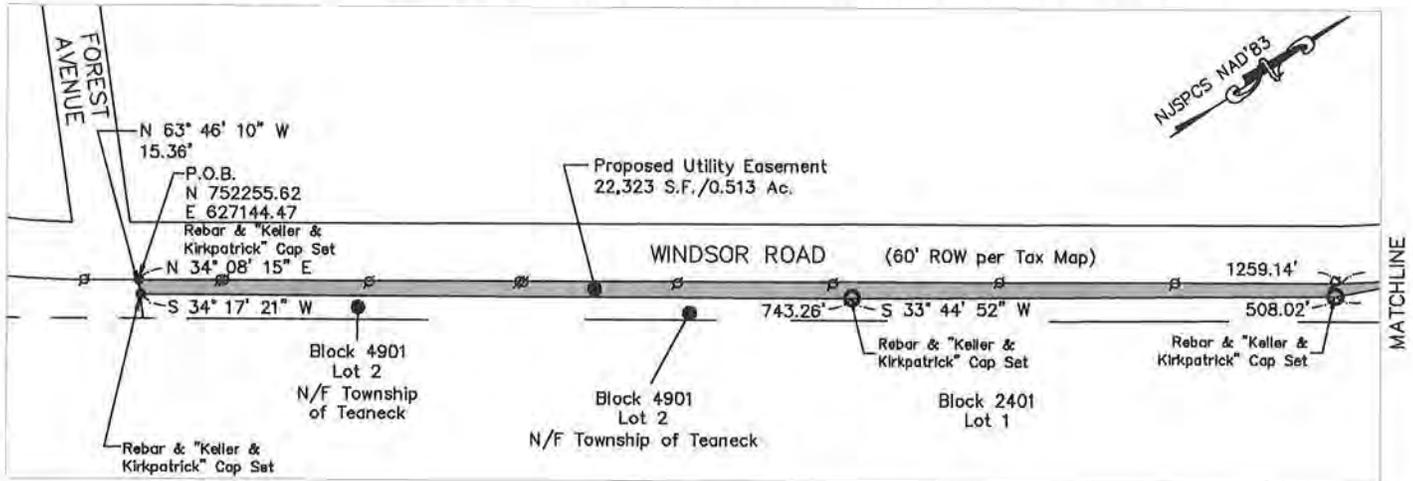
Said Easement Area containing an area of 22,323 S.F. or 0.513 acres of land, more or less.

**Subject to any and all existing easements and restrictions of record.**

This description being prepared by the office of Keller & Kirkpatrick, Inc., Morris Plains, New Jersey, in accordance with a map entitled "Diversion Area, Proposed Utility Easement, Block 4901 Lot 2, Township of Teaneck, Bergen County, New Jersey," dated March 11, 2020.

  
Kevin S. Bogerman, P.L.S.  
Professional Land Surveyor License No. 41379

# DIVERSION AREA PROPOSED UTILITY EASEMENT BLOCK 4901 LOT 2 TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY



**CERTIFIED TO:**

PSEG SERVICES CORPORATION LLC  
PUBLIC SERVICE ELECTRIC AND GAS COMPANY

**NOTES:**

THIS EXHIBIT IS BASED ON INFORMATION FOUND IN THE REPORT OF TITLE, FILE NO. 19-4173 PART B, DATED OCTOBER 08, 2019 AS PREPARED BY CORTES & HAY TITLE AGENCY, INC.

HORIZONTAL DATUM = NAD 1983 (2011)

DISTANCES SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.

IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS AS OUTLINED IN N.J.A.C. 13:40-5.1

IF THIS SURVEY DOES NOT CONTAIN THE RAISED SEAL OF THE SURVEYOR, IT IS AN UNAUTHORIZED REPRODUCTION OF THE SURVEY.

THE NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS PROHIBITS ENGINEERING OR SURVEYING DOCUMENTS PREPARED BY ONE LICENSEE FROM BEING ALTERED, AMENDED, EXPANDED, FINALIZED OR OTHERWISE ADJUSTED BY ANOTHER LICENSEE WHO WAS NOT IN RESPONSIBLE CHARGE OF THE INITIAL WORK PRODUCT. THE ONLY EXCEPTION TO THE PROHIBITION IS THE USE OF PLANS PREPARED BY OTHERS FOR AS-BUILT PURPOSES WHERE THE NATURE OF THE AS-BUILT ALLOWS THE AS-BUILT DATA TO BE ADDED TO THE PREVIOUSLY PREPARED PLAN WHERE THERE IS, THEREFORE, NO NEED TO ADJUST OR CHANGE THE UNDERLYING DESIGN DOCUMENT.



## Keller & Kirkpatrick Inc.

301 Gibraltar Drive, Suite 2A  
Morris Plains, NJ, 07950  
973-377-8500

Certificate of Authorization #24GA28037400

CONSULTING ENGINEERS LAND SURVEYORS	LANDSCAPE ARCHITECTS PLANNERS
--	----------------------------------

KEVIN S. BOGERMAN, Professional Land Surveyor, Lic 41379

DATE: 3/11/2020

SCALE: 1"=200'

FLD. BK.: 148-18

PROJ.: 2011027

CHKD.:

PAGE: 14



## Keller & Kirkpatrick, Inc.

Matthew L. Martini, PLS, PP, President

Muhammed Assal, PE, CME  
Thomas J. Aslanian, PE  
Kevin S. Bogerman, PLS  
Cheryl Campbell, PLS  
Andrew Cangiano, PE, PP, CME

Arthur J. Elias, PE, PP, CME  
Edward J. Formichella, PLS, PP  
Andrew D. Henderson, PLS  
Frederick J. Henkel, Jr., PLS  
Chas. Holloway, PE, PP, CME

Stanley Pilny, PLS  
John M. Sadlon, LLA, PP  
Paul M. Szmajda, LLA  
William E. Thomas, PLS, PP  
Michael A. Wallo, PE, CME

File Number 2011027  
March 11, 2020

### **DESCRIPTION OF A DIVERSION AREA, UTILITY EASEMENT IN PARCEL OF LAND KNOWN AND DESIGNATED AS TAX LOT 1 IN BLOCK 4702, SITUATED IN THE TOWNSHIP OF TEANECK, COUNTY OF BERGEN, AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS HEREIN REFER TO N.A.D.1983(2011):**

**BEGINNING** at a point at the intersection of the easterly sideline of Palisade Avenue (60' Right of Way per tax map) and the northerly sideline of Colonial Court (90' Right of Way per tax map), said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751278.98 and East 626817.63, and running; thence

1. Along the easterly sideline of Palisade Avenue, North twenty-two degrees, ten minutes, forty-three seconds East (N 22° 10' 43" E), a distance of ten and sixty-six hundredths feet (10.66') to a point in same, said point marked by a Mag Nail & "Keller & Kirkpatrick" shiner set; thence
2. Along a new line through the lands of Township of Teaneck, Lot 1 Block 4702, South fifty-seven degrees, sixteen minutes, twenty-two seconds East (S 57° 16' 22" E), a distance of twenty-six and sixty-two hundredths feet (26.62') to a point in same, said point marked by a Mag Nail & "Keller & Kirkpatrick" shiner set; thence
3. Still along same, South sixty-four degrees, thirty-four minutes, twenty-nine seconds East (S 64° 34' 29" E), a distance of five hundred fifty-two and forty-five hundredths feet (552.45') to a point in the dividing line between the lands of Township of Teaneck, said Lot 1 in Block 4702, and the lands of Isaac Lester, Lot 6 in Block 4702, said point marked by a Rebar & "Keller & Kirkpatrick" cap set and having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751037.27 and East 627342.99; thence
4. Along said dividing line, South twenty-five degrees, twenty-five minutes, thirty seconds West (S 25° 25' 30" W), a distance of seven and twenty-six hundredths feet (7.26') to a point in the northerly sideline of Colonial Court; thence
5. Along said northerly sideline of Colonial Court, North sixty-four degrees, thirty-four minutes, twenty-nine seconds West (N 64° 34' 29" W), a distance of five hundred seventy-eight and twenty-five hundredths feet (578.25') to the point and place of BEGINNING.

Said Diversion Area, Utility Easement containing an area of 4,242 S.F. or 0.097 acres of land, more or less.

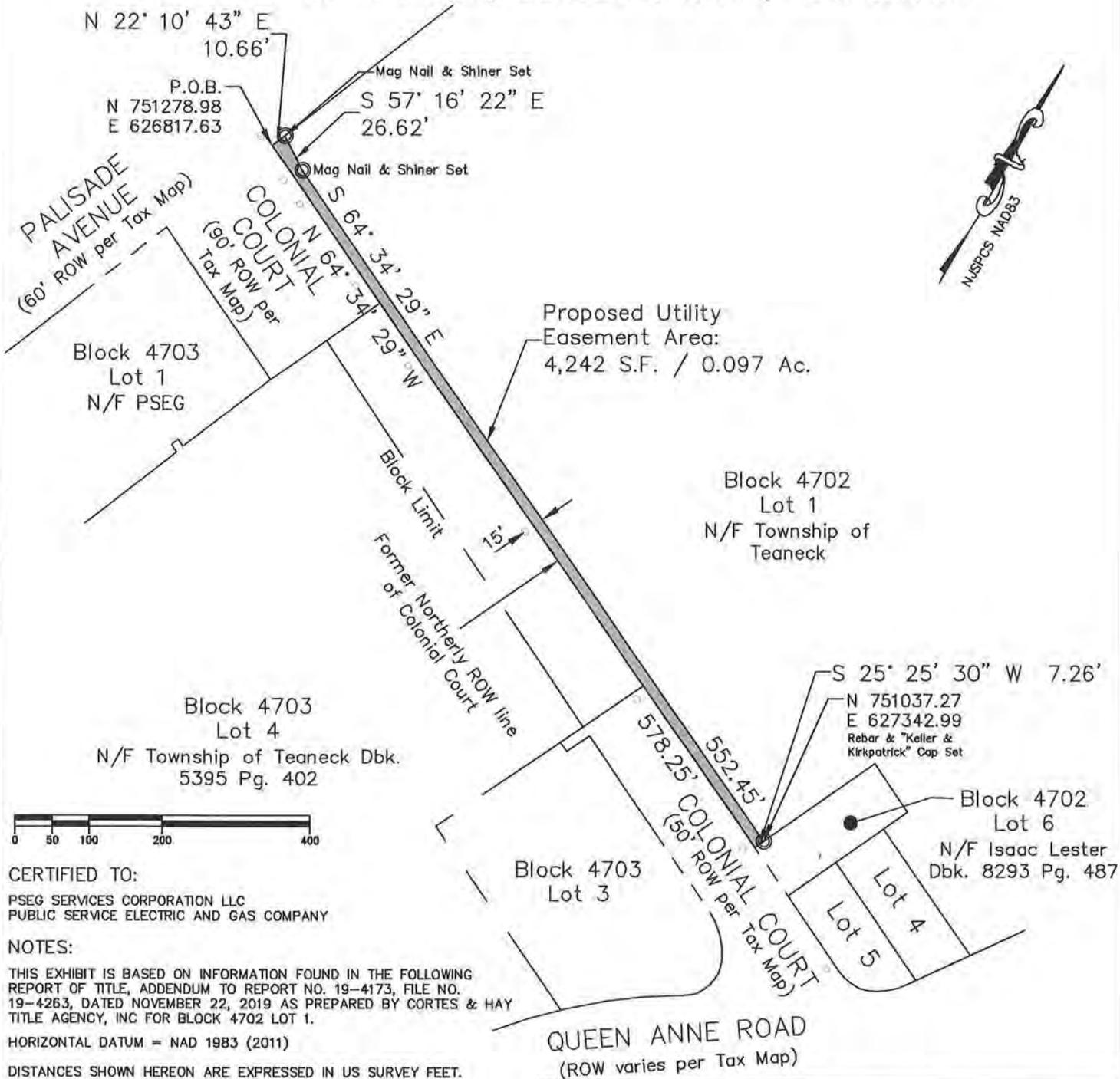
**Subject to any and all existing easements and restrictions of record.**

This description being prepared by the office of Keller & Kirkpatrick, Inc., Morris Plains, New Jersey, in accordance with a map entitled "Diversion Area, Proposed Utility Easement, Block 4702 Lot 1, Township of Teaneck, Bergen County, New Jersey," dated March 11, 2020.

  
Kevin S. Bogerman, P.L.S.  
Professional Land Surveyor License No. 41379

DIVERSION AREA  
PROPOSED UTILITY EASEMENT  
BLOCK 4702 LOT 1

TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY



CERTIFIED TO:  
PSEG SERVICES CORPORATION LLC  
PUBLIC SERVICE ELECTRIC AND GAS COMPANY

NOTES:  
THIS EXHIBIT IS BASED ON INFORMATION FOUND IN THE FOLLOWING REPORT OF TITLE, ADDENDUM TO REPORT NO. 19-4173, FILE NO. 19-4263, DATED NOVEMBER 22, 2019 AS PREPARED BY CORTES & HAY TITLE AGENCY, INC FOR BLOCK 4702 LOT 1.

HORIZONTAL DATUM = NAD 1983 (2011)  
DISTANCES SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.

IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS AS OUTLINED IN N.J.A.C. 13:40-5.1

IF THIS SURVEY DOES NOT CONTAIN THE RAISED SEAL OF THE SURVEYOR, IT IS AN UNAUTHORIZED REPRODUCTION OF THE SURVEY.

THE NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS PROHIBITS ENGINEERING OR SURVEYING DOCUMENTS PREPARED BY ONE LICENSEE FROM BEING ALTERED, AMENDED, EXPANDED, FINALIZED OR OTHERWISE ADJUSTED BY ANOTHER LICENSEE WHO WAS NOT IN RESPONSIBLE CHARGE OF THE INITIAL WORK PRODUCT. THE ONLY EXCEPTION TO THE PROHIBITION IS THE USE OF PLANS PREPARED BY OTHERS FOR AS-BUILT PURPOSES WHERE THE NATURE OF THE AS-BUILT ALLOWS THE AS-BUILT DATA TO BE ADDED TO THE PREVIOUSLY PREPARED PLAN WHERE THERE IS, THEREFORE, NO NEED TO ADJUST OR CHANGE THE UNDERLYING DESIGN DOCUMENT.

**Keller & Kirkpatrick Inc.**  
301 Gibraltar Drive, Suite 2A  
Morris Plains, NJ, 07950  
973-377-8500 Certificate of Authorization #24GA28037400

CONSULTING ENGINEERS LANDSCAPE ARCHITECTS  
LAND SURVEYORS PLANNERS

*[Signature]* 03/20/2020  
KEVIN S. BOGERMAN, Professional Land Surveyor, Lic 41379

DATE: 3/11/2020 SCALE: 1"=100' FLD. BK.:  
PROJ.: 2011027 CHKD.: PAGE:



## Keller & Kirkpatrick, Inc.

Matthew L. Martini, PLS, PP, President

Muhammed Assal, PE, CME

Thomas J. Aslanian, PE

Kevin S. Bogerman, PLS

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Stanley Pilny, PLS

John M. Sadlon, LLA, PP

Paul M. Szmajda, LLA

William E. Thomas, PLS, PP

Michael A. Wallo, PE, CME

File Number 2011027

March 11, 2020

### DESCRIPTION OF A DIVERSION AREA, UTILITY EASEMENT IN PARCEL OF LAND KNOWN AND DESIGNATED AS TAX LOT 1 IN BLOCK 4701, SITUATED IN THE TOWNSHIP OF TEANECK, COUNTY OF BERGEN, AND STATE OF NEW JERSEY, MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS HEREIN REFER TO N.A.D.1983(2011)):

**BEGINNING** at a point in the easterly sideline of Windsor Road (60' Right of Way per tax map), a distance of fifty-one and thirty-eight hundredths feet (51.38') on a bearing of North thirty-four degrees, eight minutes, fifteen seconds East (N 34° 08' 15" E) from the intersection of said sideline with the southerly sideline of Billington Road, if extended, said point marked by a Rebar & "Keller & Kirkpatrick" cap set and having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751265.12 and East 626400.42, and running; thence

1. Along the easterly sideline of Windsor Road, North thirty-four degrees, eight minutes, fifteen seconds East (N 34° 08' 15" E), a distance of seven hundred seventy-seven and seventy-nine hundredths feet (777.79') to a point of curvature in same; thence
2. Still along same, on a curve to the right, having a radius of six hundred twenty-one and twenty-three hundredths feet (621.23'), an arc length of one hundred eighty-nine and twenty-nine hundredths feet (189.29'), a central angle of seventeen degrees, twenty-seven minutes, thirty seconds (17° 27' 30"), a chord bearing North forty-two degrees, fifty-two minutes, zero seconds East (N 42° 52' 00" E), and a chord distance of one hundred eighty-eight and fifty-six hundredths feet (188.56') to a point of reverse curvature in same; thence
3. Still along same, on a curve to the left, having a radius of six hundred eighty-one and twenty-three hundredths feet (681.23'), an arc length of two hundred seven and fifty-four hundredths feet (207.54'), a central angle of seventeen degrees, twenty-seven minutes, nineteen seconds (17° 27' 19"), a chord bearing North forty-two degrees, fifty-two minutes, five seconds East (N 42° 52' 05" E), and a chord distance of two hundred six and seventy-three hundredths feet (206.73') to a point of tangency in same; thence
4. Still along same, North thirty-four degrees, eight minutes, fifteen seconds East (N 34° 08' 15" E), a distance of sixty-eight and eighty-seven hundredths feet (68.87') to a point in same, said point marked by a Rebar & "Keller & Kirkpatrick" cap set; thence
5. Along the dividing line between lands of Township of Teaneck and lands of Township of Teaneck, said Lot 1 in Block 4701 and Lot 2 in Block 4901, South sixty-three degrees, forty-six minutes, ten seconds East (S 63° 46' 10" E), a distance of fifteen and thirty-six hundredths feet (15.36') to a point in same, said point marked by a Rebar & "Keller & Kirkpatrick" cap set

and having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 752248.83 and East 627158.24; thence

6. Along a new line through the lands of Township of Teaneck, Lot 1 in Block 4701, South thirty-four degrees, seventeen minutes, twenty-one seconds West (S 34° 17' 21" W), a distance of fifty-nine and fifty-two hundredths feet (59.52') to a point in same, said point marked by a Rebar & "Keller & Kirkpatrick" cap set; thence
7. Still along same, South forty-one degrees, fifty minutes, nine seconds West (S 41° 50' 09" W), a distance of one hundred forty-seven and twenty hundredths feet (147.20') to a point in same, said point marked by a Rebar & "Keller & Kirkpatrick" cap set; thence
8. Still along same, South fifty degrees, twenty-one minutes, fifty-two seconds West (S 50° 21' 52" W), a distance of one hundred twenty-six and seventeen hundredths feet (126.17') to a point in same, said point marked by a Rebar & "Keller & Kirkpatrick" cap set; thence
9. Still along same, South forty degrees, fifty-eight minutes, twenty seconds West (S 40° 58' 20" W), a distance of one hundred twenty-three and ninety-seven hundredths feet (123.97') to a point in same, said point marked by a Rebar & "Keller & Kirkpatrick" cap set; thence
10. Still along same, South thirty-four degrees, eleven minutes, eleven seconds West (S 34° 11' 11" W), a distance of seven hundred eighty-nine and three hundredths feet (789.03') to a point in same, said point marked by a Rebar & "Keller & Kirkpatrick" cap set; thence
11. Still along same, North sixty-six degrees, seven minutes, thirty-seven seconds West (N 66° 07' 37" W), a distance of four and seventy-two hundredths feet (4.72') to the point and place of BEGINNING.

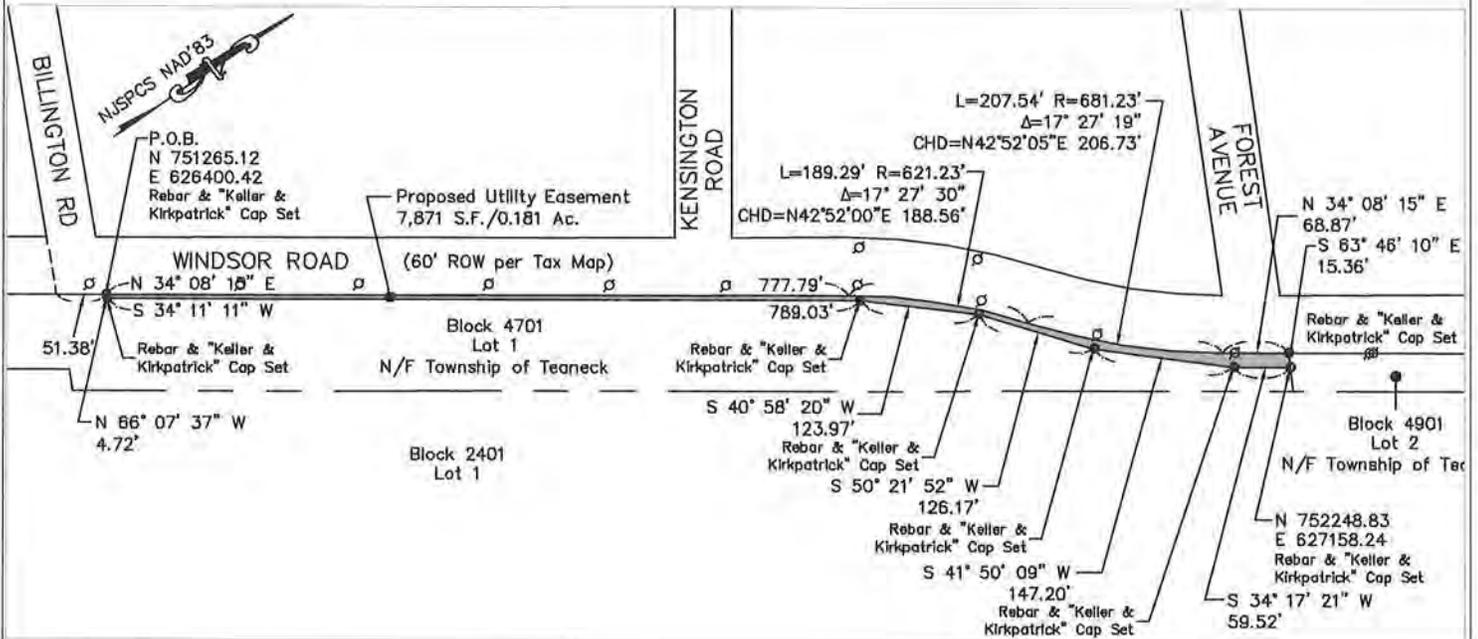
Said Diversion Area Utility Easement containing an area of 7,871 S.F. or 0.181 acres of land, more or less.

**Subject to any and all existing easements and restrictions of record.**

This description being prepared by the office of Keller & Kirkpatrick, Inc., Morris Plains, New Jersey, in accordance with a map entitled "Diversion Area, Proposed Utility Easement, Block 4701 Lot 1, Township of Teaneck, Bergen County, New Jersey," dated March 11, 2020.

  
Kevin S. Bogerman, P.L.S.  
Professional Land Surveyor License No. 41379

# DIVERSION AREA PROPOSED UTILITY EASEMENT BLOCK 4701 LOT 1 TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY



**CERTIFIED TO:**

PSEG SERVICES CORPORATION LLC  
PUBLIC SERVICE ELECTRIC AND GAS COMPANY

**NOTES:**

THIS EXHIBIT IS BASED ON INFORMATION FOUND IN THE REPORT OF TITLE, FILE NO. 19-4173 PART B, DATED OCTOBER 08, 2019 AS PREPARED BY CORTES & HAY TITLE AGENCY, INC.

HORIZONTAL DATUM = NAD 1983 (2011)

DISTANCES SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.

IF DIGITAL INFORMATION IS ALSO SUPPLIED, IT IS DONE SO FOR INFORMATIONAL PURPOSES ONLY. THE ORIGINAL SIGNED AND SEALED DOCUMENT IS THE DOCUMENT OF RECORD.

THIS SURVEY WAS PREPARED IN ACCORDANCE WITH REQUIREMENTS AS OUTLINED IN N.J.A.C. 13:40-5.1

IF THIS SURVEY DOES NOT CONTAIN THE RAISED SEAL OF THE SURVEYOR, IT IS AN UNAUTHORIZED REPRODUCTION OF THE SURVEY.

THE NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS PROHIBITS ENGINEERING OR SURVEYING DOCUMENTS PREPARED BY ONE LICENSEE FROM BEING ALTERED, AMENDED, EXPANDED, FINALIZED OR OTHERWISE ADJUSTED BY ANOTHER LICENSEE WHO WAS NOT IN RESPONSIBLE CHARGE OF THE INITIAL WORK PRODUCT. THE ONLY EXCEPTION TO THE PROHIBITION IS THE USE OF PLANS PREPARED BY OTHERS FOR AS-BUILT PURPOSES WHERE THE NATURE OF THE AS-BUILT ALLOWS THE AS-BUILT DATA TO BE ADDED TO THE PREVIOUSLY PREPARED PLAN WHERE THERE IS, THEREFORE, NO NEED TO ADJUST OR CHANGE THE UNDERLYING DESIGN DOCUMENT.



<h2 style="margin: 0;">Keller &amp; Kirkpatrick Inc.</h2>	
301 Gibraltar Drive, Suite 2A Morris Plains, NJ, 07950 973-377-8500	
Certificate of Authorization #24GA28037400	
CONSULTING ENGINEERS LAND SURVEYORS	LANDSCAPE ARCHITECTS PLANNERS
KEVIN S. BOGERMAN, Professional Land Surveyor, Lic 41379	
DATE: 3/11/2020	SCALE: 1"=200'
PROJ.: 2011027	FLD. BK.: 148-18
CHKD.:	PAGE: 14

NJDEP Green Acres Program  
State House Commission Final Application Part 1  
Local Parkland – Major Diversion  
New Milford 69 KV Network Project, New Milford Substation to Teaneck Substation  
Teaneck Township, Bergen County, New Jersey

**ATTACHMENT V**

**COMPENSATION PROPOSAL  
and  
TREE SURVEY, COMPENSATION, AND PLANTING PLAN REPORT**

## **COMPENSATION PROPOSAL**

### **COMPENSATION FOR DIVERSION OF PARKLAND**

Compensation for the diverted parcels is proposed to be addressed via monetary contribution.

PSE&G is proposing to acquire easements totaling 0.842 acres to PSE&G:

- Block 4701 Lot 1 (Windsor Park): 0.205 acres
- Block 4901 Lot 2 (Windsor Park): 0.513 acres
- Block 4702 Lot 1 (Milton Vottee Park): 0.097 acres
- Block 4704 Lot 1 (Milton Vottee Pak): 0.027 acre

Because PSE&G is a private entity, the ratio for land donation to diversion area is 4:1. If land donation was feasible, PSE&G would be required to donate a minimum of 3.37 acres of land to the Township for inclusion in their parks and open space inventory. PSE&G conducted an evaluation of undeveloped property in the Township and determined that it would not be feasible, either practically or financially, to purchase 3.37 acres within the Township limits. Therefore, PSE&G is proposing to provide monetary compensation to the Township of Teaneck for the diversion of the four park parcels.

In order to determine the value of the proposed diversion parcels, PSE&G requested appraisals from two appraisers recognized by the Green Acres Program to conduct such appraisals – Newmark Knight Frank and Mc Nerney & Associates, Inc. (Attachment III – Appraisals). The total appraisal valuations for the four parcels are as follows:

- Newmark Knight Frank - \$1,457,000.00
- Mc Nerney & Associates, Inc. – \$2,602,000.00

Because PSE&G is a private entity, the ratio for monetary contribution to land valuation of the diverted parcels is 10:1. After discussion and negotiation, PSE&G and the Township of Teaneck agreed that the land valuation should be set midway between the two appraised values. Therefore, the applicant, Township of Teaneck, is requesting that the Department accept as compensation for the major diversion of portions of Township of Teaneck parkland portions of Block 4701, Lot 1; Block 4901, Lot 2; Block 4702 Lot 1; and Block 4704, Lot 1 the amount of \$1,918,500.00.

### **COMPENSATION FOR TREE REMOVAL**

A tree survey was conducted by Douglas Freese, PhD (New Jersey State Approved Forester) within the diversion parcels on June 6, 2018. This survey identified eight (8) trees greater than 6-inch diameter at breast height (dbh) that will be removed to allow for the clearances necessary for the safe operation of the new 69kV electric lines and poles (see Tree Survey, Compensation, and Planting Plan Report in Attachment V). These trees ranged in size from 15.00 to 46.50 inches dbh and were comprised of sweet gum, black oak, and red oak.

Compensation for the removal of trees from the diversion property is calculated based upon basal area of the trees being removed. The basal area for the trees being removed equals 5,525.65 square inches. To compensate for this loss, it would require the planting of 389 three-inch dbh trees. The overall replacement cost for the 8 trees to be removed is \$196,445.00. The Township of Teaneck and PSE&G have agreed in principal to do a combination of compensation by planting new trees and a monetary contribution to make up the difference between the number of trees planted and the number of trees

required. PSE&G met with the Township of Teaneck Arborist to discuss the feasibility of the tree planting. The Arborist conducted an evaluation of the parks in the Township and determined that the current demand was for 24 trees. The trees selected are as follows:

<b>PARK</b>	<b>TREE SPECIES</b>	<b>QUANTITY</b>
Windsor Park	<i>Amelanchier arborea</i>	Six (6)
Windsor Park	<i>Juniperus virginiana</i>	Six (6)
Windsor Park	<i>Ilex opaca</i>	Six (6)
Votee Park	<i>Betula nigra</i>	Six (6)

PSE&G and the Township Arborist also agreed to plant new trees in the portion of Windsor Park where the trees to be removed are currently located. This will be conducted in part to address feedback from the residents along Windsor Road who expressed concern that the removal of trees would reduce the buffer between their homes and the railroad tracks to the east.

PSE&G has agreed to purchase and plant the 24 trees requested by the Teaneck Arborist. This will reduce the number of trees owed to 365. Therefore, the applicant, Township of Teaneck, is requesting that the Department accept as compensation for the removal of eight (8) trees from Windsor Park, the planting of 24 trees and a monetary compensation in the amount of \$184,325.00.



**AMY GREENE**  
ENVIRONMENTAL

a **DAVEY**  company

**APPLICATION for:**

**NJDEP GREEN ACRES PROGRAM  
TREE SURVEY, COMPENSATION AND PLANTING PLAN**

**FOR:**

**NEW MILFORD 69 KV NETWORK PROJECT  
NEW MILFORD SUBSTATION TO  
TEANECK SUBSTATION**

TEANECK TOWNSHIP, BERGEN COUNTY  
NEW JERSEY

MAY 4, 2020

FORESTER CERTIFICATION

Douglas A. Freese, PhD  
NJ State Approved Forester

**APPLICANT:**

Teaneck Township  
Attn: Dean B. Kazinci, Township Manager  
Teaneck Municipal Building  
818 Teaneck Road  
Teaneck, New Jersey 07666

**PREPARED FOR:**

Public Service Electric & Gas Company  
Attn: Joseph Accardi  
4000 Hadley Road  
South Plainfield, NJ 07080

**PREPARED BY:**

Amy Greene Environmental  
4 Walter E. Foran Boulevard, Suite 209  
Flemington, NJ 08822

ASGECI #4241

## **1.0 INTRODUCTION**

Amy Greene Environmental (AGE) has completed a tree inventory within the Green Acres encumbered property to be impacted by the proposed Public Service Electric & Gas (PSE&G) utility pole replacements within the Teaneck Substation in The Town of Teaneck, Essex County, New Jersey (Attachment A – Site Figures). ASGECI used the results of the tree inventory to calculate a monetary compensation equal to the costs they would incur to replace the trees in accordance with NJDEP Green Acres regulations.

Aerial easement rights are required adjacent to the PSE&G ROW to comply with the National Electric Safety Code. The proposed easement is located within Teaneck Township owned property (Block 4701; Lot 1) and is subject to New Jersey Department of Environmental Protection (NJDEP) Green Acres Program regulations. Tree clearing is proposed as part of the project in order to meet the required clearance standards.

## **2.0 TREE SURVEY METODOLOGY**

The tree inventory included a survey of all trees greater than 6” diameter at breast height (dbh) within the Green Acres encumbered disturbance area (hereafter, “survey area”). The size of the identified survey area is approximately 0.2473 acres in size.

Trees within the survey area were measured with a forestry diameter tape and if in excess of 6” dbh (qualifying tree), were located using a hand-held Trimble Global Positioning System (GPS) unit; notation on the dbh of qualifying trees and on tree health or defect (tree condition) was also collected. The tree inventory was performed by ASGECI on June 6, 2018. The tree inventory has been performed in order to demonstrate compliance with the NJDEP Green Acres Program rules at N.J.A.C. 7:36-26.1(d)3 which require that, “the applicant shall compensate for the disposal or diversion of funded or unfunded parkland with eligible replacement land, parkland improvements, dedicated funds for the acquisition of land for recreation and conservation purposes or other monetary compensation.”

Additionally, and as per N.J.A.C. 7:36-26.10(c)4, “If the project for which the disposal or diversion is proposed involves the removal of any tree with a dbh greater than 6”, especially the removal of any tree of significant size (with a dbh of 18 inches or greater), or the clear cutting of more than 0.50 acre, the applicant shall provide a plan to either replace or provide compensation for the removal of all such trees...” Further, N.J.A.C. 7:36-26.10(c)4i indicates that “all reasonable efforts shall be made to preserve trees of a significant size (with a dbh of 18 inches or greater), including, but not limited to, if feasible, relocation of infrastructure, roadways and buildings. Removal of such trees from parkland requires the specific approval of the Department and may require additional compensation.” N.J.A.C. 7:36-26.10(c)4ii indicates “The plan shall indicate the total number of trees over 6” dbh to be removed, the size and species of each such tree to be removed, and the total number of each species to be removed.” N.J.A.C. 7:36-26.10(c)4v indicates “The plan may take into account the condition of trees which are dead, dying, or diseased, and may assert preexisting legal rights pertaining to tree removal (such as tree clearing rights in utility corridors), in proposing replacement trees or monetary compensation for tree replacement.”

## **3.0 TREE INVENTORY**

The tree inventory performed by ASGECI within the survey area included identification of tree species, diameter at breast height (dbh), notes on tree health, and a percentage deduction if an observable health concern or defect was noted. The documented trees for the tree survey included only trees that were greater than 6” dbh located within the survey area. All qualifying trees were identified and located using a Trimble GPS unit. Within the approximately 3-acre survey area, the tree inventory identified a total of 8 individual trees of greater than 6” dbh proposed to be removed by the implementation of the New

Milford 69kV Network Project. Of the 8 trees to be removed, all were identified as exhibiting observable defects such as crown damage, die-off, top-off, and vine girdling. Percent health ranged from 10% up to 85%. The percentage of the deduction for individual trees with a health concern or defect was based on ASGECI’s best professional judgment. Please see Attachment B for the “List of Surveyed Trees to be Removed” along with their corresponding raw and adjusted basal areas, percent health, and notes regarding the observed defects. Also, see the attached “Tree Survey Map” in Attachment C showing the GPS locations of each of the surveyed trees that are proposed to be removed and as numbered on the “List of Surveyed Trees to be Removed.”

Tree species identified in the survey area included a dominance of Sweet Gum (*Liquidambar styraciflua*). Other species identified in lesser amounts included Black Oak (*Quercus velutina*) and Red Oak (*Quercus rubra*). Table 1 below presents a summary of the trees surveyed.

**Table 1: Summary of Trees Surveyed on Block 4701, Lot 1:**

Species	Common Name	Abbreviation/ Code	No. Trees Surveyed by Species >6” dbh
<i>Liquidambar styraciflua</i>	Sweet Gum	Ls	4
<i>Quercus velutina</i>	Black Oak	Qn	2
<i>Quercus rubra</i>	Red Oak	Qr	2
<b>Total</b>			<b>8</b>

Table 2 below presents a summary of the tree survey data including the total number of trees in the survey area to be removed, the raw dbh calculation for those trees, the total number of trees with defect, the adjusted dbh calculation based on tree defects, and the adjusted basal area calculation.

**Table 2: Summary of Tree Survey Data**

Total number trees in Survey Area	Raw Basal Area (in <sup>2</sup> )	Total Number Trees with Defects	Adjusted Basal Area * (in <sup>2</sup> )	Trees 18” dbh Or Greater
8	5,525.65	8	2,224.72	6

\*represents the estimated percent health multiplied by the basal area

#### 4.0 TREE COMPENSATION CALCULATION

The compensation for the tree loss has been calculated based upon the adjusted basal area of trees to be cleared, cut or removed, which factors in deductions for trees with observable health concerns or defects. The Green Acres rules at N.J.A.C. 7:36-26.10(c)4.v. allow that, “The plan may take into account the condition of trees which are dead, dying or diseased ... in proposing replacement trees or monetary compensation for tree replacement.”

The monetary compensation for the replacement cost of the potentially impacted trees in the survey area was calculated by determining the average cost for common native species including purchase, installation, and maintenance. For compensation purposes, the replacement cost for a 3-inch caliper tree was used because that exceeds the minimum (2”) requirement of the Green Acres rules and is generally more efficient than planting smaller or larger material. By calculation, one 3-inch caliper equals 7.07 square inches for the square inch by square inch replacement basis to account for the difference of the dbh and caliper. However, at the request of Green Acres, the calculations include a 10% reduction in caliper size to account for the difference between dbh and caliper and result in 5.72 sq. in. replacement value for

each 3” caliper tree. Price quotes for 3-inch caliper tree replacement were obtained from nurseries in the geographical area (New Jersey and bordering states). The approximate cost for a “replacement tree” was determined by taking an average of the quoted costs. The quoted costs for 3-inch caliper trees ranged from \$188.00 to \$216.00, for an average cost of \$202.00 which was used as the base replacement tree cost. Note: the replacement tree cost is based on the best currently available information and that this cost may vary based upon factors that may include time of year provided, tree availability, and number of trees required to provide the proper replacement basal area for the trees to be removed.

To obtain “overall replacement cost,” the “replacement tree” cost was multiplied by a factor of 2.5 in order to determine the “individual replacement cost,” as required by the Green Acres Rules. Note: the factor of 2.5 is considered a standard within the nursery industry which includes delivery, planting and maintenance during a two-year guarantee period. The total number of replacement trees was determined by the “total adjusted basal area for compensation” from Table 2 divided by the 5.72 sq. in. (the replacement value as described above for a 3” caliper tree) plus any fraction thereof because a partial tree cannot be planted. The “overall replacement cost” was then determined by multiplying the “individual replacement cost” by the “Total # of 3” caliper replacement trees.” Numbers utilized for the overall replacement cost are presented below in Table 3:

**Table 3: Tree Replacement Cost**

<b>Replacement Tree Cost (3.0” caliper tree or 5.72 sq. in. of basal area) (1)</b>	<b>Standard Multiplier</b>	<b>Individual Replacement Cost</b>	<b>Total (Adjusted) Basal Area for Compensation (sq. in.)</b>	<b>Total # of 3” Caliper Replacement Trees (2)</b>	<b>Overall Replacement Cost (3)</b>
\$202.00	2.5	\$505.00	2,224.72	389	\$196,445.00

1 Includes 10% reduction in caliper size as per NJDEP Green Acres

2 Total Adjusted Basal Area Compensation divided by basal area for 3” caliper replacement tree (5.72 sq. in.) rounded up.

3 Overall Replacement Cost = Individual Replacement Cost x # of 3” caliper replacement trees

## 5.0 PLANTING PLAN

Arborists for PSE&G and the Township of Teaneck developed a plan to plant 24 trees in two (2) parks owned by the Township. Eighteen trees will be planted by PSE&G in Windsor Park and six (6) trees will be planted in Votee Park. The break down of trees and parks is on the following table:

<b>Park</b>	<b>Tree Species</b>	<b>Quantity of Trees</b>
Windsor Park	<i>Amelanchier arborea</i>	Six 6
Windsor Park	<i>Juniperus virginiana</i>	Six 6
Windsor Park	<i>Ilex opaca</i>	Six 6
Votee Park	<i>Betula nigra</i>	Six 6

It is relevant to note that the trees to be planted in Windsor park will be strategically placed to provide a vegetated buffer between residents on Windsor Road with the railroad tracks to the east. This is being conducted to mitigate the loss of the eight (8) trees that need to be removed from Windsor Park.

## 5.1 GENERAL NOTES

All planting materials and methods shall meet or exceed the requirements of the “American National Standard for Tree Care Operations – Tree, Shrub and Other Woody Plant Maintenance – Standard Practices (ANSI A300.1-1995).

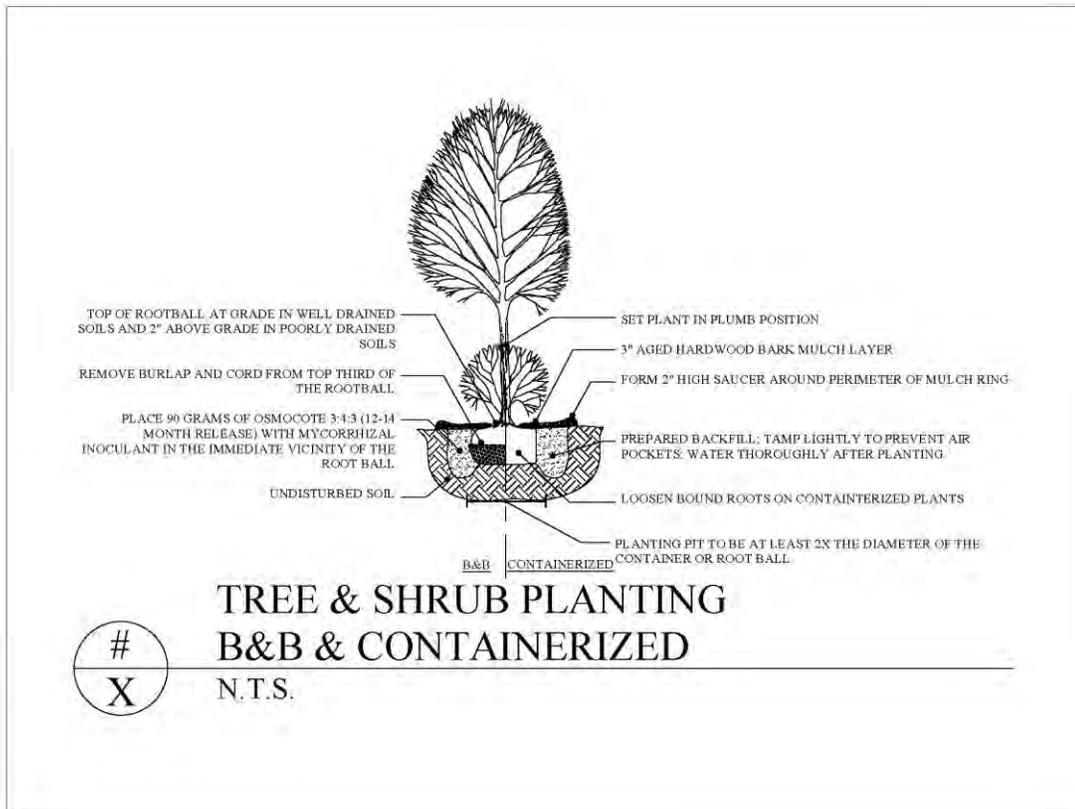
### *Plant material:*

- The Contractor shall provide trees of quantity, size, genus, species and variety as provided in the plant schedules. The Contractor shall provide healthy, vigorous stock, grown in a recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae and defects such as knots, sun-scald, injuries abrasions, or disfigurement. All plants shall be free from disease and infestation. PSE&G, or their onsite representative, reserves the right to reject any plant material that is deemed to be of inferior quality or that is damaged.
- All plants shall be pruned to enhance vigor prior to, or upon installation, while retaining natural growth habit of the plants. The central leader shall not be cut; plants provided in this condition shall not be accepted. Damaged, broken or conflicting branches shall be pruned cleanly, flush with the main trunk or branch.
- Nursery sources must be within a 250-mile radius of the planting site. All specified plants shall have been grown in the same climatic zone as that of the planting site. The contractor must submit their nursery source(s) to PSE&G or their onsite representative prior to onsite delivery of plant material.
- All plants shall be nursery-grown and tagged with a durable label indicating the genus, species and specified variety or cultivar. No “wild collected” plants will be accepted. The contractor shall be responsible for providing copies of sales orders, shipping lists or invoices at the time of delivery to the site.
- The Contractor shall deliver trees and plants after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and plants in shade, protect from wind, weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture. Water as necessary. Note that herbaceous material dries out rapidly and must be watered at a minimum on a daily basis.
- PSE&G or their onsite representative retains the right to inspect all plant material for size and condition of root system, insects, injuries and latent defects, and to reject unsatisfactory or defective material anytime during the progress of work. The Contractor shall remove rejected plant material from the project site immediately upon notification without compensation

Common Name	Scientific Name	Caliper (inches)	Quantity	Regional Indicator Status
Common Serviceberry	<i>Amelanchier arborea</i>	3.0" B&B	6	FACU
Eastern Red Cedar	<i>Juniperus virginiana</i>	3.0" B&B	6	FACU
American Holly	<i>Ilex opaca</i>	3.0" B&B	6	FACU
River Birch	<i>Betula nigra</i>	3.0" B&B	6	FACW

### ***Planting***

- Trees will be planted strategically within the forested corridor in each of the parks. Selection of appropriate planting location will be based on the openness of the canopy. Trees will be planted in such a way as to reduce gaps in the canopy and provide a visual buffer between residents and the railroad tracks.
- The width of the planting pit is to be at least two times the diameter of the root ball or container of the plant that is to be installed. The bottom of the planting pit is to be undisturbed soil to prevent settling. Backfill shall be packed around the base of the rootball to provide stability. Remaining backfill should be tamped lightly and watered in. A raised ring of soil shall be placed around the perimeter of the tree or shrub planting hole to direct water toward the rootball.
- The cord binding the ball of all balled and burlapped (B&B) plants shall be cut and removed, and burlap on the upper 1/2 of the root ball shall be removed. Plants with synthetic non-degradable root ball wraps shall not be acceptable unless all wrapping material is removed. Wire baskets must be removed entirely from the upper 1/2 of the root ball. Trees must be watered thoroughly at the time of planting.
- The Contractor shall incorporate 90 grams of Osmocote™ 3:4:3 (12-14 month release) and mycorrhizal inoculant (Mycor Plant Saver™ as manufactured by Plant Health Care, Inc., 440 William Pitt Way, Pittsburgh, PA 15238, (800) 421-9051, or approved equal) into each tree or shrub planting pit. The amount of inoculant used at each plant shall be based on the plant's size - see manufacturer's instructions.
- All trees and shrubs shall be mulched to the limit of their planting pits. All tree and shrub beds shall receive a 3" thick application of hardwood bark mulch.
- Hardwood bark mulch shall consist of processed bark mulch provided by a approved landscape supply company. Mulch shall be free from any objectionable or foreign materials.
- Mulch shall be applied to a minimum depth of 3" The mulch shall be feathered within 3" of the stems or trunk, so that no mulch is in direct physical contact with the plants' branching or trunks.



***Guarantee and Maintenance and Replacement:***

- **Guarantee.** All landscape plantings shall have a replacement guarantee for a period of two (2) year beginning at the date of acceptance of the planting effort. The guarantee shall be considered as included as part of the lump sum price bid for the contract.
- **Maintenance.** The Contractor shall, for a period of two (2) year, cultivate, weed, mulch, prune, and water all trees and shrubs planted under this Contract, to the satisfaction of the PSE&G or their representative. The maintenance shall be considered as part of the lump sum price bid for the contract.
- **Replacement.** At the end of the guarantee period, PSE&G or their representative will inspect the plantings. Any plant material that is dead or not showing satisfactory growth shall be removed and replaced by the Contractor during the normal planting season. PSE&G or their representative shall be the sole judge as to the condition of the plants. The replacement shall be of the same species and size as specified for the original planting, unless as otherwise specified by PSE&G. A new two-year warranty on all replacement trees and shrubs shall commence on date of replacement.

## 5.0 FINAL TREE COMPENSATION

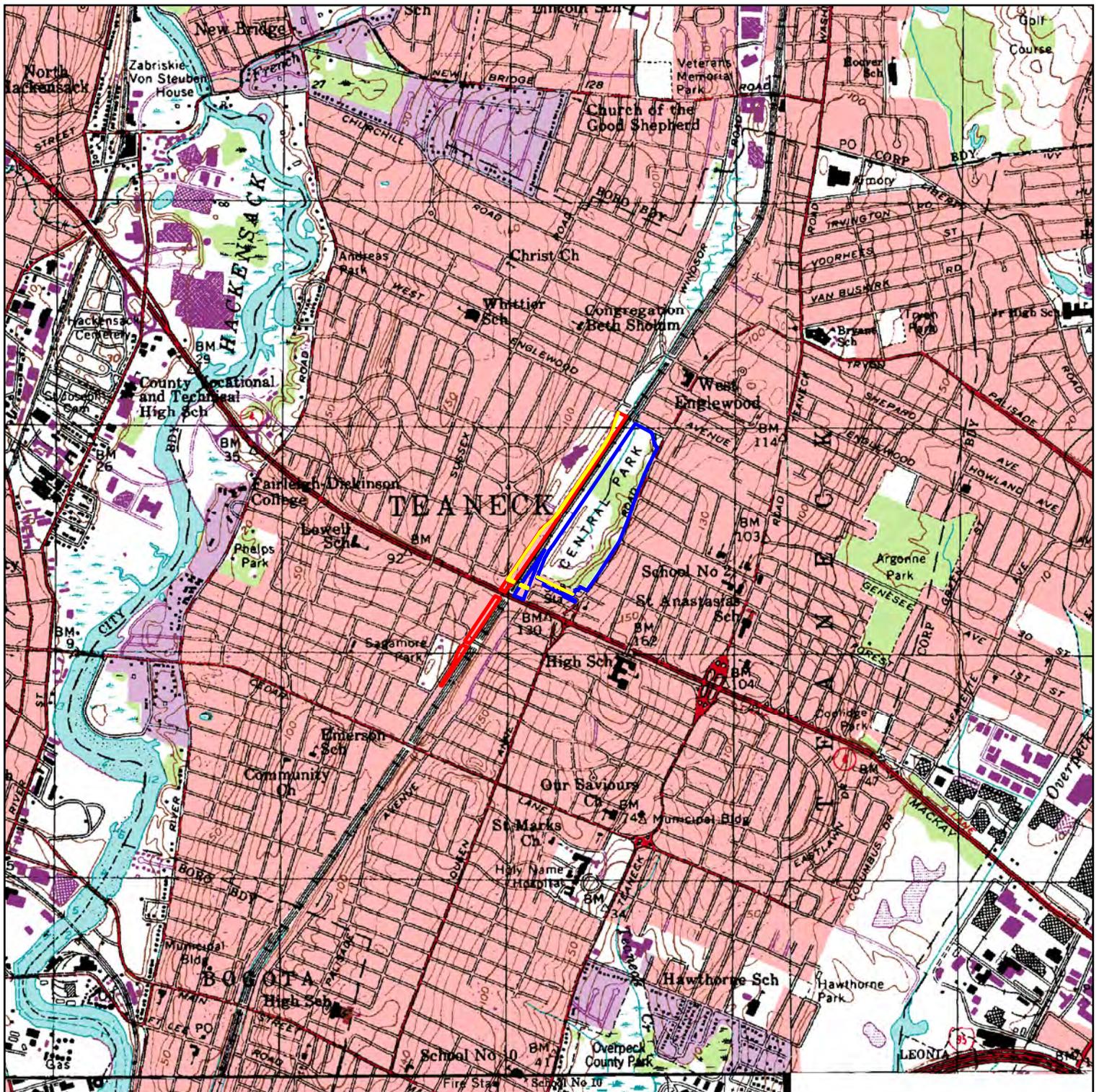
After planting the 24 trees in Windsor and Votee Parks, PSE&G will owe monetary compensation to Green Acres and the Town of Teaneck for the remaining 365 trees. The following table provides a calculation for monetary contribution to compensate for the tree loss.

<b>Replacement Tree Cost (3.0" caliper tree or 5.72 sq. in. of basal area) (1)</b>	<b>Standard Multiplier</b>	<b>Individual Replacement Cost</b>	<b>Total (Adjusted) Basal Area for Compensation (sq. in.)</b>	<b>Total # of 3" Caliper Replacement Trees (2)</b>	<b>Overall Replacement Cost (3)</b>
\$202.00	2.5	\$505.00	2,224.72	365	\$184,325.00

**The final monetary contribution for tree loss is \$184,325.00.**

**ATTACHMENT A**

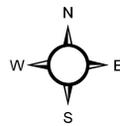
**FIGURES**



**Legend**

-  Proposed Diversion Area
-  Milton Vottee Park Parcel Boundary
-  Windsor Park Parcel Boundary

PARK NAME	BLOCK	LOT	PARCEL	DIVERSION
Milton Vottee Park	4702	1	39.48 acres	0.0974 acres
Milton Vottee Park	4703	2	0.07 acres	0.0000 acres
Milton Vottee Park	4704	1	1.35 acres	0.0818 acres
Windsor Park	2601	1	0.77 acres	0.0000 acres
Windsor Park	2701	1	6.28 acres	0.0000 acres
Windsor Park	4701	1	2.75 acres	0.2473 acres
Windsor Park	4901	2	2.33 acres	0.5160 acres



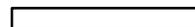
Source: Bit-Mapped 7.5 Minute Color Topographic Images of New Jersey, United States Geological Survey, Digital Raster Graphic Topographic Series Map, Hackensack NJ and Yonkers NJ/NY Quadrangles, USGS, Reston, Va., January 9, 1996.

**Figure 1**  
**USGS Topographic Map**  
**Proposed Diversion Area**

PSE&G New Milford 69 kV Network  
Teaneck Township  
Bergen County, New Jersey

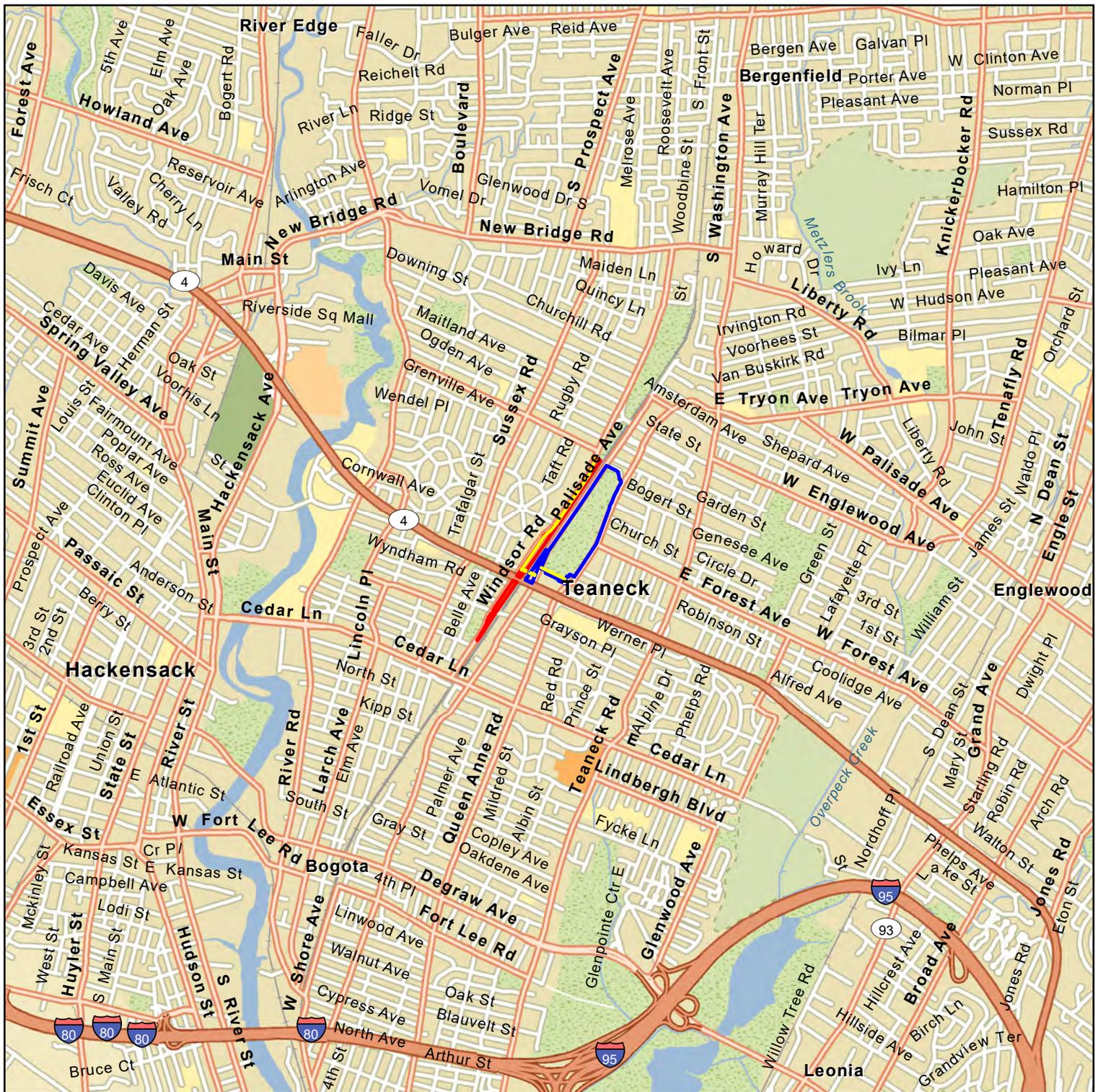
ASGECI Project # 4241

2,000



Feet



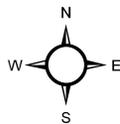


**Legend**

-  Proposed Diversion Area
-  Milton Votee Park Parcel Boundary
-  Windsor Park Parcel Boundary

PARK NAME	BLOCK	LOT	PARCEL	DIVERSION
Milton Votee Park	4702	1	39.48 acres	0.0974 acres
Milton Votee Park	4703	2	0.07 acres	0.0000 acres
Milton Votee Park	4704	1	1.35 acres	0.0818 acres
Windsor Park	2601	1	0.77 acres	0.0000 acres
Windsor Park	2701	1	6.28 acres	0.0000 acres
Windsor Park	4701	1	2.75 acres	0.2473 acres
Windsor Park	4901	2	2.33 acres	0.5160 acres

Source: ESRI Street Map North America, Tele Atlas North America, Inc., published by ESRI® Data & Maps, Redlands, California, 2010.

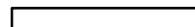


**Figure 2**  
**Site Location Map**  
**Proposed Diversion Area**

PSE&G New Milford 69 kV Network  
 Teaneck Township  
 Bergen County, New Jersey

ASGECI Project # 4241

3,000



Feet

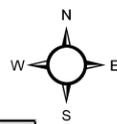




**Legend**

-  Proposed Diversion Area
-  Milton Votee Park Parcel Boundary
-  Windsor Park Parcel Boundary
-  Pole Location

PARK NAME	BLOCK	LOT	PARCEL	DIVERSION
Milton Votee Park	4702	1	39.48 acres	0.097 acres
Milton Votee Park	4703	2	0.07 acres	0.0000 acres
Milton Votee Park	4704	1	1.35 acres	0.027 acres
Windsor Park	2601	1	0.77 acres	0.0000 acres
Windsor Park	2701	1	6.28 acres	0.0000 acres
Windsor Park	4701	1	2.75 acres	0.205 acres
Windsor Park	4901	2	2.33 acres	0.513 acres

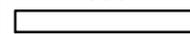


**Figure 3  
Aerial Site Map  
Proposed Diversion Area**

PSE&G New Milford 69 kV Network  
Teaneck Township  
Bergen County, New Jersey

ASGECI Project # 4241

350



Feet



Sources: Proposed Diversion Areas provided by Public Service Electric & Gas Company, South Plainfield, NJ, January 2019.  
New Jersey 2015 High Resolution Orthophotography, NAD83 NJ State Plane Feet, MrSID Tiles, State of New Jersey -  
Office of Information Technology (NJGIT), Office of Geographic Information Systems (OGIS), Trenton, NJ, February 2016.

## ATTACHMENT B

### LIST OF SURVEYED TREES TO BE REMOVED

Species Symbol	DBH (in <sup>2</sup> )	% Health	Notes	Basal Area (in <sup>2</sup> )	Adjusted Basal Area (in <sup>2</sup> )
Qr	39.50	85.0	vines and dieoff	1,225.42	1,041.60
Ls	19.00	50.0	vines and dieoff	283.53	141.76
Ls	27.40	60.0	cavity	589.65	353.79
Ls	15.00	30.0	top off	176.71	53.01
Ls	17.40	35.0	top off	237.79	83.23
Qn	26.10	25.0	top off and vines	535.02	133.76
Qr	31.50	10.0	top off and vines	779.31	77.93
Qn	46.50	20.0	top off and vines	1,698.23	339.65
			<b>Totals</b>	<b>5,525.65</b>	<b>2,224.72</b>

Qr – *Quercus rubra* (red oak)

Ls – *Liquidambar styraciflua* (sweet gum)

Qn – *Quercus nigra* (black oak)

**APPENDIX C**

**TREE SURVEY MAP**



**Legend**

- Tree Locations
- Proposed Diversion Area
- Parcel Boundaries

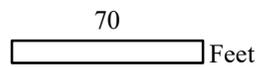


Tree Survey Map

PSE&G New Milford 69 KV Network  
 Teaneck Substation  
 Block 4701; Lot 1  
 Teaneck Township  
 Bergen County, New Jersey

ASGECI Project #4241

Sources:  
 Tree Locations provided by Amy S. Greene Environmental Consultants Inc. based on fieldwork conducted June 6, 2018.  
 New Jersey 2015 High Resolution Orthophotography, NAD83 NJ State Plane Feet, MrSID Tiles, State of New Jersey - Office of Information Technology (NJGIT), Office of Geographic Information Systems (OGIS), Trenton, NJ, February 2016.



APPENDIX D  
PHOTOGRAPHS



PHOTO A – View of red oak with some minor vine growth and die-off.



PHOTO B – View of sweet gum (right side of screen) entirely enveloped in Virginia creeper vine.

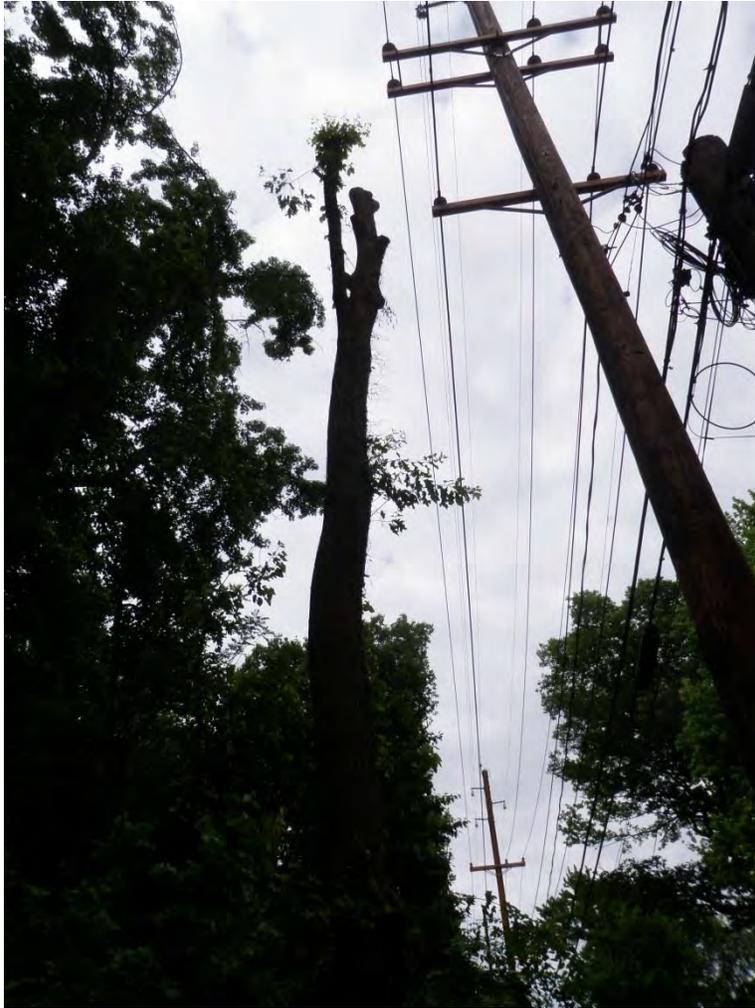
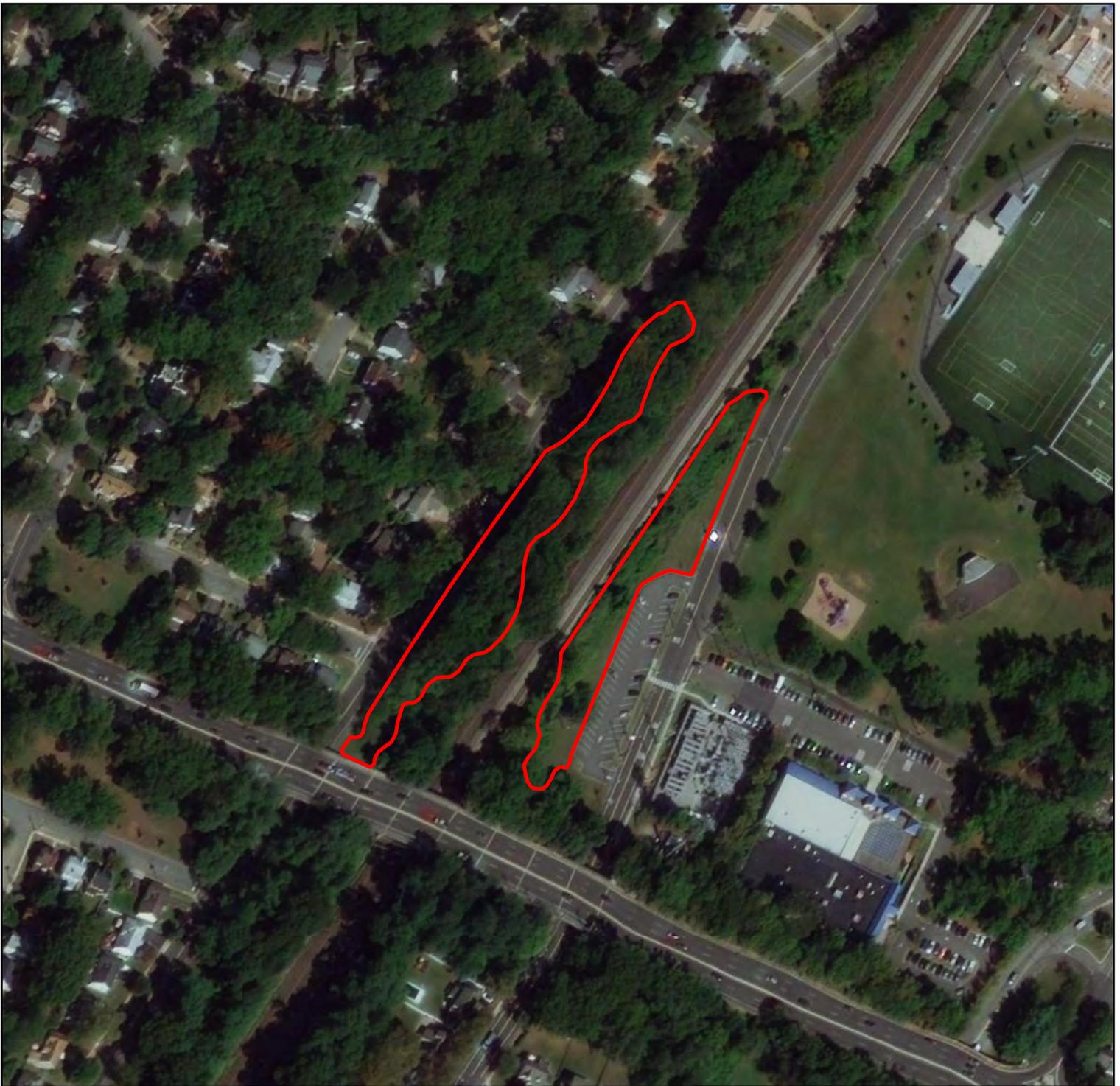


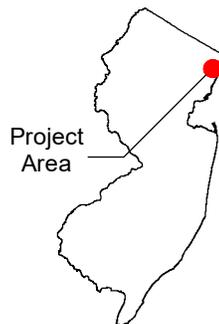
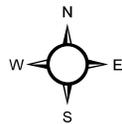
PHOTO C – View of red oak with significant die-off and vine envelopment.

**ATTACHMENT E**  
**PROPOSED PLANTING AREA MAP**



**Legend**

 Proposed Tree Planting Area

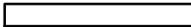


Source:  
World Imagery, a composite of imagery provided by Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES / Airbus DS, USDA, USGS, AeroGRID, IGN, Maxar, and the GIS User Community, distributed by ESRI® Data & Maps, Redlands, California, September 2019.

**Proposed Tree Planting Area Map**

PSE&G New Milford 69 kV Network  
Teaneck Township  
Bergen County, New Jersey

AGE Project # 4241

200  
  
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NJDEP Green Acres Program  
State House Commission Final Application  
Local Parkland – Major Diversion  
New Milford 69 KV Network Project, New Milford Substation to Teaneck Substation  
Teaneck Township, Bergen County, New Jersey

**ATTACHMENT VI**

**PUBLIC NOTICES**

XX XX, 2020

Re: New Milford 69kV Network - Teaneck Substation Connection  
Milton Votee Park (Block 4704, Lot 1) - 0.027 acre/1,176 SF,  
Milton Votee Park (Block 4702, Lot 1) - 0.097 acre/4,225 SF,  
Windsor Park (Block 4701, Lot 1) - 0.205 acre/8,930 SF,  
Windsor Park (Block 4901, Lot 2) - 0.513 acre/22,346 SF  
Township of Teaneck, Bergen County, New Jersey  
Notice of Green Acres Scoping Hearing

**CERTIFIED MAIL**

Dear Adjacent Property Owner:

This letter is to provide you with written notification that the Township of Teaneck located at Teaneck Municipal Building, 818 Teaneck Road, Teaneck, New Jersey 07666, will hold a public hearing to obtain comments regarding its proposal to the NJDEP Green Acres Program, for the proposed major diversion of portions of two parcels within Milton Votee Park and two parcels within Windsor Park owned by Teaneck Township. This application is subject to NJDEP Commissioner and State House Commission approval, and is available for review at the Teaneck Clerk's office at the Teaneck Municipal Building, 818 Teaneck Road, Teaneck, New Jersey 07666, at the Teaneck Public Library, and at the NJDEP Green Acres Program offices (address below). For more information, go to the Municipal website at <https://www.teanecknj.gov>.

The public hearing will be held in the Council Chambers at the Teaneck Municipal Building, 818 Teaneck Road, Teaneck, New Jersey 07666, **on XX XX, 2020 at XX PM**. All interested parties are invited to attend and participate in the public hearing. In addition to oral comments presented during the hearing, written comments may be submitted to the agencies listed below. All written comments must be received within **two weeks** following the hearing by **XX XX, 2020**.

The proposed parkland diversion would involve the installation and maintenance, by Public Service Electric and Gas (PSE&G), of an upgraded overhead utility line to connect the New Milford 69kV Network to the Teaneck substation. This upgraded utility line will provide resiliency to the existing electrical grid and provide reliable electrical service to the citizens of Teaneck. In accordance with NJAC 7:36-26.10(c) PSE&G proposes to compensate the Township in the amount of \$1,918,500.00 for the diversion, and the planting of 24 trees in Windsor and Votee Parks as well as a monetary contribution of \$184,325.00 for the removal of eight trees in Windsor Park.

All written comments should be submitted to Dean B. Kazinci, Township Manager, with a **copy** to the NJDEP Green Acres Program, at the following addresses:

818 Teaneck Road  
Teaneck, NJ 07666  
(Att: Dean B. Kazinci, Township Manager)

NJ Department of Environmental Protection  
Green Acres Program  
Bureau of Legal Services and Stewardship  
501 East State Street, 1<sup>st</sup> Floor  
Mail Code 501-01, P.O. Box 420  
Trenton, NJ 08625-0420  
(Att: Maude Snyder, Bergen County Steward)

Should you have any questions, please contact me at 201-809-6038.

Very truly yours,

Dean B. Kazinci

(Newspaper/Website Notice)

PUBLIC HEARING NOTICE

TAKE NOTICE that the Township of Teaneck has contacted the New Jersey Department of Environmental Protection, Green Acres Program, proposing to divert portions of four lots in Windsor Park and Milton Votee Park totaling 0.842 acres. The diversion will include portions of the following lots:

- Milton Votee Park (Block 4704, Lot 1) consisting of 0.027 acres (1,176 SF) between Palisade Avenue and the Conrail Railroad tracks,
- Milton Votee Park (Block 4702, Lot 1) consisting of 0.097 acre (4,225 SF) along Colonial Court,
- Windsor Park (Block 4701, Lot 1) consisting of 0.205 acre (8,930 SF) between the Conrail Railroad tracks and Windsor Road and along Windsor Road between Billington Road and Forest Avenue;
- Windsor Park (Block 4901, Lot 2) consisting of 0.513 acre (22,346 SF) along the east side of Windsor Road between Forest Avenue and West Englewood Avenue.

The Township proposes to convey an easement to Public Service Electric and Gas (PSE&G) for the installation and future maintenance of an upgraded overhead utility line to connect the New Milford 69kV Network to the Teaneck substation providing resiliency to the existing electrical grid and reliable electrical service to the citizens of Teaneck.

PSE&G proposes to compensate the Township in the amount of \$1,918,500.00 for the diversion and the planting of 24 trees in Windsor and Votee Parks as well as a monetary contribution of \$184,325.00 for the removal of eight trees in Windsor Park. An application for Commissioner and State House Commission approval of the diversion has been submitted to Green Acres and is available for review at the Teaneck Municipal Building and the Teaneck Public Library as well as at the Green Acres Program offices. This notice is an invitation to participate in a public hearing at Council Chambers at the Teaneck Municipal Building, 818 Teaneck Road, Teaneck, New Jersey 07666, on **XX XX, 2020 at XX PM**. For more information, go to the Municipal website at <https://www.teanecknj.gov>.

In the alternative, written comments may be submitted to the applicant, Dean B. Kazinci, Township Manager at 818 Teaneck Road, Teaneck, NJ 07666 during a public comment period that will close on **XXX XX, 2020** (two weeks after the public hearing). Pursuant to N.J.A.C. 7:36-26.8(a) a scoping hearing to obtain public comment on this request will be held in Council Chambers at the Teaneck Municipal Building, 818 Teaneck Road, Teaneck, New Jersey 07666, on January 31, 2019 at 6:00 PM. Please send a copy of any comments submitted on this request to the New Jersey Department of Environmental Protection, Green Acres Program, Bureau of Legal Services and Stewardship, Mail Code 501-01, 501 East State St., P.O. Box 420, Trenton, NJ 08625-0420.

## PUBLIC HEARING NOTICE

TAKE NOTICE that the Township of Teaneck has filed a request with the New Jersey Department of Environmental Protection, Green Acres Program, proposing to divert portions of four lots in Windsor Park and Milton Votee Park totaling 0.842 acres. The diversion will include portions of the following lots:

- Milton Votee Park (Block 4704, Lot 1) consisting of 0.027 acres (1,176 SF) between Palisade Avenue and the Conrail Railroad tracks,
- Milton Votee Park (Block 4702, Lot 1) consisting of 0.097 acre (4,225 SF) along Colonial Court,
- Windsor Park (Block 4701, Lot 1) consisting of 0.205 acre (8,930 SF) between the Conrail Railroad tracks and Windsor Road and along Windsor Road between Billington Road and Forest Avenue;
- Windsor Park (Block 4901, Lot 2) consisting of 0.513 acre (22,346 SF) along the east side of Windsor Road between Forest Avenue and West Englewood Avenue.

The Township proposes to convey an easement to Public Service Electric and Gas (PSE&G) for the installation and future maintenance of an upgraded overhead utility line to connect the New Milford 69kV Network to the Teaneck substation providing resiliency to the existing electrical grid and reliable electrical service to the citizens of Teaneck.

PSE&G proposes to compensate the Township in the amount of \$1,918,500.00 for the diversion and the planting of 24 trees in Windsor and Votee Parks as well as a monetary contribution of \$184,325.00 for the removal of eight trees in Windsor Park.

Pursuant to N.J.A.C. 7:36-26.11(e), a hearing to obtain public comment on this request will be held at  
Council Chambers at the Teaneck Municipal Building  
818 Teaneck Road, Teaneck, New Jersey 07666  
on **XX XX**, 2020 at **XX** PM.

An application for Commissioner and State House Commission approval of the diversion has been submitted to Green Acres and is available for review at the Teaneck Municipal Building and the Teaneck Public Library as well as at the Green Acres Program offices. For more information, go to the Municipal website at <https://www.teanecknj.gov>.

Written comments on the diversion request may be submitted to the applicant, Dean B. Kazinci, Township Manager at 818 Teaneck Road, Teaneck, NJ 07666 (201-837-1600 ext. 1002). Please send a copy of any comments submitted on this request to the New Jersey Department of Environmental Protection, Green Acres Program, Bureau of Legal Services and Stewardship, Mail Code 501-01, 501 East State St., P.O. Box 420, Trenton, NJ 08625-0420.

Public comment on this diversion request will be accepted during the public hearing or until **XXX XX**, 2020 (two weeks after the public hearing).

NJDEP Green Acres Program  
State House Commission Pre-Application  
Local Parkland – Major Diversion  
New Milford 69 KV Network Project, New Milford Substation to Teaneck Substation  
Teaneck Township, Bergen County, New Jersey

## **ATTACHMENT VII**

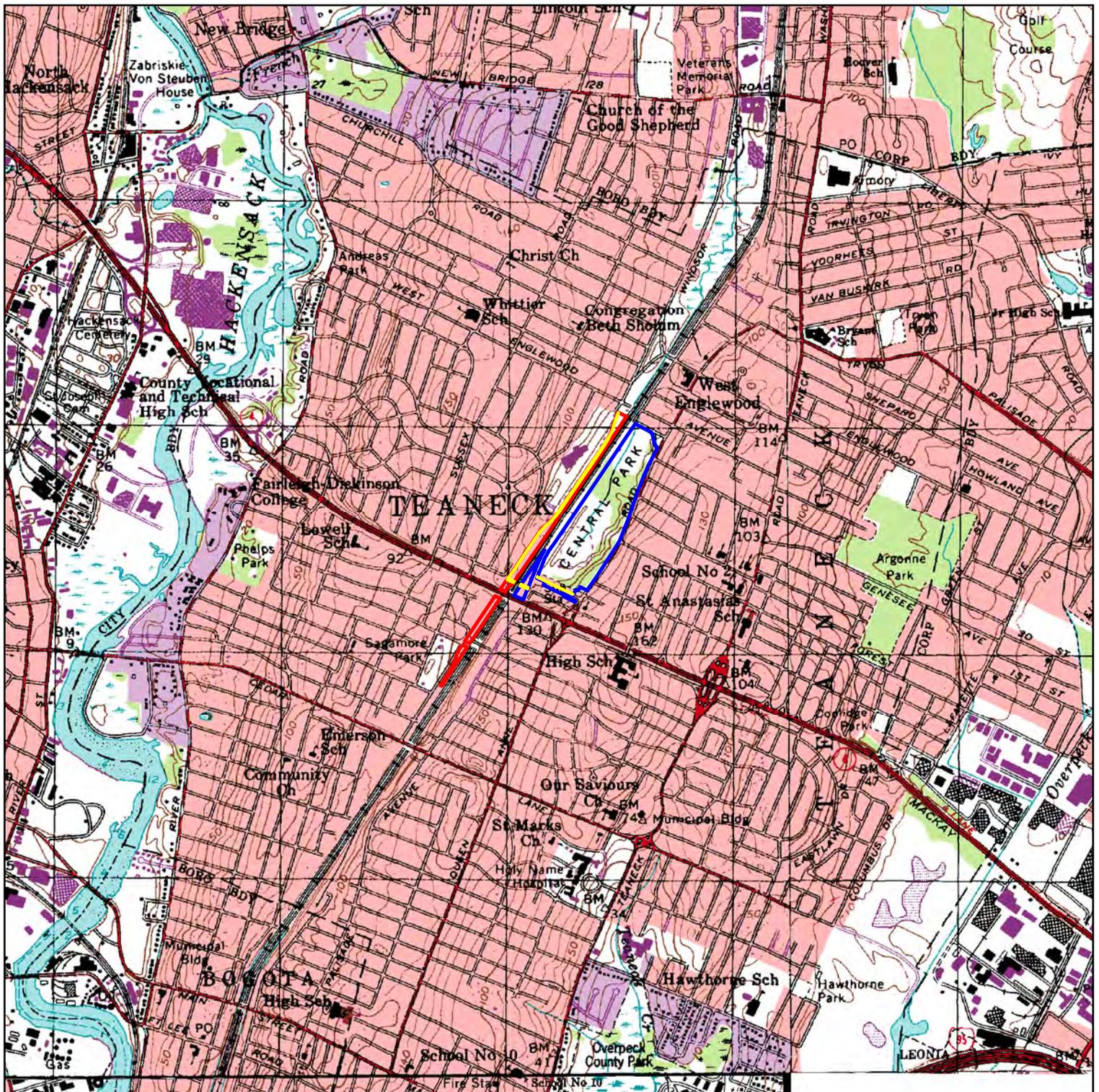
### **MAPS**

**Figure 1 – USGS Topographic Map – Proposed Diversion Area**

**Figure 2 – County Road Map – Proposed Diversion Area**

**Figure 3 – Municipal Tax Map – Proposed Diversion Area**

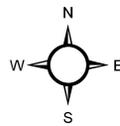
**Figure 4 – Aerial Site Map – Proposed Diversion Area**



**Legend**

-  Proposed Diversion Area
-  Milton Vottee Park Parcel Boundary
-  Windsor Park Parcel Boundary

PARK NAME	BLOCK	LOT	PARCEL	DIVERSION
Milton Vottee Park	4702	1	39.48 acres	0.097 acres
Milton Vottee Park	4703	2	0.07 acres	0.0000 acres
Milton Vottee Park	4704	1	1.35 acres	0.027 acres
Windsor Park	2601	1	0.77 acres	0.0000 acres
Windsor Park	2701	1	6.28 acres	0.0000 acres
Windsor Park	4701	1	2.75 acres	0.205 acres
Windsor Park	4901	2	2.33 acres	0.513 acres



Source: Bit-Mapped 7.5 Minute Color Topographic Images of New Jersey, United States Geological Survey, Digital Raster Graphic Topographic Series Map, Hackensack NJ and Yonkers NJ/NY Quadrangles, USGS, Reston, Va., January 9, 1996.

**Figure 1**  
**USGS Topographic Map**  
**Proposed Diversion Area**

PSE&G New Milford 69 kV Network  
Teaneck Township  
Bergen County, New Jersey

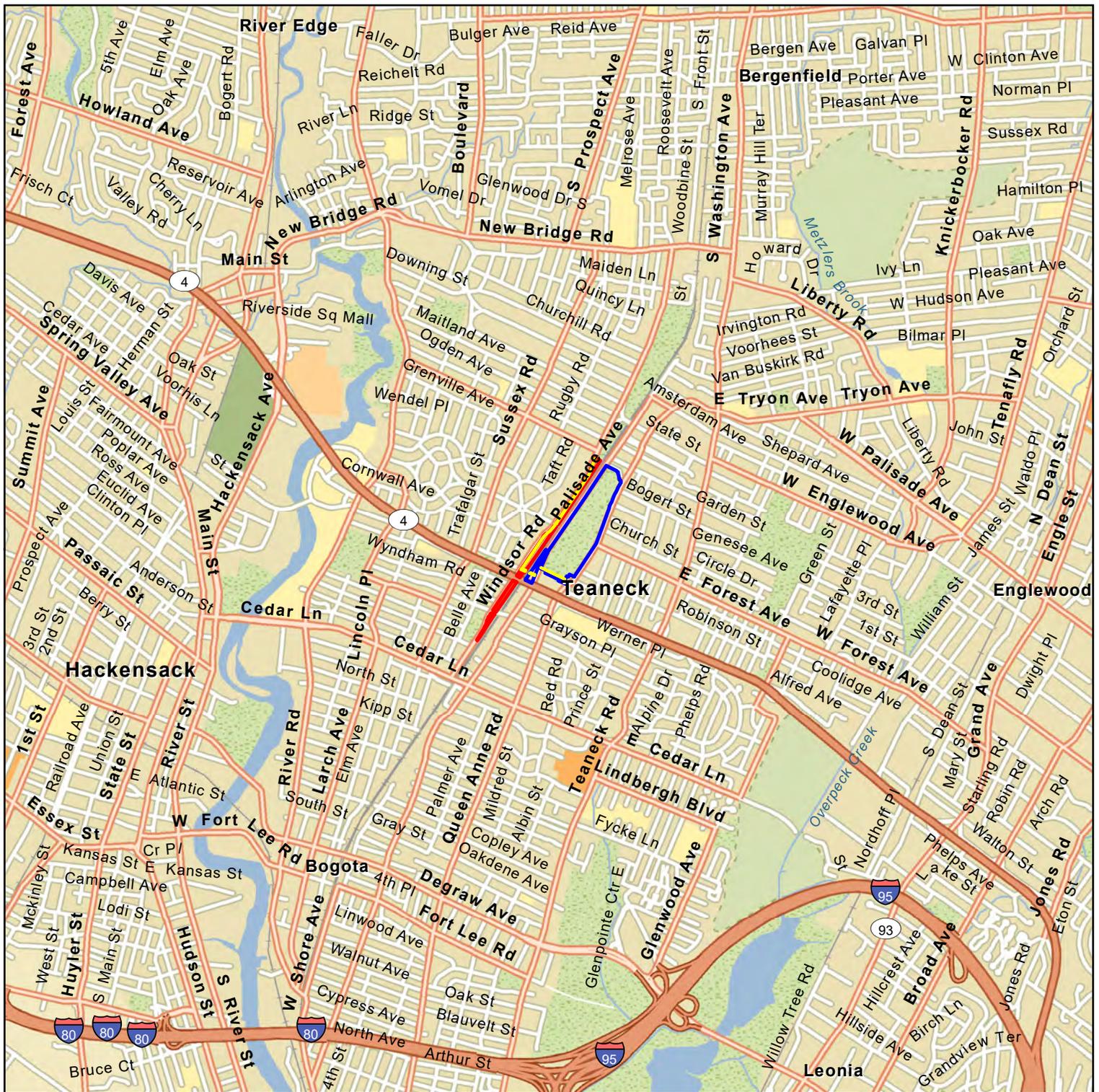
ASGECI Project # 4241

2,000



Feet



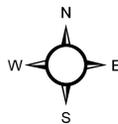


**Legend**

-  Proposed Diversion Area
-  Milton Vottee Park Parcel Boundary
-  Windsor Park Parcel Boundary

PARK NAME	BLOCK	LOT	PARCEL	DIVERSION
Milton Vottee Park	4702	1	39.48 acres	0.097 acres
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Milton Vottee Park	4704	1	1.35 acres	0.027 acres
Windsor Park	2601	1	0.77 acres	0.0000 acres
Windsor Park	2701	1	6.28 acres	0.0000 acres
Windsor Park	4701	1	2.75 acres	0.205 acres
Windsor Park	4901	2	2.33 acres	0.513 acres

Source: ESRI Street Map North America, Tele Atlas North America, Inc., published by ESRI® Data & Maps, Redlands, California, 2010.



**Figure 2**  
**Site Location Map**  
**Proposed Diversion Area**

PSE&G New Milford 69 kV Network  
 Teaneck Township  
 Bergen County, New Jersey

ASGECI Project # 4241

3,000



Feet



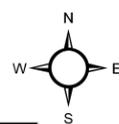




**Legend**

-  Proposed Diversion Area
-  Milton Votee Park Parcel Boundary
-  Windsor Park Parcel Boundary

PARK NAME	BLOCK	LOT	PARCEL	DIVERSION
Milton Votee Park	4702	1	39.48 acres	0.097 acres
Milton Votee Park	4703	2	0.07 acres	0.0000 acres
Milton Votee Park	4704	1	1.35 acres	0.027 acres
Windsor Park	2601	1	0.77 acres	0.0000 acres
Windsor Park	2701	1	6.28 acres	0.0000 acres
Windsor Park	4701	1	2.75 acres	0.205 acres
Windsor Park	4901	2	2.33 acres	0.513 acres



**Figure 4  
Aerial Site Map  
Proposed Diversion Area**

PSE&G New Milford 69 kV Network  
Teaneck Township  
Bergen County, New Jersey

ASGECI Project # 4241

350



Feet



Sources: Proposed Diversion Areas provided by Public Service Electric & Gas Company, South Plainfield, NJ, January 2019.  
New Jersey 2015 High Resolution Orthophotography, NAD83 NJ State Plane Feet, MrSID Tiles, State of New Jersey -  
Office of Information Technology (NJGIT), Office of Geographic Information Systems (OGIS), Trenton, NJ, February 2016.