

**APPLICATION for:**

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

**FOR:**

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

**TEANECK TOWNSHIP, BERGEN COUNTY  
NEW JERSEY**

**JUNE 27, 2019**

**APPLICANT:**

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ASGECI #2421

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**MAJOR DISPOSAL/DIVERSION PREAPPLICATION CHECKLIST**

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Major Disposal/diversion**

**Major Disposal/Diversion Pre-Application Requirements**

1. **Description of the proposed disposal/diversion, including:**
- Block(s) and lot(s) information for the parkland proposed for disposal or diversion (*N.J.A.C. 7:36-26.9(d)1i*);
  - Acreage of the parkland proposed for disposal or diversion (*N.J.A.C. 7:36-26.9(d)1ii*);
  - Purpose of proposed disposal/diversion, including the intended future use and owner of the parkland proposed for disposal/diversion (*N.J.A.C. 7:36-26.9(d)1iii*);
  - A detailed description of how the proposed disposal/diversion will fulfill a compelling public need or yield a significant public benefit as defined at *N.J.A.C. 7:36-26.1(d)1* (*N.J.A.C. 7:36-26.9(d)1iv*);
  - A description of how the parkland is proposed to be disposed or diverted including (*N.J.A.C. 7:36-26.9(d)1v*);
    - The name of the prospective buyer, lessee or easement grantee;
    - A description of the type of legal interest to be conveyed, if any;
    - A description of any conditions or restriction on the intended use of the parkland;
  - If applicable, a copy of the draft lease or use agreement and statement of total compensation proposed to be received by the applicant for the lease of use agreement (*N.J.A.C. 7:36-26.9(d)1vi*);
  - If the proposed disposal/diversion involves the construction of a building or infrastructure on parkland, a set of plans and specifications for the construction (*N.J.A.C. 7:36-26.9(d)1vii*);
  - A general description of the natural features, history and current use of the parkland proposed to be disposed/diverted and of any parkland contiguous to or functionally related to the parkland proposed for disposal/diversion (*N.J.A.C. 7:36-26.9(d)1viii*);
  - A detailed description of any recreational facilities and/or activities to be affected by the proposed disposal/diversion of parkland and an explanation of how they will be affected (*N.J.A.C. 7:36-26.9(d)1ix*);

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2. **Alternatives analysis:**

A. Identify each alternative course of action that could be taken to fulfill the compelling public need or yield the significant public benefit to be derived from the project for which the disposal/diversion of parkland is proposed. (*N.J.A.C. 7:36-26.9(d)2i*) This identification must include all feasible, reasonable and available alternatives, including:

- All alternatives presented at the scoping hearing
- Any alternatives suggested by the public at the scoping hearing or in the written comments submitted during the public comment period
- The alternative of constructing the proposed project on the proposed replacement land (if applicable)
- A “no build” or “no action” alternative
- Any alternative involving private lands or other public lands
- Please also include a description of methods used to identify alternatives

B. For each alternative identified under A above, provide:

- A detailed description of the environmental impact of the alternative (*N.J.A.C. 7:36-26.9(d)2ii(1)*);
- A listing of all Department permits to construct or utilize the alternative (*N.J.A.C. 7:36-26.9(d)2ii(2)*);
- Information on whether the alternative involves any areas mapped as endangered or threatened species habitat, including a review of the Department's Landscape Project Mapping ([www.nj.gov/dep/fqw/ensp/landscape/index.htm](http://www.nj.gov/dep/fqw/ensp/landscape/index.htm)) and a response from or evidence that a request for information has been filed with the Department's Natural Heritage Database (c/o Office of Natural Lands Management, Mail Code 501-04, P.O. Box 420, Trenton, New Jersey 08625-0420) (*N.J.A.C. 7:36-26.4(d)2ii(3)*);
- An analysis of the overall cost of the alternative (*N.J.A.C. 7:36-26.9(d)2ii(4)*);
- A description of the timetable or schedule necessary to implement the alternative to the proposed disposal or diversion (*N.J.A.C. 7:36-26.9(d)2ii(5)*);
- If applicable, the estimated land acquisition or lease cost of the alternative (*N.J.A.C. 7:36-26.9(d)2ii(6)*);

**Green Acres Program  
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Local Parkland—Major Disposal/diversion**

- Identification of any other zoning, land use, environmental or other constraints associated with the alternative and a description of all attempts undertaken to remove or adapt to such constraints (*N.J.A.C. 7:36-26.9(d)2ii(7)*);
  - An explanation of the reasons for rejecting each alternative (*N.J.A.C. 7:36-26.9(e)*).
3.  **Environmental Assessment Report** prepared in accordance with **Attachment I: Environmental Assessment Report Outline** (*N.J.A.C. 7:36-26.9(d)3*)
4.  **Land Valuation Forms** using the form found at **Attachment II: Land Valuation Forms** (*N.J.A.C. 7:36-26.9(d)4* and *N.J.A.C. 7:36-26.10(f)*)
5.  **Preliminary Compensation Proposal** based on the requirements of *N.J.A.C. 7:36-26.10* and prepared in accordance with **Attachment III: Preliminary Compensation Proposals for Major Disposals or Diversions of Parkland and Attachment II: Value Statement** (*N.J.A.C. 7:36-26.9(d)5*)
- App. D  
6.  A description of how the proposed project for which the disposal or diversion of parkland is proposed, and the proposed compensation, will support the State Development and Redevelopment Plan Goals and be consistent with the State Development and Redevelopment Plan's Policy Map and the Statewide Policies. (*N.J.A.C. 7:36 26.9(d)6*)
7.  A listing of all permits and approvals required for the project (**Attachment IV: Permit/Approval Checklist**). (*N.J.A.C. 7:36 26.9(d)7*)
- App. C  
8.  **Copy of the deed** for the proposed disposal or diversion area and replacement parcel(s). If the replacement parcel is not already owned by the applicant, please include a brief description of how the applicant intends to acquire the replacement parcel. (*N.J.A.C. 7:36 26.7(d)8*)
9.  **Maps. (Attachment V: Map requirements; and VI: Sample Reference Map)** (*N.J.A.C. 7:36-26.9(d)9*)
10.  **Confirmation of the scoping hearing:**
- Proof of publication, mailings and postings of the notice of the scoping hearing required under *N.J.A.C. 7:36-26.8(c)1-3*. A template for the notice can be found in **Attachment VII: Sample Public Notice**. (*N.J.A.C. 7:36-26.8(e)1*);
  - A copy of the transcript of the scoping hearing (*N.J.A.C. 7:36-26.8(e)2*);
  - A summary of public comments made at the scoping hearing and/or provided in writing during the public comment period and the applicant's response to the public comments (*N.J.A.C. 7:36-26.8(e)3*);

**Green Acres Program  
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- Copies of written comments submitted as part of the record of the scoping hearing.
11. **Governing body resolution. (Attachment VIII: Resolution) (N.J.A.C. 7:36-26.9(d)11)**
12. **Please attach this cover sheet and the following checklists:**
- **Attachment II: Land Assessment Form**
  - **Attachment III: Preliminary Compensation Proposals for Major Disposals or Diversions of Parkland**
  - **Attachment IV: Permit/Approval Checklist**
  - **Attachment V: Map Requirements**
13. **Please provide the following copies:**
- **Two printed copies of the entire application including maps**
  - **Items 1 - 3, 5, and 6 in Microsoft Word Format**
  - **Maps submitted under Item 9 in .pdf format**
  - **All other application material in .pdf format**
- Digital copies may be submitted on a Standard or Mini CD-R produced to be read by any CD-ROM drive or on a USB Flash Drive.**

**NOTES:**

- The Green Acres Program will notify the applicant as to whether the applicant may proceed with the final application. (N.J.A.C. 7:36-26.9(h))
- If authorized to proceed, the final application must be submitted to Green Acres 75 days prior to the meeting of the State House Commission. (N.J.A.C. 7:36-26.11(i))
- The final application must be deemed complete for public hearing purposes by Green Acres before the second public hearing on the application is scheduled. (N.J.A.C. 7:36-26.11(d))
- This package is also available at:  
[www.nj.gov/dep/greenacres/pdflaunch.html#legal\\_stewardship](http://www.nj.gov/dep/greenacres/pdflaunch.html#legal_stewardship).

## **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 Votee Park, which are two active recreation and open space parks that are owned by the Township of Teaneck (Attachment V – Maps). In order to properly maintain the upgraded facilities, PSE&G is requesting to purchase three aerial 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 aerial 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 Votee Park (portion Block 4704, Lot 1) located on the west side of Palisade Avenue. The utility line then exits Milton Votee Park and crosses Palisade Avenue where it enters the Teaneck Substation. The aerial 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 Votee Park from Queen Anne Road. This line travels along the northern curb line of Colonial Court before exiting Milton Votee Park where it enters the Teaneck Substation. The aerial 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 aerial easements totaling 0.9425 acres to PSE&G:

- Block 4701 Lot 1 (Windsor Park): 0.2473 acres
- Block 4901 Lot 2 (Windsor Park): 0.5160 acres
- Block 4702 Lot 1 (Milton Votee Park): 0.0974 acres
- Block 4704 Lot 1 (Milton Votee Pak): 0.0818 acre

In addition to the maintenance easement, nine trees will need to be removed from park property to provide adequate aerial clearance to the lines (Attachment III – Tree Survey).

#### **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 Votee 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 aerial 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 aerial 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. 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 aerial 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. Nine 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 (Appendix E – Construction Plans). The first stage is the installation of a new utility pole. The new 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 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 III – Tree Survey Report). The trees that will be removed include five (5) 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 nine (9) 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. Nine 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 Votey 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 (Attachment I) 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.

### **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 (Attachment I) 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.

## **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. Nine 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 (Attachment I) 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 2.3 million dollars for the diversion and approximately \$225,735.00 for the replacement of trees.

### **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.

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Teaneck Township, Bergen County, New Jersey

**ATTACHMENT I**  
**ENVIRONMENTAL ASSESSMENT**

**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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ASGECI #4241

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## **APPENDICES**

APPENDIX A – Figures

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The following Environmental Assessment (EA) has been prepared in accordance with the requirements set forth at Attachment I: 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 (see Section 1.1 of the Preapplication).

## **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 aerial 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 aerial easements totaling 0.9425 acres to PSE&G:

- Block 4701 Lot 1 (Windsor Park): 0.2473 acres
- Block 4901 Lot 2 (Windsor Park): 0.5160 acres
- Block 4702 Lot 1 (Milton Votee Park): 0.0974 acres
- Block 4704 Lot 1 (Milton Votee Pak): 0.0818 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, nine trees will need to be removed from park property to provide adequate aerial clearance to the lines (Appendix B – Tree Survey).

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

PSE&G has retained Amy S. Greene Environmental Consultants, Inc. (ASGECI) to assist PSE&G and Teaneck in the preparation of this Environmental Assessment and compile the Preapplication package.

### **C. LOCATION MAPS**

See required figures (USGS 7.5 Minute Quadrangle, County Road Map, and Tax Map USDS Soil Survey,) in Appendix A of this EA.

## 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 Appendix B of the Preapplication. 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 8, 2019, 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 June 7, 2019 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 III – Tree Survey Report). The trees that will be removed include five (5) 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. Because the proposed diversion is for an aerial easement for the purpose of trimming tree branches, it is not anticipated that this deed notice area will be disturbed. 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 fairly 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 aerial 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 a 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) being diverted is a parking lot that serves the main park and community center. This to may require temporary, short term closure during construction and maintenance activities.

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.

## **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

### 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 aerial 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. Nine 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 involves disturbed landscaped areas. Other than the removal of nine trees along Windsor Road, there will be no impact on the environment. The loss

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

**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 nine 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 9 individual trees of greater than 6” dbh proposed to be removed by the implementation of the New Milford 69kV Network Project. Of the 9 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 III of this pre-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 Vottee 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 Vottee 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

**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 will 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. Nine 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 aerial 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**

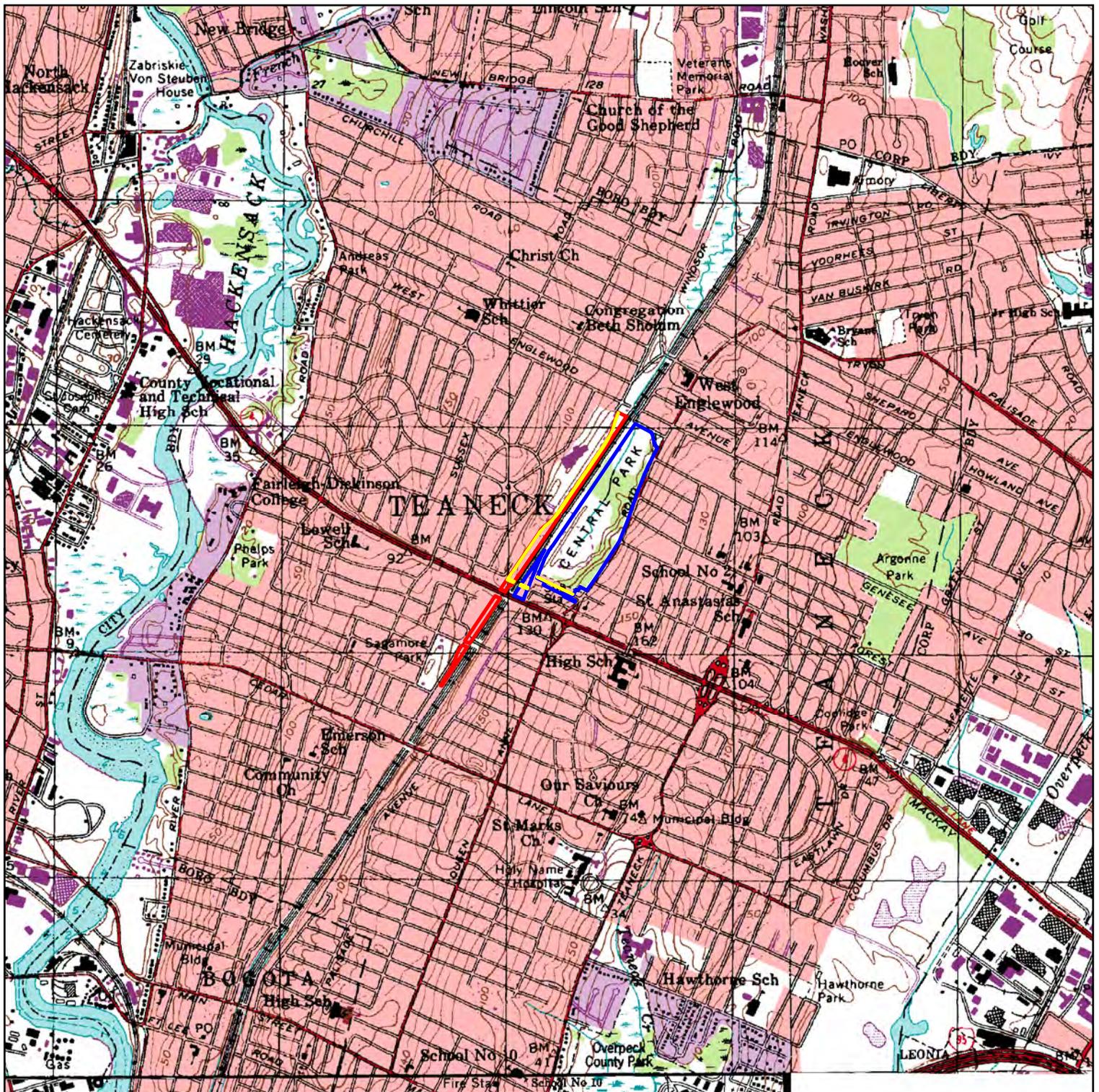
The only measurable impact associated with the proposed project is the removal of nine mature trees located along Windsor Road (Attachment III – Tree Survey Report). The trees that will be removed include five (5) sweet gum (*Liquidambar styraciflua*), two (2) black oaks (*Quercus velutina*), and two (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 III.

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

A planting plan will be developed for the replacement of trees within the Township of Teaneck park system. This planting plan will include 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.

## **APPENDIX A**

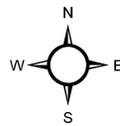
### **FIGURES**



**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

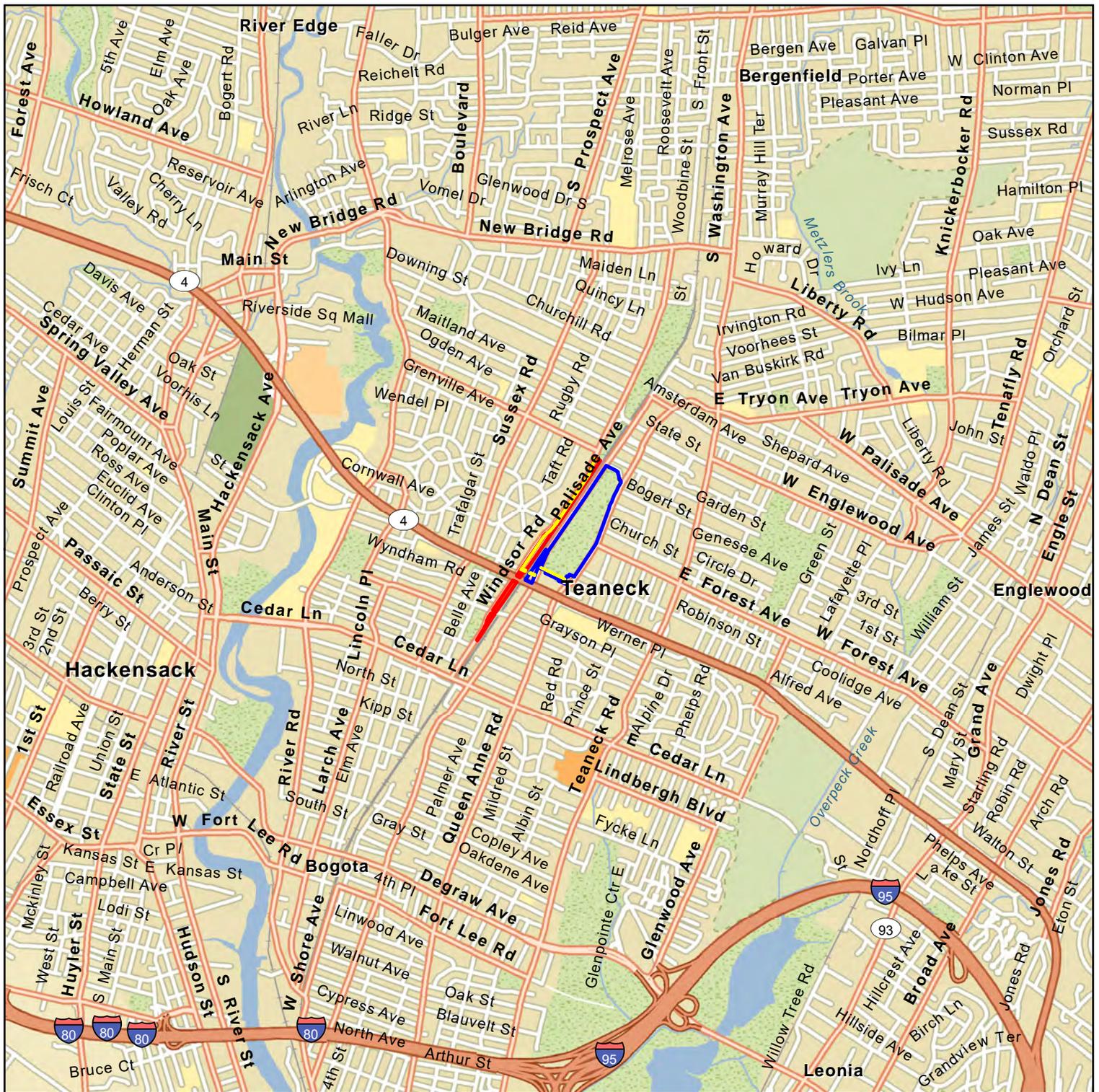
ASGECI Project # 4241

2,000



Feet



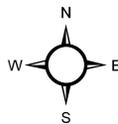


**Legend**

-  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

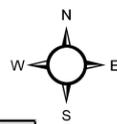




**Legend**

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

PARK NAME	BLOCK	LOT	PARCEL	DIVERSION
Milton Votée Park	4702	1	39.48 acres	0.0974 acres
Milton Votée Park	4703	2	0.07 acres	0.0000 acres
Milton Votée 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



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

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

ASGECI Project # 4241

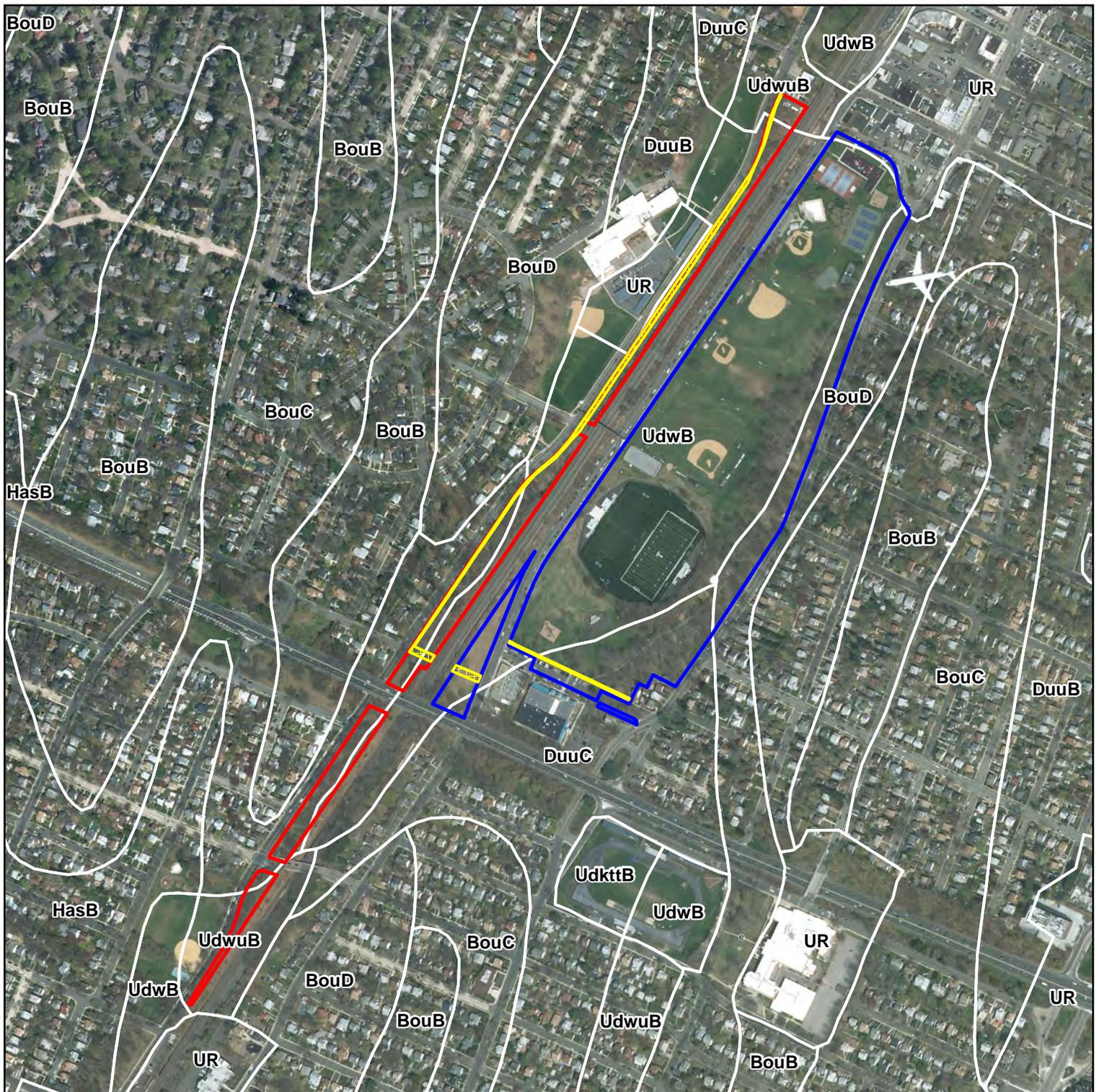
400

Feet



Source: Municipal Tax Map for Township of Teaneck, Bergen County, New Jersey, Sheets 8, 9, 20, 21, 22, 26, 27, 28, 47, 48, 49, and 50, prepared by David A. Hals, P.E., L.S., Schwanevode / Hals Engineering, Oakland, NJ, last revised January 2013.

**Note: Map scale is approximate**



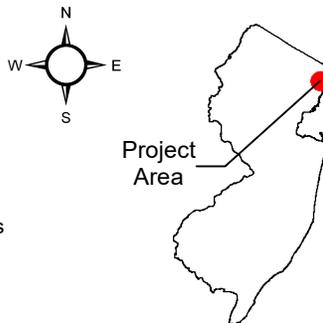
**Legend**

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

**SOILS LIST:**

- BouC - Boonton-Urban land complex, 8 to 15 percent slopes
- BouD - Boonton-Urban land complex, 15 to 25 percent slopes
- DuuC - Dunellen-Urban land complex, 8 to 15 percent slopes
- UdWB - Udorthents, wet substratum, 0 to 8 percent slopes
- UdWuB - Udorthents, wet substratum-Urban land complex
- UR - Urban land

Sources: Soil Survey Geographic (SSURGO) Database for Bergen County, New Jersey, U.S. Department of Agriculture, Natural Resources Conservation Service, Fort Worth, Texas, November 2013. 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.



**Figure 4**  
**SSURGO Soils Map**  
**Proposed Diversion Area**

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

ASGECI Project # 4241

600



Feet



**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



## United States Department of the Interior

FISH AND WILDLIFE SERVICE  
New Jersey Ecological Services Field Office  
4 E. Jimmie Leeds Road, Suite 4  
Galloway, NJ 08205  
Phone: (609) 646-9310 Fax: (609) 646-0352



<http://www.fws.gov/northeast/njfieldoffice/Endangered/consultation.html>

In Reply Refer To:

June 07, 2019

Consultation Code: 05E2NJ00-2019-SLI-1275

Event Code: 05E2NJ00-2019-E-02756

Project Name: PSE&G Teaneck

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species that may occur in your proposed action area and/or may be affected by your proposed project. This species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under Section 7(c) of the Endangered Species Act (ESA) of 1973, as amended (16 U.S.C. 1531 *et seq.*)

If the enclosed list indicates that any listed species may be present in your action area, please visit the New Jersey Field Office consultation web page as the next step in evaluating potential project impacts: <http://www.fws.gov/northeast/njfieldoffice/Endangered/consultation.html>

On the New Jersey Field Office consultation web page you will find:

- habitat descriptions, survey protocols, and recommended best management practices for listed species;
- recommended procedures for submitting information to this office; and
- links to other Federal and State agencies, the Section 7 Consultation Handbook, the Service's wind energy guidelines, communication tower recommendations, the National Bald Eagle Management Guidelines, and other resources and recommendations for protecting wildlife resources.

The enclosed list may change as new information about listed species becomes available. As per Federal regulations at 50 CFR 402.12(e), the enclosed list is only valid for 90 days. Please return to the ECOS-IPaC website at regular intervals during project planning and implementation to obtain an updated species list. When using ECOS-IPaC, be careful about drawing the boundary of your Project Location. Remember that your action area under the ESA is not limited to just the footprint of the project. The action area also includes all areas that may be indirectly affected

through impacts such as noise, visual disturbance, erosion, sedimentation, hydrologic change, chemical exposure, reduced availability or access to food resources, barriers to movement, increased human intrusions or access, and all areas affected by reasonably foreseeable future that would not occur without ("but for") the project that is currently being proposed.

We appreciate your concern for threatened and endangered species. The Service encourages Federal and non-Federal project proponents to consider listed, proposed, and candidate species early in the planning process. Feel free to contact this office if you would like more information or assistance evaluating potential project impacts to federally listed species or other wildlife resources. Please include the Consultation Tracking Number in the header of this letter with any correspondence about your project.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

## **Official Species List**

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**New Jersey Ecological Services Field Office**  
4 E. Jimmie Leeds Road, Suite 4  
Galloway, NJ 08205  
(609) 646-9310

## Project Summary

Consultation Code: 05E2NJ00-2019-SLI-1275

Event Code: 05E2NJ00-2019-E-02756

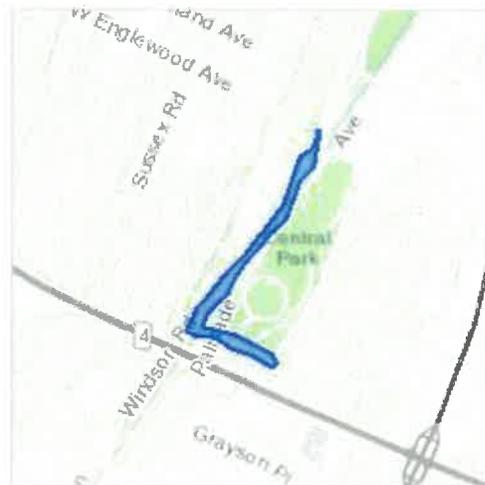
Project Name: PSE&G Teaneck

Project Type: TRANSMISSION LINE

Project Description: Utility Line Replacement

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/40.89777339377611N74.01117109841479W>



Counties: Bergen, NJ

## Endangered Species Act Species

There is a total of 0 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

### Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

## **USFWS National Wildlife Refuge Lands And Fish Hatcheries**

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

## Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<b>Bald Eagle <i>Haliaeetus leucocephalus</i></b> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Oct 15 to Aug 31
<b>Black Skimmer <i>Rynchops niger</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/5234">https://ecos.fws.gov/ecp/species/5234</a>	Breeds May 20 to Sep 15

NAME	BREEDING SEASON
<b>Black-billed Cuckoo</b> <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9399">https://ecos.fws.gov/ecp/species/9399</a>	Breeds May 15 to Oct 10
<b>Bobolink</b> <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
<b>Buff-breasted Sandpiper</b> <i>Calidris subruficollis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9488">https://ecos.fws.gov/ecp/species/9488</a>	Breeds elsewhere
<b>Canada Warbler</b> <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
<b>Cerulean Warbler</b> <i>Dendroica cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/2974">https://ecos.fws.gov/ecp/species/2974</a>	Breeds Apr 29 to Jul 20
<b>Eastern Whip-poor-will</b> <i>Antrostomus vociferus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
<b>Kentucky Warbler</b> <i>Oporornis formosus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 20
<b>Lesser Yellowlegs</b> <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9679">https://ecos.fws.gov/ecp/species/9679</a>	Breeds elsewhere
<b>Nelson's Sparrow</b> <i>Ammodramus nelsoni</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 15 to Sep 5
<b>Prairie Warbler</b> <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
<b>Red-headed Woodpecker</b> <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10

NAME	BREEDING SEASON
<b>Red-throated Loon <i>Gavia stellata</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
<b>Rusty Blackbird <i>Euphagus carolinus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
<b>Semipalmated Sandpiper <i>Calidris pusilla</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
<b>Short-billed Dowitcher <i>Limnodromus griseus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ccp/species/9480">https://ecos.fws.gov/ccp/species/9480</a>	Breeds elsewhere
<b>Snowy Owl <i>Bubo scandiacus</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds elsewhere
<b>Wood Thrush <i>Hylocichla mustelina</i></b> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

## Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

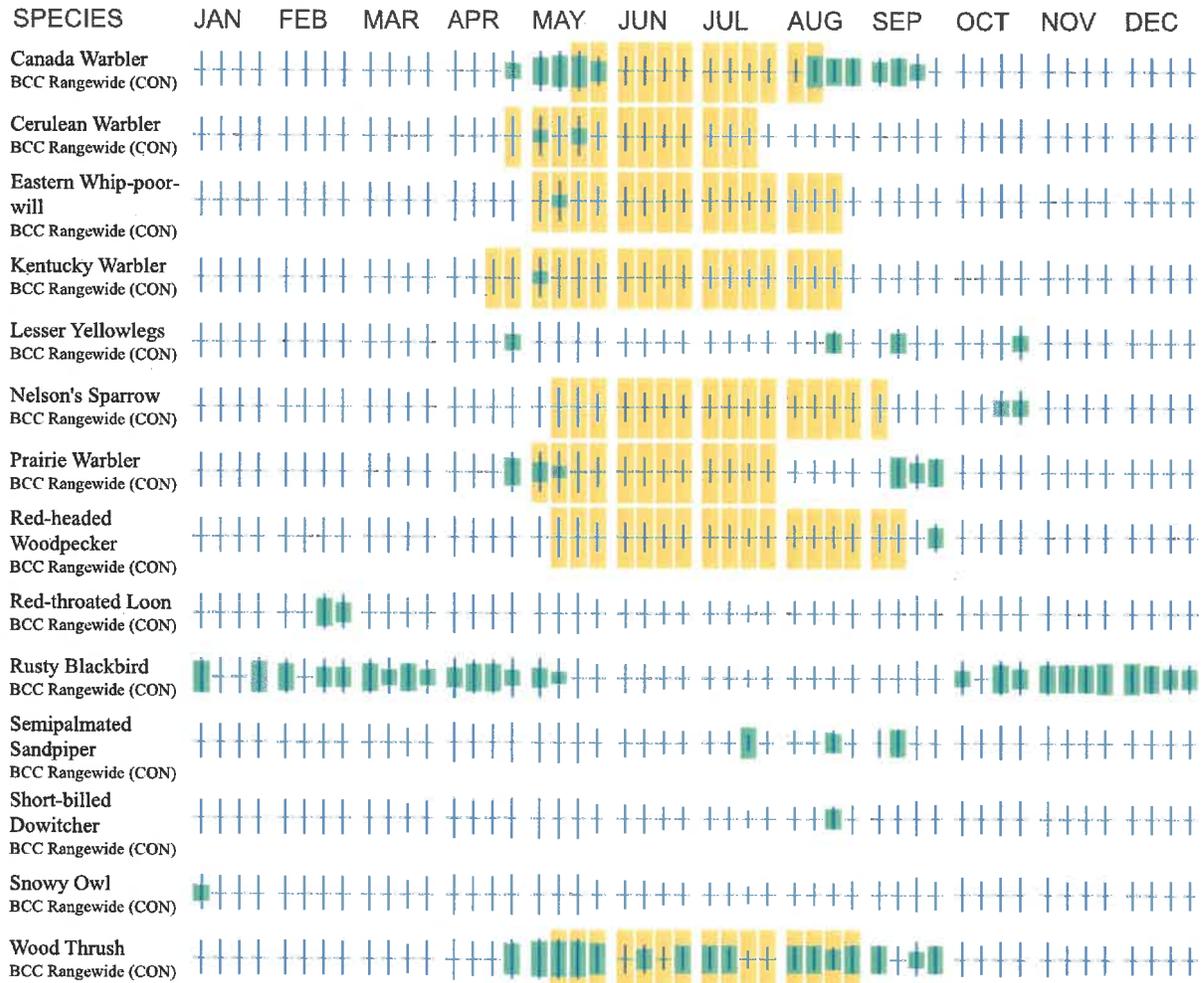
### Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee





Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

**Migratory Birds FAQ**

**Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.**

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

**What does IPaC use to generate the migratory birds potentially occurring in my specified location?**

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

**What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?**

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

**How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?**

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your

project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

### **What are the levels of concern for migratory birds?**

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

### **Details about birds that are potentially affected by offshore projects**

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

### **What if I have eagles on my list?**

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

### **Proper Interpretation and Use of Your Migratory Bird Report**

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that

overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the “no data” indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ “Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds” at the bottom of your migratory bird trust resources page.

## Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

### RIVERINE

- [RSUBH](#)

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 II:**

**LAND VALUATION FORMS  
(Appraisals included in Appendix A)**

Green Acres Program  
 State House Commission Pre-Application  
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ATTACHMENT II: LAND VALUATION FORMS  
 DIVERTED/DISPOSAL PARCEL(S)

Please fill out each section completely. If any section is left blank, the form will not be reviewed. If a section is not applicable to the application please indicate "Not Applicable" or "N/A". A minimum of three comparable sales for the diverted/disposal parcel(s) will need to be provided.

\*\*\*If additional space is needed to adequately describe the parcel please use a separate page.\*\*\*

1. Parcel Information

Block(s) 4701, 4901 | 4702 | 4704  
 Lot(s) 1+2, 1 | 1 | 1  
 Acreage (by lot) 5.08 acres | 39 acres | 1.35 acres  
 Vacant  Improved\*

\*If improved please describe all improvements on a separate page.

2. Zoning

Primary permitted uses R-S Residential Single Family  
 Minimum lot size 7,500 SF

3. Interest

Fee  Easement  Fee and easement   
 Type of easement Permanent Utility Easement  
 Temporary easement  Permanent easement

4. Environmental Constraints (list individual acreage encumbered by each constraint)

Wetlands	<u>0</u> ac.	C1 Streams	<u>0</u> ac.
Tidelands	<u>0</u> ac.	Steep Slopes	<u>0</u> ac.
Other	<u>0</u> ac.	Other	<u>0</u> ac.

5. Physical Constraints

Legal access Yes-Roadways  
 Landlocked No

6. Value Information

Assessed Value \$6,443,700 (combined) Director's Ratio 90.27%

7. Estimated Market Value

Intended Use \$165,000 for the Easement Value Total  
 Highest and best use Residential Development

8. Tax Assessor Certification - I hereby certify that the information provided in this Land Valuation Form for both the Diverted/Disposal Parcel(s) is true and accurate.

N/A

\_\_\_\_\_  
 Prepared by Tax Assessor (print name)

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N/A

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

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9. Comparable Sales

SALE #1

Date of Sale: 10/3/2018\_\_\_\_\_ Book: Not yet recorded Page: Not yet recorded  
Location: \_\_\_\_\_ 186 Riveredge Road Tenafly, Bergen County, NJ \_\_\_\_\_  
Block: 305\_\_\_\_\_ Lot: 7 \_\_\_\_\_  
Grantor: G.E. Steinhart c/o Doris Steinhart \_\_\_\_\_  
Grantee: Lina Gomez \_\_\_\_\_  
Lot Size: .22 Acres \_\_\_\_\_  
Sales Price: \$452,500 (\$461,500 Effective Sale Price including demo costs) \_\_\_\_\_  
Unit Value: \$461,500 / Lot \_\_\_\_\_  
Zoning: R-10 \_\_\_\_\_  
Highest & Best Use: Single Family Residential Development \_\_\_\_\_  
Verification: Yes \_\_\_\_\_

SALE #2

Date of Sale: 4/24/2017\_\_\_\_\_ Book: 2618\_\_\_\_\_ Page: 861 \_\_\_\_\_  
Location: 162 Meadow Lane, Paramus, Bergen County, NJ \_\_\_\_\_  
Block: 1309\_\_\_\_\_ Lot: 5 \_\_\_\_\_  
Grantor: John Grater Jr. \_\_\_\_\_  
Grantee: 162 Meadow, LLC \_\_\_\_\_  
Lot Size: 0.24 Acres \_\_\_\_\_  
Sales Price: \$405,000 (\$415,500 Effective Sale Price including demo costs) \_\_\_\_\_  
Unit Value: \$415,500 / Lot \_\_\_\_\_  
Zoning: R-75 \_\_\_\_\_  
Highest & Best Use: Single Family Residential Development \_\_\_\_\_  
Verification: Yes \_\_\_\_\_

SALE #3

Date of Sale: 7/26/2016\_\_\_\_\_ Book: 2345\_\_\_\_\_ Page: 1483 \_\_\_\_\_  
Location: 1351 Somerset Road, Teaneck, Bergen County, NJ \_\_\_\_\_  
Block: 1716\_\_\_\_\_ Lot: 12 \_\_\_\_\_  
Grantor: Mobility Builders, LLC \_\_\_\_\_  
Grantee: State Development, LLC \_\_\_\_\_  
Lot Size: 0.17 Acres \_\_\_\_\_  
Sales Price: \$360,000 \_\_\_\_\_  
Unit Value: \$360,000 / Lot \_\_\_\_\_  
Zoning: R-2 \_\_\_\_\_  
Highest & Best Use: Single Family Residential Development \_\_\_\_\_  
Verification: Yes \_\_\_\_\_

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SALE #4

Date of Sale: 11/16/2015 \_\_\_\_\_ Book: 2120 \_\_\_\_\_ Page: 1843 \_\_\_\_\_

Location: 314 Rutland Avenue, Teaneck, Bergen County \_\_\_\_\_

Block: 2010 \_\_\_\_\_ Lot: 5 \_\_\_\_\_

Grantor: William & Ann Wilson \_\_\_\_\_

Grantee: Jeremy & Beth Stein \_\_\_\_\_

Lot Size: 0.17 Acres \_\_\_\_\_

Sales Price: \$440,000 (\$453,000 Effective Sale Price including demo costs) \_\_\_\_\_

Unit Value: \$453,000 / Lot \_\_\_\_\_

Zoning: R-S \_\_\_\_\_

Highest & Best Use: Single Family Residential Development \_\_\_\_\_

Verification: Yes \_\_\_\_\_

SALE #5

Date of Sale: 5/12/2015 \_\_\_\_\_ Book: 1947 \_\_\_\_\_ Page: 345 \_\_\_\_\_

Location: 282 Maitland Avenue, Teaneck, Bergen County, NJ \_\_\_\_\_

Block: 2007 \_\_\_\_\_ Lot: 10 \_\_\_\_\_

Grantor: Hyman Appleton \_\_\_\_\_

Grantee: Maitland Builders, LLC \_\_\_\_\_

Lot Size: 0.22 Acres \_\_\_\_\_

Sales Price: \$400,000 (\$418,700 Effective Sale Price including demo costs) \_\_\_\_\_

Unit Value: \$418,700 / Lot \_\_\_\_\_

Zoning: R-S \_\_\_\_\_

Highest & Best Use: Single Family Residential Development \_\_\_\_\_

Verification: Yes \_\_\_\_\_

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**ATTACHMENT III**

**COMPENSATION PROPOSAL  
(Tree Survey Report included in Appendix B)**

**Green Acres Program  
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**ATTACHMENT III: PRELIMINARY COMPENSATION PROPOSALS FOR MAJOR  
DISPOSALS OR DIVERSIONS OF PARKLAND**

**General Notes:**

- As part of the application process, applicants are required to submit a preliminary compensation proposal as part of the pre-application and a final compensation proposal as part of the final application. A preliminary compensation proposal is based on estimates of the value and size of the proposed disposal or diversion and proposed replacement land (if any). As part of the final compensation proposal, the applicant is required to adjust its proposal to take into account the appraised value of the diverted and replacement parcels, the actual surveyed acreage of these lands and any easements or other relevant encumbrances identified through the title search.
- Replacement land is required for certain types of disposals or diversions of parkland, and is generally the method of compensation preferred by the Department. However, in many cases, the applicant may choose between replacement land, monetary compensation or a combination of both. If replacement land is offered, it must be at least equivalent in acreage to the parkland to be disposed of or diverted. If an easement is proposed to be disposed of or diverted from parkland, the ratio of the replacement land to the affected parkland can be 1:1, with either a subsurface easement or fee land as replacement. All other disposals or diversions of parkland are subject to a minimum 2:1 (or higher) replacement land/parkland ratio. However, if the applicant chooses to mix monetary compensation and replacement land, it may offer 1:1 replacement land and make up the difference between the 1:1 land and the minimum 2:1 (or higher) compensation ratio with cash compensation.

This attachment summarizes the requirements of N.J.A.C. 7:36-26.10 and is intended to serve as guidance for the preparation of preliminary and final compensation proposals. Please check the box next to the applicable preliminary compensation proposal category or categories:

N/A

- 1. Minimum Compensation Ratios for Replacement Land (taken from Table 1 at NJAC 7:36-26.10(g))**

If the applicant chooses to offer replacement land as the method of compensation the following conditions apply:

- The proposed replacement land must be determined to be eligible pursuant to *N.J.A.C. 7:36-26.10(d)2i-iii*.
- If replacement land is offered, it must be at least equivalent in acreage to the parkland to be disposed of or diverted. (*N.J.A.C. 7:36-26.10(d)3*)
- The proposed replacement land shall be of reasonably equivalent or superior quality and have a market value that is equal to or greater than the parkland proposed for disposal or diversion. (*N.J.A.C. 7:36-26.10(d)5 and 6*)
- If the proposed replacement land is inadequate to meet the market value and quality requirements mentioned above, the Department shall require the applicant to supplement its proposal with additional compensation in excess of that which would otherwise be required under Table 1. (*N.J.A.C. 7:36-26.10(d)7*)
- The replacement lands shall be, to the extent possible, located in the same municipality in which the parkland proposed for disposal or diversion is located and shall not consist of land on which streets are shown on a subdivision plan as either

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offered for dedication or dedicated but not constructed. (*N.J.A.C. 7:36-26.10(d)8 and 9*)

- The proposed replacement land shall either be free of contamination by hazardous substances or shall be remediated to the Department's satisfaction prior to its dedication as parkland. (*N.J.A.C. 7:36-26.10(d)10*)
- The applicant is required to provide appraisals, surveys and title work for any proposed replacement land as part of the final application. (*N.J.A.C. 7:36-26.11(b)1, 2 and 3*) All technical reports must be prepared to the Department's specifications. In some circumstances, appraisal waivers may be available under *N.J.A.C. 7:36-26.10(l)*, if the applicant is willing to propose a higher compensation ratio than would otherwise be required.

The minimum acreage of the replacement land to be provided for a specific type of disposal or diversion of parkland shall be determined in accordance with the provisions outlined below or in Table 1 of *N.J.A.C. 7:36-26.10(g)*. (*N.J.A.C. 7:36-26.10(d)4*)

**Subsurface easements:**

Project Sponsor	Appraisals	Appraisal waiver	Notes:	Rule Citation:
Public	1:1	1:1	Applicant may offer either a surface easement to be used for recreation and conservation purposes or a fee simple interest in land.	<i>N.J.A.C. 7:36-26.10(i)1</i>
Private	2:1	4:1		

**Surface easements:**

Project Sponsor	Appraisals	Appraisal waiver	Notes:	Rule Citation:
Public	1:1	2:1	Applicant may offer either a surface easement to be used for recreation and conservation purposes or a fee simple interest in land.	<i>N.J.A.C. 7:36-26.10(i)1</i>
Private	4:1	6:1		

**Other Diversions and disposals:**

Project Sponsor	Appraisals	Appraisal waiver	Notes:	Rule Citation:
Public	2:1	3:1	- Appraisals must be submitted with the final application package, or; - An appraisal waiver must be obtained pursuant to <i>N.J.A.C. 7:36-26.10(l)</i> .	<i>N.J.A.C. 7:36-26.10(j)1i</i>
Private	4:1	6:1		<i>N.J.A.C. 7:36-26.10(j)1ii</i>

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**Legalization of past diversions and disposals:**

Project Sponsor	Appraisals	Appraisal waiver	Notes:	Rule Citation:
Public	5:1	10:1	- The Department may/can take mitigating circumstances into account when determining appropriate compensation ratios.	<i>N.J.A.C. 7:36-26.10(j)3ii</i>
Private	20:1	N/A	- An appraisal waiver cannot be obtained when legalizing a past "private" diversion or disposal.	<i>N.J.A.C. 7:36-26.10(j)3iv</i>

**Please also include the following information in the preliminary compensation proposal when choosing to offer replacement land as compensation:**

- Block(s) and lot(s) of any proposed replacement land(s) (*N.J.A.C. 7:36-26.10(d)1iv*); and
- The street address of the proposed replacement land(s), if available (*N.J.A.C. 7:36-26.10(d)1iii*); and
- The size of the proposed replacement land(s) in acres (for replacement land(s) larger than one acre) or square feet (for replacement land(s) smaller than one acre) (*N.J.A.C. 7:36-26.10(d)1iii and iv*); and
- A description of the proposed replacement land(s) (prepared by completing Section II of the Environmental Assessment, **Attachment I**, for each parcel) (*N.J.A.C. 7:36-26.10(d)1i*); and
- A description of the intended recreational and conservation use for the proposed replacement land(s) (*N.J.A.C. 7:36-26.10(d)1ii*); and
- Information sufficient for the Department to verify that the proposed replacement lands are eligible as replacement under *N.J.A.C. 7:36-26.10(d)2i-iii*; and
- A preliminary assessment report, prepared in accordance with the Technical Requirements for Site Remediation, *N.J.A.C. 7:26E*, for each proposed replacement parcel (*N.J.A.C. 7:36-26.9(d)5 and N.J.A.C. 7:36-26.10(d)10*); and

**2. Minimum Compensation Ratios for Monetary Compensation (taken from Table 1 at NJAC 7:36-26.10(g))**

If monetary compensation is the chosen method of compensation the following conditions apply:

- No county or municipal open space tax funds levied under *N.J.S.A. 40:12-15.1* through *15.9* or other dedicated recreation and conservation funding sources may be used as monetary compensation. (*N.J.A.C. 7:36-26.10(e)2*)
- The applicant must provide confirmation that any proposed monetary compensation for the disposal or diversion of parkland can be transferred to the Department immediately after approval of the application or deposited into a dedicated account to be used only for purposes consistent with the approval. (*N.J.A.C. 7:36-26.10(e)5i and ii*)
- If the applicant is proposing to provide a combination of monetary compensation and replacement land, the compensation proposal must offer at least a 1:1 ratio of replacement land to land diverted or disposed (*N.J.A.C. 7:36-26.10(d)3*).
- The Department can, at its discretion, require additional compensation to adequately compensate for impacts to surrounding parkland. (*N.J.A.C. 7:36-26.10(j)2iii*)

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- If an applicant is proposing monetary compensation for parkland improvements, the applicant shall not utilize the monies for improvements that were already budgeted and/or approved by the applicant; and must complete the parkland improvements within one year of the date of approval of the application. (*N.J.A.C. 7:36-26.10(k)1i and ii*)
- If an applicant is proposing monetary compensation for land acquisition, the applicant shall, at least 30 days prior to each acquisition of replacement land, submit to the Department all outstanding pre-application and final application requirements pertaining to the replacement land for Department review and approval. In addition all replacement land must be acquired within two years of the date of the approval of the application. (*N.J.A.C. 7:36-26.10(k)2ii and iii*)
- If parkland improvements or land acquisitions, as approved by the State House Commission, are not completed within the time frames specified above, the Department may, upon 30 days' written notice, require that the applicant remit to the Department the full amount of the approved monetary compensation for deposit in the GSPT Fund. (*N.J.A.C. 7:36-26.10(k)3*)

The minimum amount of monetary compensation to be provided for a specific type of disposal or diversion of parkland shall be determined in accordance with the provisions outlined below or in Table 1 of *N.J.A.C. 7:36-26.10(g)*. (*N.J.A.C. 7:36-26.10(e)1*)

**Subsurface easements:**

Project Sponsor	Parkland improvements	Land acquisition	Notes:	Rule Citation:
Public	2:1*	2:1*	*\$2,500.00 minimum, even if a lesser amount is determined utilizing the listed ratios.	<i>N.J.A.C. 7:36-26.10(i)2</i>
Private	10:1*	10:1*		

**Surface easements:**

Project Sponsor	Parkland improvements	Land acquisition	Notes:	Rule Citation:
Public	4:1*	4:1*	*\$2,500.00 minimum, even if a lesser amount is determined utilizing the listed ratios.	<i>N.J.A.C. 7:36-26.10(i)2</i>
Private	10:1*	10:1*		

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**Other diversions and disposals:**

Project Sponsor	Parkland improvements	Land acquisition	Notes:	Rule Citation:
Public	4:1**	4:1**	- The size of parkland to be diverted or disposed must be less than 5 acres and must comprise less than 5% of the total parkland parcel. - **\$5,000.00 minimum, even if a lesser amount is determined utilizing the listed ratios. - If the disposal or diversion is classified as "private" monetary compensation can only be used for land acquisition and not for parkland improvements	<i>N.J.A.C. 7:36-26.10(j)2i</i>
Private	N/A	10:1**		<i>N.J.A.C. 7:36-26.10(j)2ii</i> <i>N.J.A.C. 7:36-26.10(j)1iv</i>

**Legalization of past diversions and disposals:**

Project Sponsor	Parkland improvements	Land acquisition	Notes:	Rule Citation:
Public	N/A	10:1***	- The Department may/can take mitigating circumstances into account when determining appropriate compensation ratios. - For "public" diversions or disposals, compensation cannot include monetary compensation to be used for parkland improvements. - For "private" diversions or disposals, compensation cannot include monetary compensation to be used for parkland improvements nor can an appraisal waiver be obtained. - ***\$10,000.00 minimum, even if a lesser amount is determined utilizing the listed ratios.	<i>N.J.A.C. 7:36-26.10(j)3ii</i>
Private	N/A	20:1***		<i>N.J.A.C. 7:36-26.10(j)3iii</i> <i>N.J.A.C. 7:36-26.10(j)3iv</i> <i>N.J.A.C. 7:36-26.10(j)3v</i>

**At the time of the submittal of the preliminary compensation proposal, please also include in the proposal the following information when choosing to use monies for parkland improvements:**

- A detailed description of the type, cost, location and intended use of any proposed parkland improvements (*N.J.A.C. 7:36-26.10(e)3i*);
- Drawings or plans of the parkland improvements (*N.J.A.C. 7:36-26.10(e)3ii*);
- A timetable or schedule for construction and confirmation that the portion of the project being funded by the compensation will be completed within one year of SHC approval of the disposal or diversion (*N.J.A.C. 7:36-26.10(e)3iii* and *N.J.A.C. 7:36-26.10(k)1ii*).

**To the extent known at the time of the submittal of the preliminary compensation proposal, please also include in the proposal the following information when choosing to use monies for land acquisition:**

- Block(s) and lot(s) of any proposed replacement land(s) (*N.J.A.C. 7:36-26.10(d)1iv*);

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and

- The street address of the proposed replacement land(s), if available (*N.J.A.C. 7:36-26.10(d)1iii*); and
- The size of the proposed replacement land(s) in acres (for replacement land(s) larger than one acre) or square feet (for replacement land(s) smaller than one acre) (*N.J.A.C. 7:36-26.10(d)1iii and iv*); and
- A description of the proposed replacement land(s) (prepared by completing Section II of the Environmental Assessment, **Attachment I**, for each parcel) (*N.J.A.C. 7:36-26.10(d)1i*); and
- A description of the intended recreational and conservation use for the proposed replacement land(s) (*N.J.A.C. 7:36-26.10(d)1ii*); and
- Information sufficient for the Department to verify that the proposed replacement lands are eligible as replacement under *N.J.A.C. 7:36-26.10(d)2i-iii*; and
- A Preliminary Assessment Report, prepared in accordance with the Technical Requirements for Site Remediation, *N.J.A.C. 7:26E*, for each proposed replacement parcel (*N.J.A.C. 7:36-26.9(d)5 and N.J.A.C. 7:36-26.10(d)10*).

N/A

**3. Minimum Compensation Ratios for a combination of Replacement Land and Monetary Compensation**

If the applicant chooses to provide compensation through a combination of replacement land and monetary compensation the following conditions apply:

- In no case shall the acreage of the replacement land be less than the acreage of the parkland to be disposed of or diverted. The ratio of the replacement land to the parkland proposed to be disposed of or diverted shall be at least 1:1. (*N.J.A.C. 7:36-26.10(d)3*)
- Additional monetary compensation offered beyond the minimum acreage compensation ratio noted above, must be sufficient to compensate in full for any shortfalls in the market value or quality of the proposed replacement land. (*N.J.A.C. 7:36-26.10(d)7*)
- All conditions outlined above in the “Minimum Compensation Ratios for Replacement Land” and the “Minimum Compensation Ratios for Monetary Compensation” must also be adhered to when combining both replacement land and monies into the preliminary compensation proposal.

N/A

**4. Minimum Compensation for a Lease or Use Agreements**

If a lease or use agreement is determined by the Department to be a “Major Diversion under *N.J.A.C. 7:36-26.2(a) and (c)*, the following conditions apply to the lease or use agreement preliminary compensation proposal presented as part of the pre-application package:

- The compensation offered for a lease or use agreement must be determined, by the Department, to be fair and appropriate for the proposed activity. If it is determined to not be fair and appropriate, the Department shall specify the minimum amount of compensation that must be secured. (*N.J.A.C. 7:36-26.10(c)2i*)
- All payments, rentals or other consideration received by the applicant from the lease or agreement shall be used by the applicant for its operating, maintenance or capital

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Major Disposal/diversion**

expenses related to its funded parkland or to its recreation program as a whole.  
(*N.J.A.C. 7:36-26.10(c)2ii*)

N/A

**5. Minimum Compensation for a Loss of any Recreation or Conservation Facilities**

If a disposal or diversion, determined by the Department to be a "Major Disposal or Diversion" under *N.J.A.C. 7:36-26.2(a) and (c)*, will result in the loss of recreation or conservation facilities the following conditions apply to the preliminary compensation proposal presented as part of the pre-application package:

- The applicant is required to compensate for the loss of recreation or conservation facilities by providing replacement recreation and conservation facilities of reasonably equivalent usefulness, size, quality and location. The replacement facilities shall be in addition to any replacement land or monetary compensation proposed by the applicant. (*N.J.A.C. 7:36-26.10(c)3*)
- In order to determine if the replacement recreation and conservation facilities are of reasonably equivalent usefulness, size, quality and location, the applicant shall submit the information requested in *N.J.A.C. 7:36-26.10(e)3i - iii* with respect to the replacement of any of recreation or conservation facilities. (*N.J.A.C. 7:36-26.10(c)3*)

**6. Minimum Compensation for Tree Replacement**

If a disposal or diversion, determined by the Department to be a "Major Disposal or Diversion" under *N.J.A.C. 7:36-26.2(a) and (c)*, will result in the removal of any tree with a diameter at breast height greater than six inches or the clear cutting of greater than 0.50 acre of trees, the following conditions apply to the preliminary compensation proposal presented as part of the pre-application package:

- The applicant shall include in the preliminary compensation proposal a tree replacement plan prepared pursuant to *N.J.A.C. 7:36-26.10(c)4* or offer monetary compensation at least equal to the costs that would be incurred with respect to such planting of the replacement trees. (*N.J.A.C. 7:36-26.10(c)4*)
- Provide confirmation that any proposed monetary compensation for tree removal will be transferred to the Department immediately after approval of the application for disposal or diversion of parkland or that a tree replacement plan will be implemented within a one year period following approval of the application. (*N.J.A.C. 7:36-26.10(k)1ii*)

**Notes:**

The Department will use the information in the preliminary compensation proposal and the value statement required under *N.J.A.C. 7:36-26.9(d)4 and N.J.A.C. 7:36-26.9(d)5* to determine the amount of compensation due for the proposed disposal or diversion of parkland. (*N.J.A.C. 7:36-26.9(i) and N.J.A.C. 7:36-26.10(f)1*)

## **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 aerial easements totaling 0.9425 acres from the Township of Teaneck. The proposed easements will be located on portions of the following parcels:

- Block 4701 Lot 1 (Windsor Park): 0.2473 acres
- Block 4901 Lot 2 (Windsor Park): 0.5160 acres
- Block 4702 Lot 1 (Milton Votee Park): 0.0974 acres
- Block 4704 Lot 1 (Milton Votee Pak): 0.0818 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 3.77 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 3.77 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. (see Attachment 2 Land Valuation Forms and Appendix A – Appraisals). The total appraisal valuations for the four parcels are as follows:

- Newmark Knight Frank - \$165,000.00
- Mc Nerney & Associates, Inc. – \$291,100.00

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 \$2,300,000.00.

### **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 nine (9) 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 Report in Appendix B). 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 5,937.52 square inches. To compensate for this loss, it would require the planting of 447 three-inch dbh trees. The overall replacement cost for tree replacement is \$225,735.00. 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 will conduct an evaluation of the parks in the Township and prepare a plan for planting. 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. Therefore, the applicant, Township of Teaneck, is requesting that the Department accept as compensation for the removal of nine (9) trees in Windsor Park the amount of \$225,735.00. It is anticipated that this sum will be divided into tree planting services and monetary contribution. The break down of tree planting to monetary contribution is being negotiated between the Township of Teaneck and PSE&G. The exact breakdown will be included in the final compensation proposal.

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 IV**

**PERMIT/APPROVAL CHECKLIST**

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Major Disposal/diversion**

**ATTACHMENT IV: PERMIT/APPROVAL CHECKLIST**

This is a listing of any Federal, interstate, State and local approvals or permits required for the proposed project. Please include the application, permit, or docket number, the status of each permit or approval and the name and phone number of the contact at the Federal, interstate, State or local agency responsible for giving approval or permit issuance.

N/A  Federal Approvals/Permits: \_\_\_\_\_  
\_\_\_\_\_

N/A  Federal Consistency Determination: \_\_\_\_\_  
\_\_\_\_\_

N/A  Interstate Approvals/Permits: \_\_\_\_\_  
\_\_\_\_\_

N/A  County/Municipal Approvals: \_\_\_\_\_  
\_\_\_\_\_

**State Approvals/Permits**

N/A  CAFRA  
Exemption Request: \_\_\_\_\_  
Individual Permit: \_\_\_\_\_  
General Permit: \_\_\_\_\_  
Permit by Rule: \_\_\_\_\_

N/A  D&R Canal Commission Certificate: \_\_\_\_\_  
\_\_\_\_\_

N/A  Dam Safety Permit: \_\_\_\_\_  
\_\_\_\_\_

N/A  Freshwater Wetlands  
Exemption: \_\_\_\_\_  
Individual Permit: \_\_\_\_\_  
Transition Area Waiver: \_\_\_\_\_  
Letter of Interpretation: \_\_\_\_\_  
General Permit (specify #): \_\_\_\_\_  
Open Water Fill Permit: \_\_\_\_\_

N/A  Highlands  
Resource Area Determination: \_\_\_\_\_  
Preservation Area Approval: \_\_\_\_\_  
HPAA with Waiver: \_\_\_\_\_  
HPAA Emergency: \_\_\_\_\_  
Pre- Application: \_\_\_\_\_

**Green Acres Program  
State House Commission Pre-Application  
Local Parkland—Major Disposal/diversion**

N/A  Pinelands Certificate of Filing: \_\_\_\_\_  
\_\_\_\_\_

N/A  Stream Encroachment  
Waiver: \_\_\_\_\_  
Permit: \_\_\_\_\_

N/A  Tidal Wetlands (1970) Permit: \_\_\_\_\_  
\_\_\_\_\_

N/A  Tidelands (Riparian) Conveyance: \_\_\_\_\_  
\_\_\_\_\_

N/A  Upland Waterfront Development  
Residential: \_\_\_\_\_  
Commercial: \_\_\_\_\_

N/A  Water Quality Certificate: \_\_\_\_\_  
\_\_\_\_\_

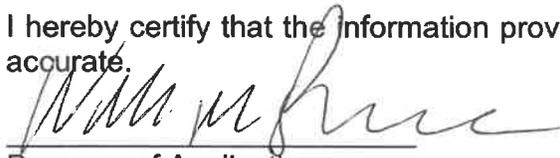
N/A  Waterfront Development Permit  
Individual: \_\_\_\_\_  
Commercial: \_\_\_\_\_

N/A  Jurisdictional Determination: \_\_\_\_\_  
\_\_\_\_\_

N/A  Permit Modification (Specify # & type)  
\_\_\_\_\_  
\_\_\_\_\_

N/A  Other: \_\_\_\_\_  
\_\_\_\_\_

I hereby certify that the information provided in this Permit/Approval Checklist is true and accurate.

  
Preparer of Application

6-11-19  
Date

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 V**

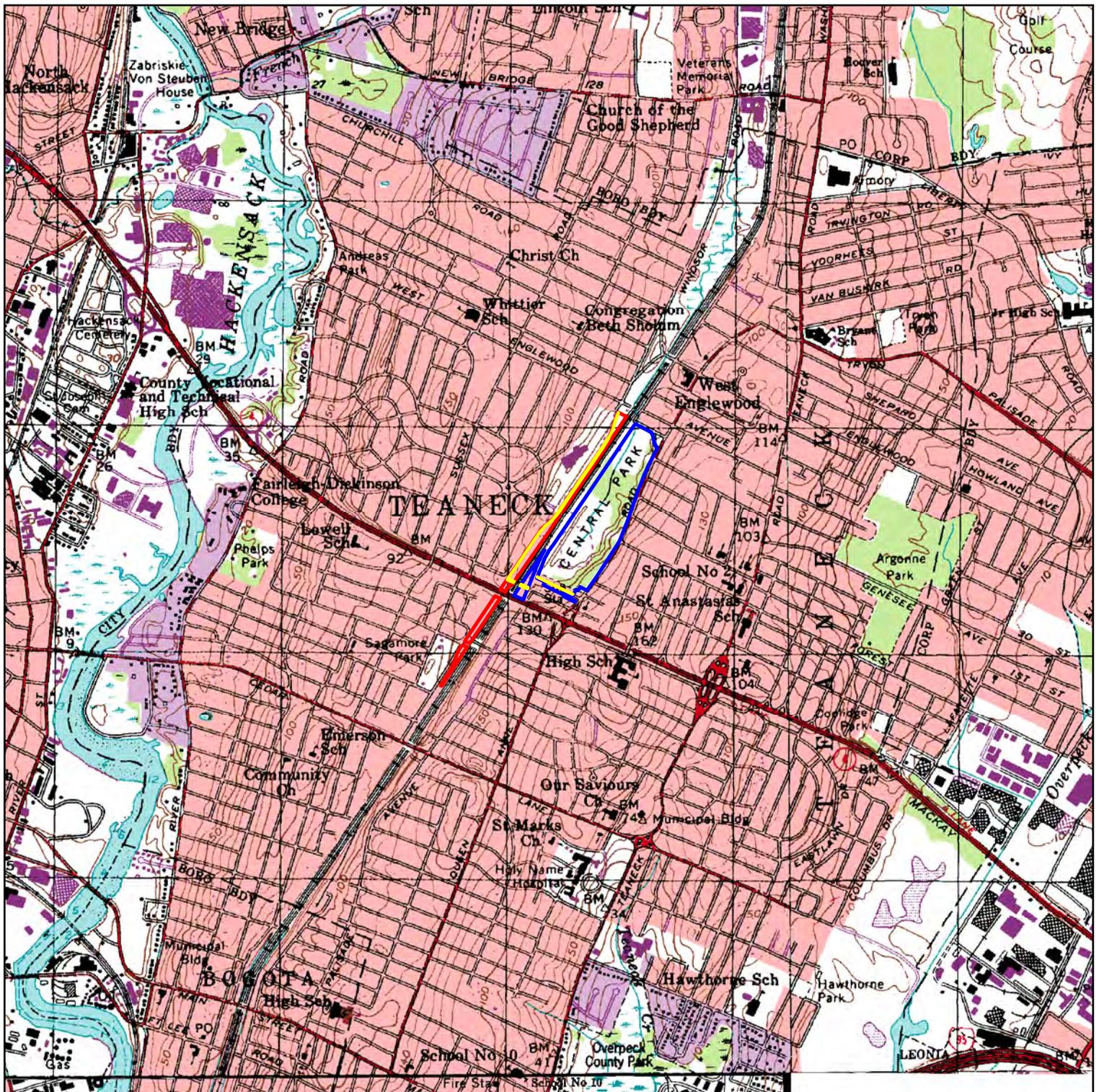
### **MAPS**

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

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

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

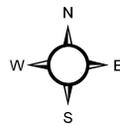
**Figure 4 – Aerial Site Map – Proposed Diversion Area**



**Legend**

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

PARK NAME	BLOCK	LOT	PARCEL	DIVERSION
Milton Votée Park	4702	1	39.48 acres	0.0974 acres
Milton Votée Park	4703	2	0.07 acres	0.0000 acres
Milton Votée 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

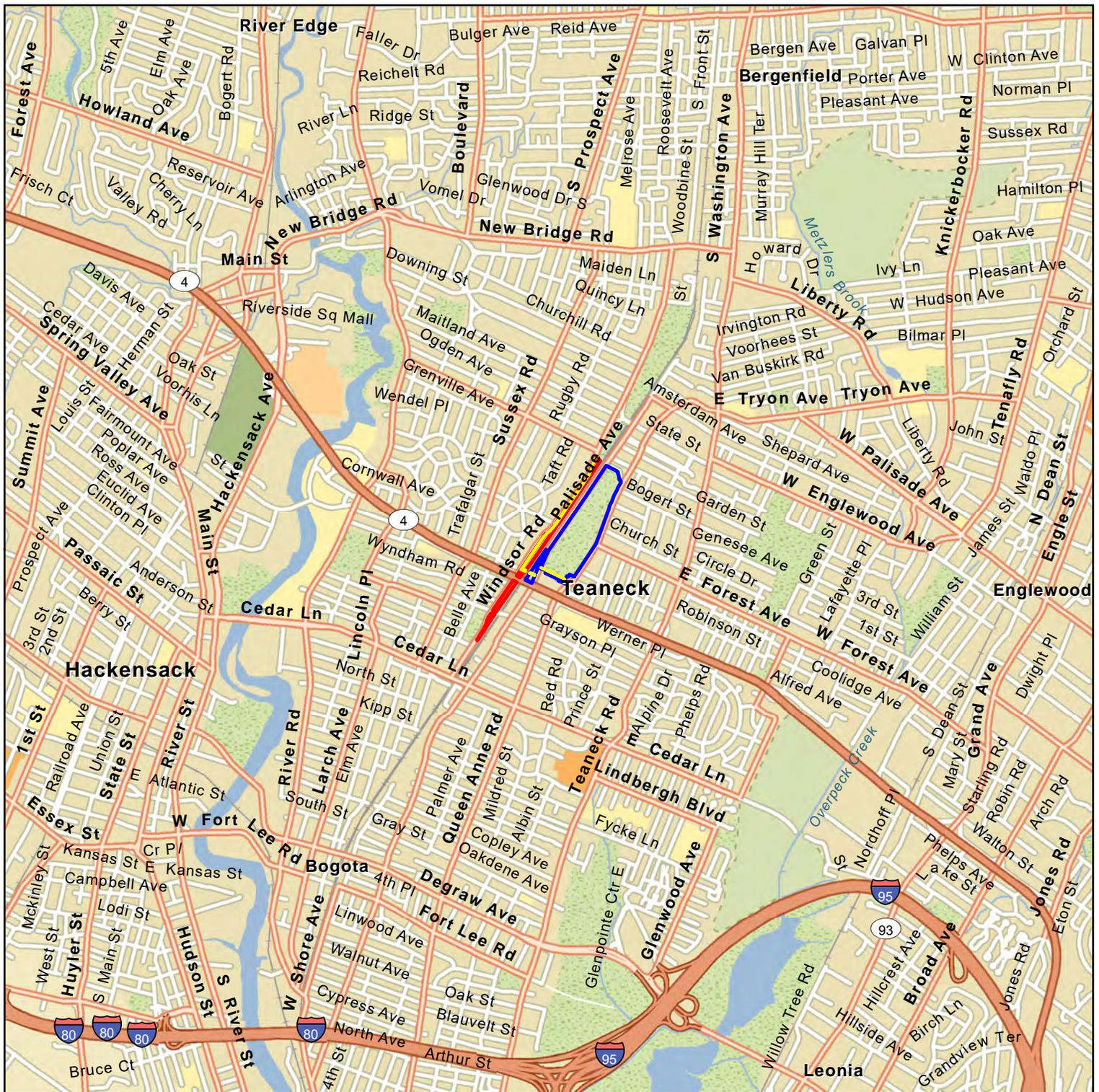
ASGECI Project # 4241

2,000



Feet



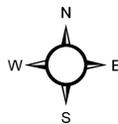


**Legend**

-  Proposed Diversion Area
-  Milton 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: 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



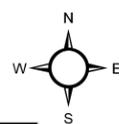




**Legend**

-  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	0.0974 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

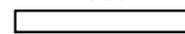


**Figure 4**  
**Aerial Site Map**  
**Proposed Diversion Area**

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.

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 VI**

**REFERENCE MAP – NOT APPLICABLE**

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**

**CONFIRMATION OF SCOPING HEARING**

## PUBLIC SCOPING 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 0.9425 acres. The diversion will include portions of the following lots:

- Milton Votee Park (Block 4704, Lot 1) consisting of 0.0818 acres (3,563 SF) between Palisade Avenue and the Conrail Railroad tracks,
- Milton Votee Park (Block 4702, Lot 1) consisting of 0.0974 acre (4,243 SF) along Colonial Court,
- Windsor Park (Block 4701, Lot 1) consisting of 0.2473 acre (10,772 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 0.516 acre (22,476 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. For more information, go to the Municipal website at <https://www.teanecknj.gov>.

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.

All interested parties are invited to attend and participate in the scoping hearing. Written comments on the diversion request may be directed to Dean B. Kazinci, Township Manager, at 201-837-1600 ext. 1002 or by mail at 818 Teaneck Road, Teaneck, NJ 07666. 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 scoping hearing or until February 15, 2019.



STATE OF NEW JERSEY  
COUNTY OF PASSAIC SS:

*Diana Guerra*

Of full age, being duly sworn according to law, on his/her oath says that he/she is employed at North Jersey Media Group publisher of the The Record. Included herewith is a true copy of the notice that was published on the following date(s):

12/23/18

in The Record, a newspaper of general circulation and published in Hackensack, in the County of Bergen and circulated in Bergen, Passaic, Hudson, Morris and Essex Counties. Said newspaper is published seven days a week.

Subscribed and sworn before me this 23 day of December, 2018 at Woodland Park, NJ.

*K. Marano*  
A Notary Public of New Jersey



**PUBLIC SCOPING 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 0.9425 acres. The diversion will include portions of the following lots:

- Milton Votee Park (Block 4704, Lot 1) consisting of 0.0818 acres (3,563 SF) between Palisade Avenue and the Conrail Railroad tracks.
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- Windsor Park (Block 4701, Lot 1) consisting of 0.2473 acre (10,772 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 0.516 acre (22,476 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. For more information, go to the Municipal website at <https://www.teanecknj.gov>.

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Public comment on this diversion request will be accepted during the scoping hearing or until February 15, 2019.

The Record December 23, 2018

Fee:\$58.50 (78) 4308192

Ad Number: 0004309422



Ad Order Number  
0004309422

STATE OF NEW JERSEY  
COUNTY OF PASSAIC SS:

*Sara Green*

Of full age, being duly sworn according to law, on his/her oath says that he/she is employed at North Jersey Media Group publisher of the The Record. Included herewith is a true copy of the notice that was published on the following date(s):

1/15/19

in The Record, a newspaper of general circulation and published in Hackensack, in the County of Bergen and circulated in Bergen, Passaic, Hudson, Morris and Essex Counties. Said newspaper is published seven days a week.

Subscribed and sworn before me this 15 day of January, 2019 at Woodland Park, NJ.

*K. Marano*  
A Notary Public of New Jersey



**PUBLIC SCOPING 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 0.9425 acres. The diversion will include portions of the following lots:

- Milton Votee Park (Block 4704, Lot 1) consisting of 0.0818 acres (3,563 SF) between Palisade Avenue and the Conrail Railroad tracks.
- Milton Votee Park (Block 4702, Lot 1) consisting of 0.0974 acre (4,243 SF) along Colonial Court.
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- Windsor Park (Block 4901, Lot 2) consisting of 0.516 acre (22,476 SF) along the east side of Winsor 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 sub-station providing resiliency to the existing electrical grid and reliable electrical service to the citizens of Teaneck. For more information, go to the Municipal website at <https://www.teanecknj.gov>.

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.

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The Record January 15, 2019  
Fee: \$58.50 (96) 0004309422

## **PUBLIC SCOPING 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 0.9425 acres (parts of Block 4704, Lot 1; Block 4702, Lot 1; Block 4701, Lot 1; and Block 4901, Lot 2).

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. For more information, go to the Municipal website at <https://www.teanecknj.gov>.

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.

All interested parties are invited to attend and participate in the scoping hearing. Written comments on the diversion request may be directed to Dean B. Kazinci, Township Manager, at 201-837-1600 ext. 1002 or by mail at 818 Teaneck Road, Teaneck, NJ 07666. 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 scoping hearing or until February 15, 2019.

## PUBLIC SCOPING HEARING NOTICE

TAKE NOTICE that 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 0.9425 acres. The diversion will include portions of the following lots:

- Milton Votee Park (Block 4704, Lot 1) consisting of 0.0818 acres (3,563 SF) between Palisade Avenue and the Conrail Railroad tracks,
- Milton Votee Park (Block 4702, Lot 1) consisting of 0.0974 acre (4,243 SF) along Colonial Court,
- Windsor Park (Block 4701, Lot 1) consisting of 0.2473 acre (10,772 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 0.516 acre (22,476 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. For a map of the proposed diversion click here [www.teanecktownnj.iqm2.com/citizens/legalnotice.aspx](http://www.teanecktownnj.iqm2.com/citizens/legalnotice.aspx).

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 the Council Chambers at the Teaneck Municipal Building, 818 Teaneck Road, Teaneck, New Jersey 07666, on January 31, 2019 at 6:00 PM.

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Public comment on this diversion request will be accepted during the scoping hearing or until February 15, 2019.

December 31, 2018

Re: New Milford 69kV Network - Teaneck Substation Connection  
Milton Votee Park (Block 4704, Lot 1) - 0.0818 acre/3,563 SF,  
Milton Votee Park (Block 4702, Lot 1) - 0.0974 acre/4,243 SF,  
Windsor Park (Block 4701, Lot 1) - 0.2473 acre/10,772 SF,  
Windsor Park (Block 4901, Lot 2) - 0.516 acre/22,476 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 will hold a public hearing to obtain comments regarding its proposal to the NJDEP Green Acres Program, for the proposed major diversion of two parcels within Milton Votee Park and two parcels within Windsor Park owned by Teaneck Township. For more information, go to the Municipal website at <https://www.teanecknj.gov>.

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.

The scoping hearing will be held in the Council Chambers at the Teaneck Municipal Building, 818 Teaneck Road, Teaneck, New Jersey 07666, on January 31, 2019 at 6:00 PM. All interested parties are invited to attend and participate in the scoping 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 February 15, 2019.

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)

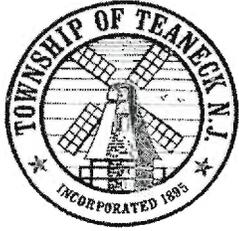
NJ Department of Environmental Protection  
Green Acres Program  
Bureau of Legal Services and Stewardship  
501 East State Street, 1<sup>st</sup> Floor  
Mail Code 501-01, P.O. Box 420  
Trenton, NJ 08625-0420  
(Att: Maude Snyder, Bergen County Steward)

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

Very truly yours,

Dean B. Kazinci

#4241



# Township of Teaneck

Tax Assessor Office  
818 Teaneck Road  
Teaneck, New Jersey 07666

Phone: (201) 837-1600 ext 1401  
email: [assessor@teanecknj.gov](mailto:assessor@teanecknj.gov)

Date: July 16, 2018

RE: Public Hearing Notification

I hereby certify that the attached list includes the names and addresses of all properties located within 200 feet of the property known as:

**Block: 4704 Lot: 1**

**Located at:** [Click here to enter text.](#)

Any omission and/or failure and/or error on the part of the person certifying the list shall not invalidate the certification any hearing, meeting or proceeding

Very truly yours,

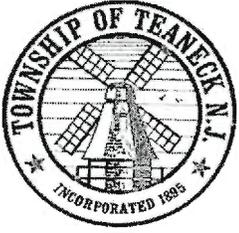
James R. Tighe, CTA  
Tax Assessor

OWNER & ADDRESS REPORT

TEANECK

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4703	1		4A	PUBLIC SERV ELEC & GAS 80 PARK PLACE NEWARK NJ 07100	1085 PALISADE AVE	
2401	1		5B	CONSOLIDATED RAIL CORP PO BOX 8538-230 PHILADELPHIA, PA. 19171	R.R. RIGHT OF WAY	
2401	1	X	5A	CONSOLIDATED RAIL CORP P O BOX 8538-230 PHILADELPHIA, PA 19171	R.R. RIGHT OF WAY	
4702	1		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1104 QUEEN ANNE RD	
4703	4		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1079 PALISADE AVE	
4701	1		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1101 WINDSOR RD	
2702	11		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	ROUTE 4 BUFFER	
2703	10		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	ROUTE 4 BUFFER	



# Township of Teaneck

Tax Assessor Office  
818 Teaneck Road  
Teaneck, New Jersey 07666

Phone: (201) 837-1600 ext 1401  
email: [assessor@teanecknj.gov](mailto:assessor@teanecknj.gov)

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Date: July 16, 2018

RE: Public Hearing Notification

I hereby certify that the attached list includes the names and addresses of all properties located within 200 feet of the property known as:

**Block: 4701 Lot: 1**

**Located at:** [Click here to enter text.](#)

Any omission and/or failure and/or error on the part of the person certifying the list shall not invalidate the certification any hearing, meeting or proceeding

Very truly yours,

James R. Tighe, CTA  
Tax Assessor

O W N E R & A D D R E S S R E P O R T

TEANECK

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2205	1		2	1153 ELP LLC 1184 TRAFALGAR ST TEANECK, NJ 07666	1153 E LAURELTON PKY	
2205	2		2	LEIDNER, ABRAHAM & SONDR 1157 E LAURELTON PKWY TEANECK, N.J. 07666	1157 E LAURELTON PKY	
2205	3		2	NADLER, YAAKOV & ORLY ELISHA 1163 E LAURELTON PKWY TEANECK, NJ 07666	1163 E LAURELTON PKY	
2205	4		2	GODIN, JOSEPH & KESSLER-GODIN, HILLARY 1167 E LAURELTON PKWY TEANECK, NJ 07666	1167 E LAURELTON PKY	
2205	5		2	MAZZEI, DALE E. 1171 E LAURELTON PKWY TEANECK NJ 07666	1171 E LAURELTON PKY	
2205	6		2	NEUMAN, MALKA 1175 E LAURELTON PKWY TEANECK, NJ 07666	1175 E LAURELTON PKY	
2205	7		2	SASSON, EHUD 1181 E LAURELTON PKWY TEANECK, NJ 07666	1181 E LAURELTON PKY	
2205	8		2	GILDIN, NORMAN B. & BARBARA S. 1193 E LAURELTON PKWY TEANECK NJ 07666	1193 E LAURELTON PKY	
2205	9		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1192 WINDSOR RD	
2205	10		2	LABIB, PHILIP & SYLVIA 1184 WINDSOR RD TEANECK, NJ 07666	1184 WINDSOR RD	
2205	11		2	REYNA, RAMON & YOCASTA 1176 WINDSOR RD TEANECK, NJ 07666	1176 WINDSOR RD	
2205	12		2	ROSS, MARC & PAMELA 1170 WINDSOR RD TEANECK, NJ 07666	1170 WINDSOR RD	
2205	13		2	THOMPSON, TIFFANY 1164 WINDSOR RD TEANECK, NJ 07666	1164 WINDSOR RD	
2205	14		2	ASA AWUKU, WINIFRED & ADU 1158 WINDSOR RD TEANECK, NJ 07666	1158 WINDSOR RD	
2205	15		2	ALFRED, FLOYD & PANDOHIE, TIMLOY 1152 WINDSOR RD TEANECK, NJ 07666	1152 WINDSOR RD	
2205	16		2	JALLOH, UMAR A & QUEE, FRANCES W, H/W 1144 WINDSOR RD TEANECK NJ 07666	1144 WINDSOR RD	
2206	1		2	PINKSTON, W.R. & MCLAIN, P. H/W 1132 WINDSOR RD TEANECK, NJ 07666	1132 WINDSOR RD	
2206	2		2	GROSS, JAY & AVIVA 1124 WINDSOR RD TEANECK NJ 07666	1124 WINDSOR RD	
2206	3		2	TRIVINO, JESSIE & NICANORA 1118 WINDSOR RD TEANECK, N.J. 07666	1118 WINDSOR RD	

OWNER & ADDRESS REPORT

TEANECK

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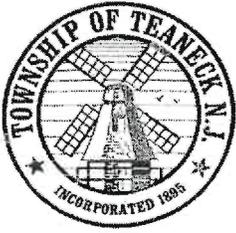
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2206	4		2	BAER, DANIEL P. & SHEILA 1112 WINDSOR RD TEANECK NJ 07666	1112 WINDSOR RD	
2206	5		2	MCFADDEN-ODOM, BRENDA 1106 WINDSOR RD TEANECK, NJ 07666	1106 WINDSOR RD	
2206	6		2	CHASAN, DAVID E. & CHARLOTTE 1100 WINDSOR RD TEANECK NJ 07666	1100 WINDSOR RD	
2206	7		2	LIBMAN, LYNN P TRSTE 659 BRIDGEWAY LANE NAPLES, FL 34108	1092 WINDSOR RD	
2206	8		2	COOPER, CARRIE 1060 WINDSOR RD TEANECK, NJ 07666	1060 WINDSOR RD	
2206	9		2	VALVERDE, FRANCISCA & SANTA 345 BILLINGTON RD TEANECK, NJ 07666	345 BILLINGTON RD	
2206	10		2	ANDREWS, BENJAMIN R & ENGRAM, CRYSTAL 31 PACIFIC ST BRIDGEPORT, CT 06604	357 BILLINGTON RD	
2206	11		2	LAVI, NIR & JENNIFER KRAMER 1079 MAGNOLIA ROAD TEANECK, NJ 07666	1079 MAGNOLIA RD	
2206	12		2	HOLTZ, SHALOM & MALLIN, LILLIAN 1085 MAGNOLIA ROAD TEANECK, NJ 07666	1085 MAGNOLIA RD	
2206	13		2	COHEN, MICHAEL 1091 MAGNOLIA RD TEANECK, N.J. 07666	1091 MAGNOLIA RD	
2206	14		2	KNIAZ, SHELLEY & DIAMOND, ELIEZER 1095 MAGNOLIA RD TEANECK, N.J. 07666	1095 MAGNOLIA RD	
2206	15		2	ENGEL, JEFFREY A & ALIZA N 1101 MAGNOLIA RD TEANECK, NJ 07666	1101 MAGNOLIA RD	
2206	16		2	JACOBI, SIMCHA F & LORI B.F. 1107 MAGNOLIA RD TEANECK, NJ 07666	1107 MAGNOLIA RD	
2206	17		2	BIELER, TZIVIA 1111 MAGNOLIA RD TEANECK, N.J. 07666	1111 MAGNOLIA RD	
2206	18		2	CHIRILLO, JAMES L. & LEVY, VALERIE H/W 1117 MAGNOLIA RD. TEANECK, N.J. 07666	1117 MAGNOLIA RD	
2206	19		2	ZELENETZ, ALAN N & BARBARA F 1123 MAGNOLIA ROAD TEANECK, NJ 07666	1123 MAGNOLIA RD	
2206	20		2	KRON, DAVID S. & RIVERA-KRON, CAROL A. 1127 MAGNOLIA RD TEANECK NJ 07666	1127 MAGNOLIA RD	
2206	21		2	BIELER, JENNIFER & SHMUEL Y 1111 MAGNOLIA ROAD TEANECK, NJ 07666	1133 MAGNOLIA RD	
2211	1		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	374 BILLINGTON RD	

OWNER & ADDRESS REPORT

TEANECK

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
2211	4		2	VILLAMARIA, JOSE L. & TERESITAS. 358 BILLINGTON RD TEANECK NJ 07666	358 BILLINGTON RD	
2211	5		2	GARCIA, ISRAEL A & MARIA C 352 BILLINGTON RD TEANECK, NJ 07666	352 BILLINGTON RD	
2211	6		2	PITTMAN, REGINALD L. & HELEN C. 346 BILLINGTON RD TEANECK NJ 07666	346 BILLINGTON RD	
2401	1		5B	CONSOLIDATED RAIL CORP PO BOX 8538-230 PHILADELPHIA, PA. 19171	R.R. RIGHT OF WAY	
2401	1	X	5A	CONSOLIDATED RAIL CORP. P O BOX 8538-230 PHILADELPHIA, PA 19171	R.R. RIGHT OF WAY	
4901	2		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1355 WINDSOR RD	
4704	1		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1086 PALISADE AVE	



# Township of Teaneck

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Phone: (201) 837-1600 ext 1401  
email: [assessor@teanecknj.gov](mailto:assessor@teanecknj.gov)

Date: July 16, 2018

RE: Public Hearing Notification

I hereby certify that the attached list includes the names and addresses of all properties located within 200 feet of the property known as:

**Block: 4702 Lot: 1**

**Located at:** [Click here to enter text.](#)

Any omission and/or failure and/or error on the part of the person certifying the list shall not invalidate the certification any hearing, meeting or proceeding

Very truly yours,

James R. Tighe, CTA  
Tax Assessor

OWNER & ADDRESS REPORT

TEANECK

07/16/18 Page 1 of 5

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4702	2		2	LORA, RUBEN 1100 QUEEN ANNE ROAD TEANECK, N J 07666	1100 QUEEN ANNE RD	
4702	3		2	OPPONG, DENNIS 1096 QUEEN ANNE RD TEANECK, NJ 07666	1096 QUEEN ANNE RD	
4702	4		2	ESTOESTA, SUNSHINE 1090 QUEEN ANNE RD TEANECK, NJ 07666	1090 QUEEN ANNE RD	
4702	5		2	SCHWARTZ, YONAH 1088 QUEEN ANNE ROAD TEANECK, NJ 07666	1088 QUEEN ANNE RD	
4702	6		2	LESTER, ISAAC 239 COLONIAL COURT TEANECK NJ 07666	239 COLONIAL COURT	
4703	1		4A	PUBLIC SERV ELEC & GAS 60 PARK PLACE NEWARK NJ 07100	1085 PALISADE AVE	
4703	2		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK, N.J. 07666	1086 QUEEN ANNE RD	
4703	3		2	HOLLAND, EDWARD 1084 QUEEN ANNE RD TEANECK NJ 07666	1084 QUEEN ANNE RD	
4703	4		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1079 PALISADE AVE	
4813	15		15D	NJ GRACE BAPTIST CHURCH (GOOD NEWS) 1075 QUEEN ANNE ROAD TEANECK, NJ 07666	1075 QUEEN ANNE RD	
4813	16		2	CHARLES, ANTHONY 1085 QUEEN ANNE ROAD TEANECK, NJ 07666	1085 QUEEN ANNE RD	
4813	17		2	JONES, CHERYL 1089 QUEEN ANNE RD TEANECK, NJ 07666	1089 QUEEN ANNE RD	
4813	24		2	U & G GROUP LLC 2 BRIGHTON AVENUE #6 PASSAIC, NJ 07055	199 COLONIAL COURT	
4813	25		2	FERRALL, RICHARD & ANNA 205 COLONIAL COURT TEANECK NJ 07666	205 COLONIAL COURT	
4813	26		2	BALDICANAS, ARNULFO 1101 QUEEN ANNE RD TEANECK, NJ 07666	1101 QUEEN ANNE RD	
4813	27		2	PARMELEE, ROBERT & KIKKO O 1105 QUEEN ANNE RD TEANECK, NJ 07666	1105 QUEEN ANNE RD	
4813	28		2	LOVE-RHODES, ANTHONY 210 SELVAGE AVE TEANECK, NJ 07666	210 SELVAGE AVE	
4813	29		2	CINOTTI, RUTH 206 SELVAGE AVE TEANECK NJ 07666	206 SELVAGE AVE	
4813	30		2	MUNIZ, EUFRACIO R. & DENISE 200 SELVAGE AVE TEANECK NJ 07666	200 SELVAGE AVE	

OWNER & ADDRESS REPORT

TEANECK

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4801	15		2	GOODWIN, DARREN & TIFFANY 193 SELVAGE AVE TEANECK, NJ 07666	193 SELVAGE AVE	
4813	16		2	CHARLES, ANTHONY 1085 QUEEN ANNE ROAD TEANECK, NJ 07666	1085 QUEEN ANNE RD	
4813	17		2	JONES, CHERYL 1089 QUEEN ANNE RD TEANECK, NJ 07666	1089 QUEEN ANNE RD	
4813	18		2	SAMEK, JOANNA 208 COLONIAL COURT TEANECK, NJ 07666	208 COLONIAL COURT	
4813	19		2	LARA, CLAUURICE 204 COLONIAL CT TEANECK, NJ 07666	204 COLONIAL COURT	
4813	20		2	COOPERMAN, VIVIENNE 198 COLONIAL COURT TEANECK NJ 07666	198 COLONIAL COURT	
4813	21		2	DE VANNA, FREDERICK K 194 COLONIAL CT TEANECK, NJ 07666	194 COLONIAL COURT	
4813	22		2	STARK, DONALD & TUTTLE, NANCY 193 COLONIAL COURT TEANECK NJ 07666	193 COLONIAL COURT	
4813	23		2	OLUMESE, GODWIN & CAROLYN 195 COLONIAL CT TEANECK, NJ 07666	195 COLONIAL COURT	
4813	24		2	U & G GROUP LLC 2 BRIGHTON AVENUE #6 PASSAIC, NJ 07055	199 COLONIAL COURT	
4813	25		2	FERRALL, RICHARD & ANNA 205 COLONIAL COURT TEANECK NJ 07666	205 COLONIAL COURT	
4813	26		2	BALDICANAS, ARNULFO 1101 QUEEN ANNE RD TEANECK, NJ 07666	1101 QUEEN ANNE RD	
4813	27		2	PARMELEE, ROBERT & KIKKO O 1105 QUEEN ANNE RD TEANECK, NJ 07666	1105 QUEEN ANNE RD	
4813	28		2	LOVE-RHODES, ANTHONY 210 SELVAGE AVE TEANECK, NJ 07666	210 SELVAGE AVE	
4801	28.01		2	BERNATH, JASON S & SABRINA W 1183 QUEEN ANNE RD TEANECK, NJ 07666	1183 QUEEN ANNE RD	
4801	28.02		2	SHAIKH, RIYAZUDDIN&KHAN, SHEERIN M 186 WEST FOREST AVE TEANECK, NJ 07666	186 W FOREST AVE	
4902	1		4A	KROKUS, KEVIN 220 W ENGLEWOOD AVE TEANECK, NJ 07666	220 W ENGLEWOOD AVE	
4902	2		4A	BERGEN COUNTY EDUCATION ASSOC. 210 WEST ENGLEWOOD AVE. TEANECK, N.J. 07666	210 W ENGLEWOOD AVE	
4902	3		4A	MESHUGANA LLC 172 W ENGLEWOOD AVE TEANECK, NJ 07666	202 W ENGLEWOOD AVE	

O W N E R & A D D R E S S R E P O R T

TEANECK

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BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4902	4		4A	BERGER, GIL & RINA 7208 MONTRICO DR BOCA RATON, FL 33433	198-200 W ENGLEWOOD AVE	
4902	5		4A	CHOPSTIX HOLDINGS, LLC 172 WEST ENGLEWOOD AVE TEANECK, NJ 07666	192-194 W ENGLEWOOD AVE	
4902	6		4A	ESTHER REAL ESTATE HOLDING LLC 190 W ENGLEWOOD AVE TEANECK, NJ 07666	190 W ENGLEWOOD AVE	
4902	7		4A	ESH, LLC 172 W. ENGLEWOOD AVE TEANECK, NJ 07666	180-86 W ENGLEWOOD AVE	
4903	1		4A	174 WEST LLC 174 WEST ENGLEWOOD AVENUE TEANECK, NJ 07666	174-176 W ENGLEWOOD AVE	
4903	2		4A	CHOPSTIX HOLDINGS, LLC 172 WEST ENGLEWOOD AVE TEANECK, NJ 07666	172 W ENGLEWOOD AVE	
4903	3		4A	170 W ENGLEWD LLC C/O MOSHE ENGLEWD PO BOX 8058 PARAMUS, NJ 07653	170 W ENGLEWOOD AVE	
4903	4		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1350 QUEEN ANNE RD	
4904	1		2	EUSEBIO, ANNY 1326 LAUREL TERR TEANECK, NJ 07666	1326 LAUREL TERR	
4904	2		2	ESTRADA, KRISHNETT & CASANDRA 1344 LAUREL TERRACE TEANECK, NJ 07666	1344 LAUREL TERR	
4904	3		2	FORMICOLA, JOHN J 4 SGT BOLLINGER CT TAPPAN, NY 10983	1348 LAUREL TERR	
4904	8		4A	QAR 1351 LLC 26 KELBURN CT HAMBURG NJ 07419	1351 QUEEN ANNE RD	
4904	9		4A	SYMAN LLC 1345 QUEEN ANNE RD TEANECK, NJ 07666	1345 QUEEN ANNE RD	
4904	10		2	HORNE, THELMA E. & RICHARDS, MARLENE 621 MERLINS LANE HERNDON, VA 20170	1339 QUEEN ANNE RD	
4904	11		2	KENNEDY, WILLIAM H. & JESSICA J. 1325 QUEEN ANNE RD TEANECK, N.J. 07666	1325 QUEEN ANNE RD	
4904	12		2	FOSTER, TRACY & NADINE E 175 BOGERT ST TEANECK, NJ 07666	175 BOGERT ST	
4904	13		2	MOORE, RAYMOND & LYNETTE 173 BOGERT ST. TEANECK, N.J. 07666	173 BOGERT ST	
4904	14		2	LASSITER, CHRISTIAN B (ETAL) 171 BOGERT STREET TEANECK, NJ 07666	171 BOGERT ST	
4909	11		2	WOODARD, LEANDER & MEREDITH 164 BOGERT ST TEANECK NJ 07666	164 BOGERT ST	

OWNER & ADDRESS REPORT

TEANECK

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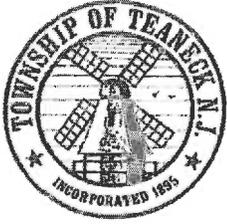
BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4909	12		2	DE CARLO-BURNS,LINDA 166 BOGERT ST TEANECK NJ 07666	166 BOGERT ST	
4909	13		2	SANTIAGO, AMY & LONDONO, DERRICK 1311 QUEEN ANNE RD TEANECK, NJ 07666	1311 QUEEN ANNE RD	
4909	14		2	PEARSON (ETAL), CHRISTOPHER 1303 QUEEN ANNE RD TEANECK, NJ 07666	1303 QUEEN ANNE RD	
4909	15		2	HARRIS,ALLEN E. 1291 QUEEN ANNE RD TEANECK NJ 07666	1291 QUEEN ANNE RD	
4909	16		2	MENDOZA, ALEJANDRO & LUZ M 173 EVERGREEN PL TEANECK, NJ 07666	173 EVERGREEN PLACE	
4909	17		2	NYLANDER,EMIL J.& HELEN 169 EVERGREEN PLACE TEANECK NJ 07666	169 EVERGREEN PLACE	
4909	18		2	GREENE, JEFF & ANDREA F 165 EVERGREEN PLACE TEANECK, NJ 07666	165 EVERGREEN PLACE	
4911	9		2	KU, DAILUN 178 PINWOOD PLACE TEANECK, NJ 07666	178 PINWOOD PL	
4911	10		2	POLICASTRO,JOSEPH & NICHOLS,WILLIAM 184 PINWOOD PLACE TEANECK,N.J. 07666	184 PINWOOD PL	
4911	11		2	ELDRIDGE,TERRENCE 186 PINWOOD PLACE TEANECK NJ 07666	186 PINWOOD PL	
4911	12		2	PERSAUD,HYMANCHAL & ANITA 146 OAK ST TEANECK NJ 07666	195 CHURCH ST	
4911	13		2	MARTINEZ, ZAIDA & PETER 189 CHURCH ST TENAECK, NJ 07666	189 CHURCH ST	
4911	14		2	MANCE,FREDERICK & WANDA 183 CHURCH ST TEANECK NJ 07666	183 CHURCH ST	
4912	7		2	DAVIS, HENRY 184 CHURCH ST TEANECK, NJ 07666	184 CHURCH ST	
4912	8		2	JPAT TEANECK LLC 525 ROUTE 73 NORTH STE218 MARLTON, NJ 08053	190 CHURCH ST	
4912	9		2	BRAXTON,LUKE V & YVETTE 194 CHURCH ST TEANECK, N.J. 07666	194 CHURCH ST	
4912	10		2	KARP,EILEEN A. 1201 QUEEN ANNE RD TEANECK NJ 07666	1201 QUEEN ANNE RD	
4912	11		2	MARTINEZ, PABLO PINA 189 W FOREST AVENUE TEANECK, NJ 07666	189 W FOREST AVE	
4910	4		15D	WILHELM PROPERTIES, INC 126 EVERGREEN PLACE TEANECK, N.J. 07666	EVERGREEN PL	

O W N E R & A D D R E S S R E P O R T

TEANECK

07/16/18 Page 5 of 5

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4910	5		2	LUGO, RYAN & AUDREY S. 174 EVERGREEN PL TEANECK, NJ 07666	174 EVERGREEN PLACE	
4910	6		2	COOK, WAYNE W & JANET M 178 EVERGREEN PLACE TEANECK NJ 07666	178 EVERGREEN PLACE	
4910	7		2	EHRENBERG, RACHEL & NAPHTALY 1265 QUEEN ANNE RD TEANECK, NJ 07666	1265 QUEEN ANNE RD	
4910	8		2	HOSKINS, ROBERT, JR & BLANCHE 183 PINWOOD PLACE TEANECK NJ 07666	183 PINWOOD PL	
4910	9		2	PANGBURN, EILEEN M. 175 PINWOOD PLACE TEANECK NJ 07666	175 PINWOOD PL	
2401	1		5B	CONSOLIDATED RAIL CORP PO BOX 8538-230 PHILADELPHIA, PA. 19171	R.R. RIGHT OF WAY	
2401	1	X	5A	CONSOLIDATED RAIL CORP. P O BOX 8538-230 PHILADELPHIA, PA 19171	R.R. RIGHT OF WAY	
4701	1		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1101 WINDSOR RD	
4704	1		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1086 PALISADE AVE	



# Township of Teaneck

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818 Teaneck Road  
Teaneck, New Jersey 07666

Phone: (201) 837-1600 ext 1401  
email: [assessor@teanecknj.gov](mailto:assessor@teanecknj.gov)

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Date: July 17, 2018

RE: Public Hearing Notification

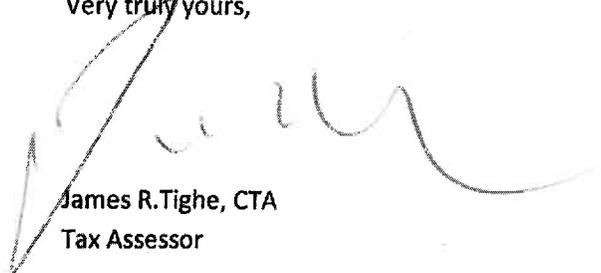
I hereby certify that the attached list includes the names and addresses of all properties located within 200 feet of the property known as:

**Block: 4901 Lot: 2**

**Located at: 1355 Windsor Rd**

Any omission and/or failure and/or error on the part of the person certifying the list shall not invalidate the certification any hearing, meeting or proceeding

Very truly yours,

  
James R. Tighe, CTA  
Tax Assessor

OWNER & ADDRESS REPORT

TEANECK

07/17/18 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
4902	1		4A	KRORUS, KEVIN 220 W ENGLEWOOD AVE TEANECK, NJ 07666	220 W ENGLEWOOD AVE	
4702	1		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1104 QUEEN ANNE RD	
2401	1		5B	CONSOLIDATED RAIL CORP PO BOX 8538-230 PHILADELPHIA, PA. 19171	R.R. RIGHT OF WAY	
2401	1	X	5A	CONSOLIDATED RAIL CORP. P O BOX 8538-230 PHILADELPHIA, PA 19171	R.R. RIGHT OF WAY	
4901	1		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1375 WINDSOR RD	
2105	5		15D	TEEMACH CONGREGTN DOVID INC 1340 SUSSEX RD TEANECK, NJ 07666	268 W ENGLEWOOD AVE	
2105	6		2	BUTLER, YALE B & BETTY R 258 W ENGLEWOOD AVE TEANECK, NJ 07666	258 W ENGLEWOOD AVE	
2105	19		2	DONATO, VINCENT F. & JEAN 1370 WINDSOR RD. TEANECK, N.J. 07666	1370 WINDSOR RD	
2105	7		15A	BOARD OF EDUCATION 1 MERRISON ST TEANECK NJ 07666	1300 WINDSOR RD	
2205	9		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1192 WINDSOR RD	
2205	10		2	LABIB, PHILIP & SYLVIA 1184 WINDSOR RD TEANECK, NJ 07666	1184 WINDSOR RD	
4701	1		15C	TOWNSHIP OF TEANECK MUNICIPAL BUILDING TEANECK NJ 07666	1101 WINDSOR RD	

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<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
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NJ Department of Environmental Protection  
Green Acres Program Att: Maude Snyder  
501 East State Street, Trenton, NJ, 08625-0420

City, State, ZIP+4®

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Postage	\$0.50	
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Maude Snyder  
501 East State Street, 1st Floor Mail  
Code 501-01, P.O. Box 420, Trenton, NJ  
08625-0420

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1163 E. LAURELTON PKWY,  
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Postage	\$0.50	
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VIVIENNE COPPERMAN  
198 COLONIAL COURT,  
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Postage	\$0.50	
Total Postage and Fee	\$6.70	

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UMAR JALLOH & FRANCES QUEE,  
H/W  
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TEANECK, NJ, 07666

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Postage	\$0.50	
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Total Postage and Fee	\$6.70	

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POLICASTRO  
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MARIA & ISRAEL GARCIA  
352 BILLINGTON RD.,  
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MALKA NEUMAN  
1175 E LAURELTON PKWY,  
TEANECK, NJ, 07666

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659 BRIDGEWAY LANE,  
NAPLES, FL, 34108

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LYNETTE & RAYMOND MOORE  
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LUKE & YVETTE BRAXTON  
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LORI & SIMCHA JACOBI  
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LINDA DE CARLO-BURNS  
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TEANECK, NJ, 07666

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LIQUAN MALLIN & SHALOM HOLTZ  
1085 MAGNOLIA ROAD,  
TEANECK, NJ, 07666

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KRISHNETT & CASANDRA STRADA  
1344 LAUREL TERRACE,  
TEANECK, NJ, 07666

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KEVIN KROKUS  
220 W. ENGLEWOOD AVE.,  
TEANECK, NJ, 07666

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MARLTON, NJ 08053

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JPAT TEANECK LLC  
525 ROUTE 73 NORTH STE 218,  
MARLTON, NJ, 08053

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TEANECK, NJ 07666

**OFFICIAL USE**

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Postmark Here

12/31/2018

JOSEPH KESSLER & HILLARY  
KESSLER-GODIN  
1167 E. LAURELTON PKWY,  
TEANECK, NJ, 07666

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**TEANECK, NJ 07666**

**OFFICIAL USE**

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Postmark Here

12/31/2018

Sent To  
**RAMON & YOCASTA REYNA**  
 1176 WINDSOR RD.,  
 TEANECK, NJ, 07666

Street and Apt. No.,  
 City, State, ZIP+4®

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**HAMBURG, NJ 07419**

**OFFICIAL USE**

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

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12/31/2018

Sent To  
**QAR 1351 LLC**  
 26 KELBURN CT,  
 HAMBURG, NJ, 07419

Street and Apt. No.,  
 City, State, ZIP+4®

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**NEWARK, NJ 07102**

**OFFICIAL USE**

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Postmark Here

12/31/2018

Sent To  
**PUBLIC SERV ELEC & GAS**  
 80 PARK PLACE,  
 NEWARK, NJ, 07100

Street and Apt. No.,  
 City, State, ZIP+4®

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**TEANECK, NJ 07666**

**OFFICIAL USE**

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Postmark Here

12/31/2018

Sent To  
**PHILIP & SYLVIA EABIS**  
 1184 WINDSOR RD.,  
 TEANECK, NJ, 07666

Street and Apt. No.,  
 City, State, ZIP+4®

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**TEANECK, NJ 07666**

**OFFICIAL USE**

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

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12/31/2018

Sent To  
**PETER & ZAIDA MARTINEZ**  
 189 CHURCH ST,  
 TEANECK, NJ, 07666

Street and Apt. No.,  
 City, State, ZIP+4®

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**TEANECK, NJ 07666**

**OFFICIAL USE**

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

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12/31/2018

Sent To  
**PAMELA & MARC ROSS**  
 1170 WINDSOR RD.,  
 TEANECK, NJ, 07666

Street and Apt. No.,  
 City, State, ZIP+4®

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**TEANECK, NJ 07666**

**OFFICIAL USE**

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

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12/31/2018

Sent To  
**PABLO PINA MARTINEZ**  
 189 W FOREST AVENUE,  
 TEANECK, NJ, 07666

Street and Apt. No.,  
 City, State, ZIP+4®

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Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

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12/31/2018

Sent To  
**NJ GRACE BAPTIST CHURCH (GOOD NEWS)**  
 1075 QUEEN ANNE ROAD,  
 TEANECK, NJ, 07666

Street and Apt. No.,  
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Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

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12/31/2018

Sent To  
**MICHAEL COHEN**  
 1091 MAGNOLIA RD.,  
 TEANECK, NJ, 07666

Street and Apt. No.,  
 City, State, ZIP+4®

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Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

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12/31/2018

Sent To  
**MESHUGANA LLC.**  
 172 W. ENGLEWOOD AVE.,  
 TEANECK, NJ, 07666

Street and Apt. No.,  
 City, State, ZIP+4®

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Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

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12/31/2018

Sent To  
**MEREDITH & LEANDER WOODARD**  
 164 BOGGERT ST.,  
 TEANECK, NJ, 07666

Street and Apt. No.,  
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**HERNDON, VA 20170**

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Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

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12/31/2018

Sent To  
**MARLENE RICHARDS & THELMA HORNE**  
 621 MERLINS LANE,  
 HERNDON, VA, 20170

Street and Apt. No.,  
 City, State, ZIP+4®

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TEANECK, NJ 07666

7018 0360 0002 2470 1766

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: SHELLEY KNIAZ & ELIEZER DIAMOND  
1095 MAGNOLIA RD.,  
TEANECK, NJ, 07666

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TEANECK, NJ 07666

7018 0360 0002 2470 1759

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: SHEERIN KHAN & RIYAZUDDIN SHAIKH  
186 WEST FOREST AVE.,  
TEANECK, NJ, 07666

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TEANECK, NJ 07666

7018 0360 0002 2470 1742

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: SANTA & FRANCISCA VALVERDE  
345 BILLINGTON RD.,  
TEANECK, NJ, 07666

12/31/2018

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TEANECK, NJ 07666

7018 0360 0002 2470 1735

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: SABRINA & JASON BERNATH  
1183 QUEEN ANNE RD.,  
TEANECK, NJ, 07666

12/31/2018

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7018 0360 0002 2470 1728

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: RYAN & AUDREY LUGO  
174 EVERGREEN PL.,  
TEANECK, NJ, 07666

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TEANECK, NJ 07666

7018 0360 0002 2470 1711

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: RUTH CINOTT  
206 SLEVAGE AVE.,  
TEANECK, NJ, 07666

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TEANECK, NJ 07666

7018 0360 0002 2470 1704

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: RUBEN LORA  
1100 QUEEN ANNE ROAD,  
TEANECK, NJ, 07666

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TEANECK, NJ 07666

7018 0360 0002 2470 1698

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: ROBERT & KIKKO PARMELEE  
1105 QUEEN ANNE RD.,  
TEANECK, NJ, 07666

12/31/2018

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TEANECK, NJ 07666

7018 0360 0002 2470 1674

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: ROBERT & BLANCHE HOSKINS  
183 PINWOOD PLACE,  
TEANECK, NJ, 07666

12/31/2018

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BOCA RATON, FL 33433

7018 0360 0002 2470 1667

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: RINA & GIL BERGER  
7208 MONTRICO DR.,  
BOCA RATON, FL, 33433

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TEANECK, NJ 07666

7018 0360 0002 2470 1650

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: RICHARD & ANNA FERRALL  
205 COLONIAL COURT,  
TEANECK, NJ, 07666

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TEANECK, NJ 07666

7018 0360 0002 2470 1643

Certified Mail Fee	\$3.45	1604
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	15
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	
Total Postage and Fees	\$6.70	

Sent To: REGINALD & HELEN PITTMAN  
346 BILLINGTON RD.,  
TEANECK, NJ, 07666

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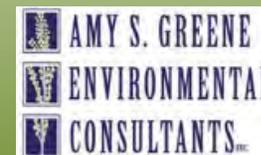
Name	Address	Phone Number	Plan To Comment?
Bob Daume	698 W. ENGLEWOOD	201-836-8979	?
Anna KURZ	417 <sup>TWP</sup> MAUTEAM	201-833-2041	?
CHRIS Lee	200 CEDAR LANE	732-543-5946	NO
David Chasman	1100 Windsor Rd	201-692-1884	Yes /
Claire Searans	1014 Haddon Pl	201 693 3144	<del>Yes</del> Don't know
Aptele G. J. Jr	49 Voorhees	201-370-4928	
Carel Otis	1008 Windsor Rd	201 836 1810	?



**PUBLIC SCOPING HEARING  
GREEN ACRES DIVERSION  
JANUARY 31, 2019**

**Teaneck Municipal Building**

**Proposed Diversion of 0.9425 Acres of Windsor Park and Milton  
Votee Park in the Township of Teaneck  
PSE&G's New Milford 69kV Network  
New Milford Substation to Teaneck Substation**



# REASON FOR THE SCOPING HEARING

- INTRODUCE THE PROPOSED PROJECT
- EXPLAIN THE GREEN ACRES PROCESS
- SOLICIT COMMENTS AND RECOMMENDATIONS

# PROJECT DESCRIPTION

- PSE&G owns overhead electric distribution lines adjacent to and within Windsor Park and Milton Votee Park, which delivers electric service to its customers in the Township of Teaneck.
- In order to meet existing and projected future electric needs in the region, PSE&G is required to increase its electric capacity and upgrade its utility infrastructure.
- Upgrades require existing utility poles to be replaced with new poles designed to carry additional distribution circuits.
- The new poles will require additional horizontal clearance to provide safety and security to the electric improvements and adjoining lands and will require three aerial easements from the Township of Teaneck





# PROJECT NEED

- 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. 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.

# GREEN ACRES PROPERTY

- Windsor Park and Milton Votee Park are active recreation and open space parks.
- **These parks will still be active recreation and open space parks after the project is completed.**
- These properties were acquired with the assistance of Green Acres funding which restricts their use to recreation and conservation purposes.
- The Township is proposing to address PSE&G's electric reliability need by providing aerial easements totaling 0.9425:
  - ❖ Block 4701 Lot 1 (Windsor Park): 0.2473 acres
  - ❖ Block 4901 Lot 2 (Windsor Park): 0.5160 acres
  - ❖ Block 4702 Lot 1 (Milton Votee Park): 0.0974 acres
  - ❖ Block 4704 Lot 1 (Milton Votee Pak): 0.0818 acre
- Only nine trees will need to be removed from Windsor Park to provide adequate aerial clearance to the lines.

# GREEN ACRES DIVERSION PROCESS

- Green Acres regulations require that the Township and PSE&G undertake the diversion process.
- Note that the diversion is only for the purpose of allowing PSE&G to do maintenance on the electric service lines. **These easement areas will continue to be used as parkland.**
- This Scoping Hearing is the first step in the diversion process
  - ❖ Purpose – to solicit preliminary public comment on PSE&G’s proposed diversion
  - ❖ Comments will be taken today, and will be accepted after the hearing
  - ❖ Teaneck and PSE&G will consider these comments in formulating its application to NJDEP
  - ❖ There will be a second public hearing at a later date.

# PROJECT BENEFIT

- In order to meet existing electric needs in the region, PSE&G is required to upgrade its utility infrastructure. These upgrades will increase both electric service reliability and system redundancy ensuring safe and reliable electric service to its customers in the Township of Teaneck. These upgrades will help minimize future service disruptions from large storm events similar to Super Storm Sandy.
- **The aerial easements will not change/impact public access, use or amenities of either park.**
- Compensation for the proposed aerial easements will support future improvements to the Township's Park and Open Space Program.

# ALTERNATIVE A – EXISTING ROAD CROSSINGS

- Not feasible to reroute existing distribution line along Windsor Road to the Teaneck Substation. Windsor Park completely cuts off all access to the Teaneck Substation from the west and State Highway Route 4 cuts off access from the south of the Substation.
- Not feasible to reroute distribution line from Windsor Road to Palisades Avenue due to the presence of existing 69kV electric service lines. Also installing two 69kV electric service lines on the same roadway is prohibited due to safety and reliability concerns.

**Legend**  
 Proposed Route  
 Existing Distribution Line



# ALTERNATIVE B – UNDERGROUND INSTALLATION

- Significant technical constraints
  - ❖ Physical space in roadway is limited
  - ❖ Load flow concerns
  - ❖ Additional equipment needs
  
- Cost prohibitive
  - ❖ Underground construction costs are typically 10x more than overhead

# ALTERNATIVE C – NO BUILD

- Greater impact to service reliability in the event of an incident that could lead to power outages.
- Increased chance of brown outs or black outs during extreme peak conditions.
- No Green Acres impact.

# ALTERNATIVE D – PREFERRED ALTERNATIVE

- Utilizes existing utility infrastructure that's currently in place.
- No additional poles or underground duct banks are required within easement areas.
- Avoids major traffic corridors. Minimal disruption to traffic where pole work is required within Windsor Park.
- Minimizes conflicts with other utilities.
- Majority of this alignment utilizes road right-of ways.

# COMPENSATION

- In accordance with the Green Acres Program Rules, Teaneck Township will be compensated for the proposed easement diversion and tree removal.
- This compensation may take the form of a monetary contribution, land donation or a combination of the two.
- The form and amount of compensation will be determined and presented to the public at the public hearing to be held at a later date.
- The compensation must be linked to improvements to parks and/or open space.
- Final compensation will be determined by the NJDEP Green Acres Program.

# Public Comment and Discussion

- Public comment on this diversion request will be accepted from now until February 15, 2019.
- Written comments on the diversion request may be directed to Dean Kazinci, Township Manager, or by mail at 818 Teaneck Road, Teaneck, NJ 07666.
- 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 Street, P.O. Box 420, Trenton, NJ 08625-0420.

# QUESTIONS?

1 PUBLIC SCOPING HEARING  
2 GREEN ACRES DIVERSION  
3 JANUARY 31, 2019

4 TRANSCRIPT OF PROCEEDING

5 PROPOSED DIVERSION OF  
6 .9425 ACRES OF WINDSOR  
7 PARK AND MILTON VOTEE  
8 PARK IN THE TOWNSHIP  
9 OF TEANECK

10 PSE&G'S NEW MILFORD  
11 69kV NETWORK

12 NEW MILFORD SUBSTATION  
13 TO TEANECK SUBSTATION

14 - - - - -

15 B E F O R E: FRANK BIELY, a Certified Court  
16 Reporter of the State of New Jersey, at the offices  
17 of Teaneck Municipal Building, 818 Teaneck Road,  
18 Teaneck, New Jersey on Thursday, January 31, 2019,  
19 commencing at 6 P.M., pursuant to Notice.  
20  
21

22 REPORTING SERVICES ARRANGED THROUGH  
23 SENTRY COURT REPORTING

24 &

25 LITIGATION SERVICES, LLC

100 Hanover Avenue, Suite 202

Cedar Knolls, New Jersey 07927

Phone: 1-973-359-8444 Fax: 1-973-359-1049

1 APPEARANCES

2

3 DEAN B. KAZINCI  
Township Manager

4

5 JOHN SHAHDANIAN, ESQ.  
Town Attorney, Teaneck

6

7 CHIESA, SHAHINIAN & GIANTOMASI, P.C.  
The Offices at Crystal Lake  
One Boland Drive  
West Orange, New Jersey 07052  
BY: JOHN G. VALERI, JR.  
Attorneys for PSE&G

8

9 FRANK DI GIACOMO  
Project Manager. PSE&G

10

11 JOE ACCARDI  
Senior Environmental Specialist, PSE&G

12

13 WILLIAM ROMAINE  
Senior Project Manager, Amy S. Greene  
Environmental Consultants

14

15 MICHAEL PATTERSON  
Lead Real Estate Representative, PSE&G

16

17 DONNETT VERLEY  
Public Affairs, PSE&G

18

19 JASON POSTORINO  
Public Affairs Specialist, PSE&G

20

21

22

23

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1 PUBLIC ATTENDEES

2

3 DAVID CHASAN

4

5 DON DAUME

6

7 ANNA KURZ

8

9 NATALIE H.

10

11 CAROL OTIS

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7 WILLIAM ROMAINE 9,15,  
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8

9 FRANK DI GIACOMO 24,27,  
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11 DAVID CHASAN 17,36

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13 DON DAUME 20,35

14

15 ANNA KURZ 21,34

16

17 NATALIE H. 31

18

19 CAROL OTIS 32

20

21

22

23

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25

1 MR. KAZINCI: Welcome, everyone. This

2 is the Public Scoping Hearing of the Green Acres

3 Diversion. The format tonight, what we're going to

4 do is I'm going to read a short statement, it will

5 be followed by a presentation by PSE&G, and then it

6 will be followed by a question period, and anyone

7 that wishes to comment, there will be a five minute

8 time limit on your questions, and we'll answer them

9 as best as we can. So let me start out by reading

10 my statement.

11 Good evening again. On behalf of the Township

12 Council, I'd like to welcome you to this evening's

13 Green Acres Scoping Hearing. My name is Dean

14 Kazinci, and I am the Township Manager of the

15 Township of Teaneck.

16 Pursuant to Section 7:36-26.8A of the New

17 Jersey Department of Environmental Protection Green

18 Acres Program Regulations, this Scoping Hearing is

19 being held prior to the submission of a

20 pre-application to the Green Acres Program for a

21 major diversion of park land.

22 The diversion consists of approximately 0.9425

23 acres of Windsor Park and Milton Votee Park in the

24 Township of Teaneck. The proposed diversion is part

25 of PSE&G's statewide 69kV upgrade to improve the

1 reliability of PSE&G's existing infrastructure.  
2 You'll hear more about the details about this  
3 diversion from PSE&G in a moment. As PSE&G will  
4 explain to you, this Scoping Hearing is the first  
5 step in the process and will be followed by another  
6 Public Meeting later in the process.

7 A record of this meeting is being prepared for  
8 submission to the New Jersey Department of  
9 Environmental Protection Green Acres Program.  
10 Sign-in sheets are available if you want your  
11 attendance to be part of the record, and they were  
12 right outside the door. If you wish to comment this  
13 evening on the proposed diversion, I think everyone  
14 checked the box as you signed in, then those are the  
15 sheets that were located at the front desk. So if  
16 you want to comment, please check the box on the  
17 sign-in sheet.

18 At the end of PSE&G's presentation, we will  
19 individually call those who registered to speak to  
20 the podium to deliver your questions or comments.  
21 This will ensure that each individual's comments are  
22 recorded accurately. Each speaker will have the  
23 opportunity to comment once for a period not to  
24 exceed five minutes.

25 I will ask all speakers to be mindful of the

1 recommendations from the public.

2 The project description, as you can see we  
3 have, you know, maps up for display. Currently  
4 right now PSE&G owns overhead electric utilities  
5 adjacent to Windsor Park and Milton Votee Park.  
6 It's obvious it delivers electric service to its  
7 customers and Teaneck Township. In order to meet  
8 existing and projected future electric needs in the  
9 region, PSE&G is required to increase the electric  
10 capacity and upgrade these utilities. Upgrade  
11 requires that the existing utility poles that you  
12 see now be replaced with new poles designed to carry  
13 additional distribution circuits or more capacity.  
14 The new poles will also require additional  
15 horizontal clearance to provide safety and security  
16 to the improvements and to the adjoining lands to  
17 which they're located and will require three aerial  
18 easements from the Township of Teaneck.

19 This is a map of the southern half of the  
20 project. And again, you can see them on that board  
21 over there. This map shows the easements which are  
22 in blue that we're proposing. The first one goes  
23 down Windsor Road, the other one as it crosses  
24 Windsor Park and Milton Votee Park, which connects  
25 Windsor Road with Palisades, and then eventually

1 stenographer to my right and speak slowly and in a  
2 loud voice.

3 As will be outlined by PSE&G, you may also  
4 submit written comments after the hearing on or  
5 before February 15, 2019.

6 I will now turn the presentation over to Joe  
7 Accardi, who represents PSE&G, to present the  
8 details about the diversion, the compelling need it  
9 will fulfill, and the efforts to identify  
10 alternatives.

11 Again, at the end of the presentation, we will  
12 accept comments from the public on the proposed  
13 diversion.

14 Thank you very much for your time.  
15 Joe?

16 MR. ACCARDI: Thank you, Dean. Good  
17 evening, everyone. Again, my name is Joe Accardi.  
18 I'm the permitting manager for this project at  
19 PSE&G. Myself and Bill Romaine from Amy Greene  
20 Environmental Consultants will be presenting tonight  
21 about this project.

22 Why are we here? The reason for the Scoping  
23 Hearing is to introduce proposed -- the proposed  
24 project, explain the whole process of the Green  
25 Acres Diversion, and then listen to any comments and

1 into our substation, our Teaneck Substation. And  
2 the third one is the Colonial Court easement area.  
3 Like I said before, all of these utilities already  
4 exist. So we have the poles and we have the utility  
5 lines that are already in these areas that we're  
6 seeking easements for. And this is just the  
7 northern view. This is a view looking up Windsor  
8 Road, north to Windsor Road, which is the  
9 continuation of the first easement that we're  
10 looking for.

11 MR. ROMAINE: Just to introduce you to  
12 some of the project need. The project is part of  
13 PSE&G's statewide upgrade of its existing 50 year  
14 old 26 kilovolt network. The upgrade to 69  
15 kilovolts is necessary to better provide for the  
16 existing needs and projected future needs of the  
17 Township of Teaneck. PSE&G is committed to  
18 delivering safe, reliable electric service to its  
19 customers. Maintaining its electric infrastructure  
20 is a necessary component in order to keep pace with  
21 the customers' evolving energy needs. As  
22 business -- businesses and residents use more  
23 electricity, it is PSE&G's responsibility to  
24 reinforce, upgrade, and in many cases, replace its  
25 electric distribution infrastructure to keep up with

1 demand. The upgrades are necessary to comply with  
2 Federal Energy Regulatory Commission Regulations.  
3 The completion of this project will create a new 69  
4 kilovolt electric supply source from the New Milford  
5 Switching Station into the Teaneck Substation,  
6 improving reliability in the area.

7 Now, as you're well aware, Windsor and Milton  
8 Votee Parks are now Green Acres encumbered parks,  
9 because they were purchased partially with Green  
10 Acres funding, and are considered now encumbered by  
11 what's called the Green Acres Process. It's  
12 important to note that these parks will still be  
13 active recreation and open space after the project  
14 is completed. The purpose of these easements is to  
15 do periodic maintenance in order to make sure that  
16 vegetation does not encroach upon the lines.

17 These properties were acquired with the  
18 assistance of Green Acres funding, as I had  
19 mentioned, and because of that, it restricts the use  
20 of that property to recreational and conservation  
21 purposes. Therefore, we have to go through this  
22 diversion process in order to be allowed to utilize  
23 the easement. These four lots are part of the  
24 easement requirement. It's just a small portion of  
25 each of these lots that will be utilized. The total

1 reliability and system redundancy, ensuring safe and  
2 reliable electric service to its customers in the  
3 Township of Teaneck. These upgrades will help  
4 minimize future service disruptions from large storm  
5 events similar to Superstorm Sandy

6 Again, the aerial easements will not change or  
7 impact the public access, use, or amenities of  
8 either park in the future. Compensation for the  
9 proposed aerial easements will support future  
10 improvements to the Township's park and open space  
11 program.

12 MR. ACCARDI: As part of the diversion  
13 process, we looked at several alternatives besides  
14 the one that we're currently going with. The first  
15 alternative is to use existing roads, see if we  
16 could use, besides going down Windsor, are there any  
17 roads in the area that we could use instead. When  
18 we looked at it, it really wasn't feasible to go any  
19 other way.

20 As in the next slide you'll see, and as many  
21 of you know, Windsor Park cuts off access to Teaneck  
22 Substation, which is on Palisades and Colonial  
23 Court, and the State Highway, Route 4, to the south,  
24 which is an elevated highway, cuts our access coming  
25 from the south to the substation. So those two

1 amount of easement is going to be 94 hundredths -- a  
2 little over 94 hundredths of an acre.

3 In order to get the adequate aerial clearance  
4 for the higher voltage lines, nine trees will need  
5 to be removed, all of which are located along  
6 Windsor Road. Green Acres Regulations require that  
7 the Township and PSE&G undertake the diversion  
8 process. Note that the diversion is only for the  
9 purposes of allowing PSE&G to do maintenance on the  
10 electric service lines. These easement areas will  
11 continue to be used as park land.

12 This Scoping Hearing is the first step in the  
13 diversion process. We're here to supply you with  
14 information and take your comments. We'll take your  
15 comments, include them in our pre-application  
16 package, which we deliver to NJ DEP Green Acres  
17 Program for their consideration. Teaneck and PSE&G  
18 will consider these comments in future design.

19 There will be a second public hearing at a  
20 later date once the pre-application has been  
21 reviewed by the Green Acres Program. The project  
22 benefit -- benefits I should say, in order to meet  
23 existing electric needs in the region, PSE&G is  
24 required to upgrade its utility infrastructure.  
25 These upgrades will increase both electric service

1 options were off the table for us.

2 Then we looked at Palisades and Colonial  
3 Court, which also lead to Teaneck Substation. We  
4 also already have 69kV service on those two roads  
5 for our reliability and redundancy. We don't want  
6 to install two lines on the same road. You know,  
7 you could have a large tree come down and take out  
8 both lines. You could have a let's say a large  
9 truck come through and take out both lines, or an  
10 accident. So we'd like to keep our lines, our  
11 service lines separate from each other. So those  
12 two roads also were off the table for us.

13 So as you can see in this graphic here, the  
14 red area is Windsor Road. That's where we are  
15 proposing to have our project go through. The two  
16 red areas down here is our crossing at Windsor Road  
17 and Milton Votee Park. That's the -- that's the  
18 railroad there. So Palisades Avenue in the yellow  
19 is one of our 69kV lines already in service.  
20 Colonial Court, right here, that yellow line is,  
21 again, another service line that we have already in  
22 service that we can't parallel. And then as I  
23 stated before, Route 4 to the south is an elevated  
24 highway, which we can't go over. And obviously  
25 right here is Teaneck Substation. So as you can

1 see, Teaneck is bounded by two parks, elevated  
 2 highway, and your community center to the east.  
 3 Second alternative, go underground. We looked  
 4 at this, too. We looked at roadways in the area  
 5 already congested with existing utilities, water,  
 6 gas. There's load flow concerns if you go  
 7 underground the entire way. Additional equipment is  
 8 needed to dig up the road. That could be -- could  
 9 impede traffic and be cumbersome to the area getting  
 10 the underground installed. It's also cost  
 11 prohibitive. Our installation costs are ten times  
 12 greater if we go underground than overhead.  
 13 Alternative C. Don't build it. This also  
 14 would have a greater impact with service reliability  
 15 in an incident that could lead to power outages,  
 16 like Bill said, like Superstorm Sandy. This also  
 17 increases the chances of brownouts, blackouts during  
 18 extreme peak conditions. You think when it's 100  
 19 degrees in summertime. That's kind of what we're  
 20 talking about. Obviously there would be no Green  
 21 Acres impact. So that was the third option we  
 22 looked at.  
 23 And Alternative D is the preferred  
 24 alternative. This is our current design. Like I  
 25 said before, it utilizes the existing infrastructure

1 that's currently in place. The poles that you see  
 2 going down Windsor Road that cut across the park,  
 3 we're utilizing those same poles that are there  
 4 right now. No additional poles are required. We're  
 5 not digging up the ground at all for additional duct  
 6 banks for this design. It avoids major traffic  
 7 corridors. Our work would be in between Windsor  
 8 Road and the railroad, and the railroad and  
 9 Palisades, where we would be off the roadway for the  
 10 most part. We wouldn't be impeding too much traffic  
 11 in those areas. It minimizes the conflicts with  
 12 other utilities. And again, the majority of this  
 13 alignment utilizes road right of ways except for  
 14 that little small piece that goes across both parks,  
 15 we're on Windsor Road, and our existing lines are  
 16 also on Palisade and Colonial Court.  
 17 MR. ROMAINE: As we mentioned earlier,  
 18 according to the Green Acres Program Rules and  
 19 Regulations, PSE&G has to compensate the Township of  
 20 Teaneck for the use of this easement. This  
 21 compensation may take the form of a monetary  
 22 contribution, a land swap, or a combination of the  
 23 two. The forum and amount of compensation will be  
 24 determined and presented to the public at a future  
 25 public hearing. The compensation must be linked to

1 improvements to the park and/or open space program.  
 2 Final compensation will be determined by the New  
 3 Jersey Department of Environmental Protection Green  
 4 Acres Program.  
 5 And here there is some information about how  
 6 you can provide written comments in the future. For  
 7 the next two weeks, we'll be accepting written  
 8 comment. You can also send these comments to New  
 9 Jersey DEP directly at this address. We'll -- this  
 10 Power Point presentation is going to be on the  
 11 website for the township, so you can find those  
 12 addresses there.  
 13 And now we'll take questions.  
 14 MR. KAZINCI: Okay. Thank you very  
 15 much. Again, this will be -- a link will be placed  
 16 on our Township Website, so all the information  
 17 contained in the Power Point will be there. My  
 18 information will be there.  
 19 At this time we'll open up the floor, John, to  
 20 anyone that wants to comment. All I ask is that you  
 21 just state your name. I'm going to grab the sheets  
 22 here. And just state your name for the  
 23 stenographer. Okay.  
 24 MR. VALERI: I'll assume those  
 25 questions marks are not going to, so I'm going to go

1 down to those who said yes. I hope I pronounce this  
 2 correctly. If I don't, I apologize.  
 3 David Chasan?  
 4 MR. CHASAN: Yes. Okay. Can you hear  
 5 me okay?  
 6 MR. KAZINCI: Yes.  
 7 MR. VALERI: Are you good?  
 8 MR. CHASAN: Yes. You've recently  
 9 completed installing these huge power lines and  
 10 lines to it. I'd like to know what -- what  
 11 additional you need to do that wasn't done with the  
 12 installation of these. That's the first thing.  
 13 Second is on Windsor Road, you mentioned only  
 14 nine trees are going to be taken down, but I  
 15 wouldn't minimize that. That park, although it  
 16 doesn't really serve as a park, but it serves as a  
 17 buffer between the residents and the railroad  
 18 tracks. When I first moved in here, there was one  
 19 train track. Now there's three. The noise, the  
 20 vibrations from the trains have an impact on these  
 21 houses. I assume that there's going to be an impact  
 22 also on the ability to sell the houses on the  
 23 street. The Township is going to be getting  
 24 compensated, but we're not. So I'd like to know if  
 25 you...

1 MR. ACCARDI: Sure. I'll take your  
2 first question, and Bill will answer the question  
3 about the trees.

4 MR. CHASAN: Right.

5 MR. ACCARDI: The first question about  
6 the poles along Windsor Park. They've been, as you  
7 know, they're -- they've been installed. So that,  
8 that part, this long part that you see, the long red  
9 line here, that's already been in place. It's not  
10 energized. So just the poles are there right now.  
11 The piece that we still need to do are these two  
12 little red areas, here and here. Okay. Those areas  
13 there will connect the pole, the last pole you see  
14 on Windsor, will connect it through both parks to  
15 Palisades, and it would go and then feed into our  
16 substation on Palisades and Colonial Court. So  
17 there's just those two red areas where we have  
18 active construction still needs to be completed.

19 MR. ROMAINE: In terms of the trees, I  
20 have -- I have a hand out figure that shows exactly  
21 where the trees are that are being taken out. It  
22 might assist you in visualizing it, if anybody is  
23 interested.

24 MR. DAUME: Thank you.

25 MS. KURZ: Thank you.

1 MR. ROMAINE: All nine trees are  
2 located in the southern portion of the Windsor Park.

3 MR. VALERI: Could we put one in the  
4 record, please?

5 MR. ROMAINE: And as you can see,  
6 they're fairly widely separated from one another, so  
7 in terms of being a sound buffer, it may or may not  
8 be, but it doesn't look like it's going to be  
9 significant.

10 MR. CHASAN: There's three there that  
11 are pretty close together, almost directly across  
12 the street from me.

13 MR. ROMAINE: Is that where the  
14 easement is crossing, the three that are in the  
15 line, the southernmost --

16 MR. CHASAN: Yeah. The southern.

17 MR. ROMAINE: -- grouping?

18 MR. CHASAN: No. No. No. Not there.  
19 The three in the middle.

20 MR. ACCARDI: The three in the middle.

21 MR. ROMAINE: The three in the middle.  
22 Okay. Well, these trees for the most part are on  
23 their way out, to tell you the truth. We evaluated  
24 them. And as you know, a lot of them have already  
25 been topped off, and they're -- most of them are

1 covered with vines, the poison ivy vines that are  
2 strangling them pretty good. You know, they need to  
3 be removed in order to maintain the clearance that's  
4 necessary for the 69kV line.

5 MR. CHASAN: Okay. Could I suggest  
6 then that as part of the compensation be planting of  
7 new trees or a barrier or something along that.

8 MR. ACCARDI: Go ahead.

9 MR. ROMAINE: That would have to be  
10 done outside.

11 MR. VALERI: We will take your comments  
12 obviously.

13 MR. ROMAINE: That would be outside of  
14 the Green Acres process.

15 MR. VALERI: So there are no others  
16 that have actually said yes, so I'm going to go  
17 through the list, since the list is short enough,  
18 and just mention, list off the names and see if you  
19 want to testify.

20 I am again hopefully reading this correctly.  
21 Don is it Daume or Daume?

22 MR. DAUME: Daume. Oh, yeah.

23 MR. VALERI: Yes.

24 MR. DAUME: Yeah. I do have a  
25 question. I didn't think I would. But you're going

1 to cross CSX?

2 MR. ACCARDI: Correct. Yes.

3 MR. DAUME: Any problem with CSX?

4 MR. ACCARDI: We're crossing it  
5 already, but in order to do that, we have all of our  
6 railroad permits in place already.

7 MR. DAUME: And the elevation of the  
8 crossing is adequate?

9 MR. ACCARDI: It's actually going to be  
10 a little bit higher than it is right now.

11 MR. DAUME: Excellent. Thank you.  
12 That's all I think I have.

13 MR. VALERI: The next on the list is  
14 Anna Kurz.

15 MS. KURZ: Yes. I do have a question  
16 or comment.

17 MR. ACCARDI: Sure.

18 MS. KURZ: I wonder whether you've  
19 taken into consideration the fact that oil trains  
20 pass on that railroad track. And they haven't had  
21 an accident yet, but they might, and if they do, it  
22 can take out everything that you've put up. And I  
23 don't expect you to give me an answer because --  
24 other than that you have considered it. And if you  
25 have a solution, I'd love to hear it, but if you

1 don't, I'm not surprised.

2 MR. ACCARDI: Sure. And like I said  
3 before, the poles, the wires would be higher than  
4 they are right now, and there are regulations with  
5 the railroad that PSE&G has to comply with in terms  
6 of how far we have to be away from the train tracks.  
7 So obviously we comply with their regulations of the  
8 distance away that our poles can be near the train  
9 tracks.

10 MS. KURZ: I'm not thinking about  
11 something, just a little bonfire. I don't know if  
12 you remember or even knew, in 2000 -- I think '16,  
13 '15, there was an oil train that exploded and took  
14 out an entire town in Canada and incinerated -- and  
15 I use the word advisedly -- am I going too fast --  
16 incinerated 46 people. If an be oil train derailed  
17 and explodes, no matter, I --

18 MR. ACCARDI: I guess no matter where,  
19 yeah.

20 MS. KURZ: That's the kind of thing I'm  
21 worried about.

22 MR. ACCARDI: I understand.

23 MS. KURZ: And maybe we'll have other  
24 things to worry about if that happens.

25 MR. ACCARDI: That's true.

1 MR. KAZINCI: Just on that comment, I'm  
2 familiar with the packing crude and of course the  
3 river line and the cars and so forth and so on.  
4 Unrelated to this, you know, we are preparing very  
5 well, and we have with table tops, with drills, with  
6 our fire department, police department, but again,  
7 something of that magnitude, yes, will be  
8 catastrophic. I don't care where you're at, it's  
9 going to be very difficult to initially handle.

10 MS. KURZ: I have another comment, and  
11 that is -- or question. It seems to me that the I  
12 believe it's the triple redundancy and increase the  
13 potential of supply also may lead to more  
14 development. Is that -- is my hunch correct?

15 MR. ACCARDI: No. We're not  
16 anticipating that at all. We bring that third  
17 supply in again for redundancy, but we don't  
18 anticipate that at all. You mean in Teaneck itself?

19 MS. KURZ: In Teaneck, in the  
20 neighborhood.

21 MR. ACCARDI: Frank?

22 MR. VALERI: State your name for the  
23 record.

24 MR. DI GIACOMO: Yeah. My name is  
25 Frank Di Giacomo. I'm the Project Manager for PSE&G

1 here.

2 MS. KURZ: Oh. Okay.

3 MR. DI GIACOMO: Basically you're  
4 right. We're going to now have three 69kV  
5 connections into the Teaneck facility. So in the  
6 one case where you talked about the train exploding,  
7 Okay. Let's say it's just a small one.

8 MS. KURZ: Yeah.

9 MR. DI GIACOMO: And it takes out the  
10 line we're running across CSX. The reason for the  
11 development in Teaneck is we're still going to have  
12 two other supplies to the Teaneck facility. All  
13 right. In the worst case, your real bad one, if it  
14 takes out Teaneck, the station.

15 MS. KURZ: Yeah.

16 MR. DI GIACOMO: Okay. We are -- our  
17 infrastructure in and around the area is set up, and  
18 it may not be instantaneous, but it may take a  
19 little bit of time, we are able to reroute, you  
20 know, circuits, all right, from other areas around  
21 here to feed what's left in Teaneck let's say in a  
22 bad case. You know, we're not planned right now  
23 that instantaneously, you could have an explosion  
24 like you talked about on the railroad tracks, but  
25 yes, we do have three circuits in there. The need

1 for those three circuits is so that if we have to do  
2 maintenance, or something happens on one circuit, we  
3 still have two circuits to supply the needs of  
4 Teaneck and the area here. And, you know, we've  
5 done calculations to look into the future, what's  
6 going to be projected as increased growth and need  
7 for electricity in here, and it's not necessarily  
8 based -- it's not based on adding new houses or new  
9 buildings or anything, it's just that as -- as I  
10 think a lot of us are aware, the computer age is  
11 here, and as the computer age develops, new power  
12 needs develop with it. You don't necessarily add a  
13 building or an apartment or anything, it's just the  
14 fact that the existing equipment you have needs more  
15 power. So we're anticipating that growth into the  
16 next five and ten years. So that's why we're doing  
17 it, and that's the reliability we're building in for  
18 you.

19 MS. KURZ: Thank you very much.

20 MR. DI GIACOMO: Did I answer your  
21 question?

22 MS. KURZ: Very well.

23 MR. DI GIACOMO: Okay.

24 MR. VALERI: So before we move on to  
25 the next speaker, I just want to make sure, because

1 I neglected to get names. Mr. Daume, it's  
2 D-A-U-M-E?

3 MR. DAUME: Correct.

4 MR. VALERI: And Ms. Kurz, it's Anna,  
5 A-N-N-A, Kurz, K-U-R-Z?

6 MS. KURZ: Uh-huh.

7 MR. VALERI: Okay. Thank you. The  
8 next person, a Claire Scarano?

9 MS. SCARANO: Scarano.

10 MR. VALERI: I misspoke. Could you  
11 spell your name for the record?

12 MS. SCARANO: S-C-A-R-A-N-O.

13 MR. VALERI: Oh, okay. Very good.  
14 Thank you.

15 MS. SCARANO: I had a couple  
16 clarifications. Maybe I misheard the presentation.  
17 I thought you spoke about new poles and then later  
18 on you said there would be no new poles. So which  
19 one? Did I mishear?

20 MR. ACCARDI: Yeah. So it's a  
21 replacement in kind. So the poles that are across,  
22 that go from Windsor Road to Palisades, in our  
23 substation, there's three poles, we're going to put  
24 three new ones in, and then move the circuits over,  
25 all the equipment, and then take the three out.

1 MS. SCARANO: And what is the  
2 difference in terms of height between those poles?

3 MR. ACCARDI: Frank, I'm going to look  
4 at you. Because typically, what is that?

5 MR. DI GIACOMO: It's typically  
6 somewhere about ten feet higher.

7 MS. SCARANO: Ten feet higher.

8 MR. DI GIACOMO: The poles that are  
9 there now are somewhere between 55 and 60, and we're  
10 typically going between 65 and 70 on the 69kV poles.

11 MS. SCARANO: And can you explain a  
12 little more about what you mean about a horizontal  
13 clearance? I'm not sure what that means.

14 MR. ACCARDI: So we need certain  
15 buffers from our conductors, the wires that the  
16 energy flows to. We're going from a 26 to a 69  
17 kilovolt system, so it's more, more energy, so we  
18 want to make sure there's more of a cleared area  
19 from vegetation that's near, anything that could  
20 fall into the conductors and cause a blackout or  
21 compromise the system in any way.

22 MS. SCARANO: Is that why the trees are  
23 being removed?

24 MR. ACCARDI: That's the reason why  
25 those nine trees are, yeah. Because right now we

1 have a 26kV circuit, and it will eventually be a  
2 69kV, so we need a little bit more room.

3 MS. SCARANO: Okay. And you sort of --  
4 it sounds -- I'm sorry. I thought you -- it sounds  
5 like you're saying that you have no other option  
6 other than to go to that substation, there's no  
7 other destination. What I'm unclear is why  
8 something from New Milford, which is way on the  
9 other side of town, is being brought over to the  
10 substation.

11 MR. ACCARDI: Yeah.

12 MS. SCARANO: And I mean I never  
13 understood, I don't really know about it, but why a  
14 substation was put there by the park and by the day  
15 care center and all of that, if there's any dangers  
16 from the increased voltage. It just seems like a  
17 funny place to put it.

18 MR. ACCARDI: Right.

19 MS. SCARANO: The ship has sailed.

20 MR. ACCARDI: Sure.

21 MS. SCARANO: But where else could this  
22 connection be?

23 MR. ACCARDI: I'm going to start the  
24 answer. Maybe Frank could fill in. But New Milford  
25 is our supplying substation, so energy from there is

1 supplied to Teaneck, which then supports the area's  
2 needs. Now, Frank, I don't know if you have any  
3 more to add to that.

4 MR. DI GIACOMO: Yeah. I mean  
5 basically the power, the New Milford is bringing  
6 power to Teaneck, all right, to help, help out here.  
7 All right. And then that power is dropped down in  
8 voltage and distributed to businesses and residents  
9 in Teaneck.

10 MS. SCARANO: I understand that. What  
11 I'm asking I guess is why is the substation in the  
12 middle of Teaneck running east to west, if New  
13 Milford has been a supplier all this time, why  
14 wasn't the substation housed...

15 MR. DI GIACOMO: New Milford wasn't  
16 supplying here before directly. No. It was -- this  
17 is a new one coming from New Milford here.

18 MS. SCARANO: So why is Teaneck is not  
19 generating its own electricity --

20 MR. DI GIACOMO: No.

21 MS. SCARANO: -- is what I'm trying to  
22 understand.

23 MR. ACCARDI: No. No. No.

24 MR. DI GIACOMO: It's distributing  
25 energy that comes into it --

1 MS. SCARANO: That little bit there.  
 2 MR. DI GIACOMO: -- from other places.  
 3 MS. SCARANO: So New Milford has not  
 4 always been a source for Teaneck?  
 5 MR. DI GIACOMO: No. It's an  
 6 additional source to Teaneck. You have a line in  
 7 Teaneck that comes from Bergenfield, and another one  
 8 that comes from Englewood. That's what comes into  
 9 Teaneck. Those are both existing 69kV lines.  
 10 MS. SCARANO: Okay.  
 11 MR. ACCARDI: Those are lines you see  
 12 coming down Palisades and Colonial Court that feed  
 13 into Teaneck.  
 14 MS. SCARANO: So historically speaking,  
 15 Teaneck has never generated its own electricity?  
 16 MR. ACCARDI: Not that I know.  
 17 MR. DI GIACOMO: Not to my knowledge.  
 18 MS. SCARANO: Is there some reason for  
 19 that? I'm just curious. I'm trying to understand  
 20 the process.  
 21 MR. DI GIACOMO: You know, I hesitate  
 22 to guess. I mean, you know, 40 years ago or 50  
 23 years ago when Teaneck Substation was put in, I  
 24 don't know what the, you know, I'll use the phrase  
 25 politics was at the time or, you know, maybe people

1 didn't want the plant, a generating facility here  
 2 back then, and but we still need to provide power,  
 3 so they made it a distribution station instead of a  
 4 generating station.  
 5 MS. SCARANO: Okay. And I guess my  
 6 last two questions.  
 7 MR. ACCARDI: Sure.  
 8 MS. SCARANO: Are the public comments  
 9 somewhere came in I believe, is that right, there  
 10 was a period of public comment before this?  
 11 MR. KAZINCI: No. I haven't received  
 12 any public comment. I don't know what you have in  
 13 your records.  
 14 MS. SCARANO: I thought it was January  
 15 15th at one point.  
 16 MR. VALERI: I'm sorry, ma'am.  
 17 February 15th.  
 18 MS. SCARANO: I think on the web site I  
 19 saw January, but I may have misread. Thank you.  
 20 MR. ACCARDI: Sure.  
 21 MR. VALERI: Thank you, ma'am. I  
 22 cannot read the writing. I don't know if this is a  
 23 Natalie, or is that an H? 49 Voorhees.  
 24 MS. NATALIE: Yeah. That's me.  
 25 MR. VALERI: Do you want to speak or

1 comment on the record or are you okay?  
 2 MS. NATALIE: I'm okay.  
 3 MR. VALERI: And I think that's a Carol  
 4 Otis?  
 5 MS. OTIS: Yes, it is.  
 6 MR. VALERI: Do you want to speak? Can  
 7 you spell the name, please.  
 8 MS. OTIS: The Otis or the Carol.  
 9 MR. VALERI: Both.  
 10 MS. OTIS: C-A-R-O-L. O-T-I-S. I'm  
 11 very plain. You know, I kept seeing this sign, I  
 12 keep on seeing this sign, and I kept asking, "What  
 13 are they doing?" You're not going to build anything  
 14 there, are you?  
 15 MR. ACCARDI: Build anything?  
 16 MS. OTIS: Build things, substations?  
 17 MR. ACCARDI: No. No. No. No.  
 18 MR. KAZINCI: I think she missed the  
 19 first part of your presentation.  
 20 MR. ACCARDI: I'm sorry. Yeah.  
 21 MS. OTIS: Was there not another place  
 22 you could have put it except across the street from  
 23 there?  
 24 MR. ACCARDI: You're talking about the  
 25 line or the substation?

1 MS. OTIS: The line. The line.  
 2 MR. ACCARDI: Well, the line has been  
 3 there for many years.  
 4 MS. OTIS: Right. Multiple energy to  
 5 me is going to kill animals that I see every day,  
 6 that I -- and I enjoy seeing them. And I'm just  
 7 worried about them or worried about kids. And  
 8 unfortunately, I think I had the lines come down  
 9 across the street from me multiple times, not the  
 10 last two years though, but before that, just about  
 11 every six months a line would come down, and we have  
 12 no electricity. So I'm concerned about that,  
 13 because that's extra voltage, we see the sparks go,  
 14 and, you know.  
 15 MR. ROMAINE: This is a big reason why  
 16 PSE&G needs this easement area, so that they can  
 17 maintain it and prevent that from happening.  
 18 MS. OTIS: I sure hope so. There was  
 19 another question, but if I think about it, I'll ask.  
 20 If not, I'll write it out.  
 21 MR. ACCARDI: Sure.  
 22 MR. VALERI: That's our last comment or  
 23 the list for comments for the evening.  
 24 MS. KURZ: Can I add a question or  
 25 comment?

1 MR. VALERI: Sure. This is Ms. Kurz,  
 2 correct?  
 3 MS. KURZ: Yes. It regards the trees  
 4 which are coming down. As a member of the Shade  
 5 Tree Advisory Board, I'm very interested in keeping  
 6 trees up. And I wonder if you are going to -- I  
 7 know you're doing a one to three compensation or  
 8 three to one compensation. Is there anything in  
 9 that compensation that will address the removed  
 10 trees directly?  
 11 MR. ROMAINE: In place?  
 12 MS. KURZ: Not necessarily.  
 13 MR. CHASAN: It could be further in.  
 14 MS. KURZ: It could be further in the  
 15 park, for example.  
 16 MR. ROMAINE: This is part of the  
 17 negotiation that PSE&G will conduct with Teaneck  
 18 along with the Green Acres Program in order to find  
 19 the best solution, and your comment is going to be  
 20 presented to Green Acres, and it will need to be  
 21 considered.  
 22 MS. KURZ: Well, good. Okay. Thank  
 23 you.  
 24 MR. VALERI: Mr. Daume?  
 25 MR. DAUME: Yes. Where exactly is the

1 New Milford Station?  
 2 MR. ACCARDI: In New Milford, what  
 3 street is it on, Frank? Do you know, Frank?  
 4 MR. DI GIACOMO: It's on Henley Ave.  
 5 MR. DAUME: That's behind the Shop  
 6 Rite?  
 7 MR. VALERI: One at a time.  
 8 MR. DI GIACOMO: I guess. What's the  
 9 main road up there? Is that Teaneck?  
 10 MR. DAUME: River Road. River Road.  
 11 MS. KURZ: River Road.  
 12 MR. DI GIACOMO: River Road. You go up  
 13 to Henley Ave., which is the corner, there's a gas  
 14 station on the corner.  
 15 MR. DAUME: Okay.  
 16 MR. DI GIACOMO: A restaurant,  
 17 MR. DAUME: Yes.  
 18 MR. DI GIACOMO: And you make a left on  
 19 Henley Ave.  
 20 MR. DAUME: And go down the hill.  
 21 MR. DI GIACOMO: Go down the hill, a  
 22 hundred yards, it's on the left.  
 23 MR. DAUME: Thank you very much.  
 24 MR. VALERI: Yes, sir.  
 25 MR. CHASAN: You mentioned --

1 MR. VALERI: Mr. Chasan?  
 2 MR. CHASAN: David Chasan, yes. You  
 3 mentioned one of the uses of the easement is going  
 4 to be maintenance. Could you describe the nature of  
 5 this maintenance, what it's going to involve?  
 6 MR. ACCARDI: Well, maintenance  
 7 primarily is the tree maintenance. So if in five,  
 8 ten years the trees start growing closer to our  
 9 lines, we have the right to go in and trim them back  
 10 away from our conductors so they're safe from any  
 11 vegetation falling into the conductors. That's the  
 12 maintenance we're talking about.  
 13 MR. CHASAN: So it's not working on the  
 14 lines?  
 15 MR. ACCARDI: If there's an emergency,  
 16 say the tree takes out the pole, we can go in there,  
 17 put another one up, right.  
 18 MR. CHASAN: Yes.  
 19 MR. ACCARDI: So it's vegetation, and  
 20 it's also maintenance of the actual infrastructure  
 21 itself. Or if a tree, again, if a tree takes down a  
 22 wire, we go back in there, we fix the wire. That's  
 23 the kind of maintenance we're talking about.  
 24 MR. KAZINCI: Okay. So all comments,  
 25 again, this Power Point will be presented on our

1 website, the links, so everything will be there, my  
 2 information will be on the website as well, and  
 3 you're free to send me or to Green Acres your  
 4 comments by February 15th. Okay. John, everything?  
 5 MR. VALERI: Yes. That's it.  
 6 MR. KAZINCI: Thank you for coming.  
 7 MR. VALERI: Thank you.  
 8 MR. ACCARDI: Thank you.  
 9 MR. ROMAINE: Thank you.  
 10 (Proceeding adjourned at 6:35 P.M.)  
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1100 Windsor Rd.  
Teaneck, NJ 07666  
February 11, 2019

FEB 14 2019

Township Manager  
818 Teaneck Rd  
Teaneck, NJ 07666

cc: NJ Dep Dept of Environmental Protection, Green Acres Program

Dear Mr. Kazinci:

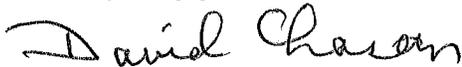
I should like to emphasize my concerns with the PSE&G request for an easement across from my house on Windsor Park Block 4701, Lot 1. As stated at the January 31, scoping hearing, the proposal includes removal of several trees from this lot.

The trees on this lot form an important buffer between the train tracks and the residences on this portion of Windsor Rd. They reduce the noise and vibrations from the dozens of trains passing by daily. At other portions of Windsor Rd, the tracks are below street level or berms are present – we only have these trees.

Trees have already been removed and severely pruned during the recent installation of the new tall poles; removal of every additional tree will have a further adverse impact on the residents of this block as well as diminishing the “park” nature of this lot.

I understand the need to remove these trees for a maintenance and safety buffer for the power lines. I would strongly urge that replacement trees be planted [as compensation by PS&G or by the township]. These can be placed further into the park [away from the easement] and/or they can be species that shorter in nature so that they do not endanger the powerlines.

Very truly yours,



David Chasan

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 VIII**

**RESOLUTION**



**Township Council**

c/o Township Clerk  
Teaneck, NJ 07666

Meeting: 05/21/19 07:00 PM

Department: Township Clerk

Category: Endorsement

DOC ID: 5462

**RESOLUTION 96-2019**

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**Supporting the State House Commission Pre-application to the NJDEP Green Acres Program for the Proposed Diversion of 0.9425 Acres of Windsor Park and Milton Votee Park as part of the PSE&G New Milford 69KV Upgrade**

---

<b>RESULT:</b>	<b>ADOPTED BY CONSENT VOTE [4 TO 0]</b>
<b>AYES:</b>	James Dunleavy, Gervonn Romney Rice, Keith Kaplan, Henry J. Pruitt
<b>ABSTAIN:</b>	Elie Y. Katz
<b>ABSENT:</b>	Mark J. Schwartz, Mohammed Hameeduddin

TOWNSHIP OF TEANECK  
BERGEN COUNTY, NJ

**96-2019**

**SUPPORTING THE STATE HOUSE COMMISSION PRE-APPLICATION  
TO THE NJDEP GREEN ACRES PROGRAM FOR THE PROPOSED  
DIVERSION OF 0.9425 ACRES OF WINDSOR PARK AND MILTON  
VOTEE PARK AS PART OF THE PSE&G NEW MILFORD 69KV  
UPGRADE**

WHEREAS, Windsor Park and Milton Vottee Park are owned by the Township of Teaneck and are encumbered with restrictions against disposal or diversion from recreation and conservation uses by the New Jersey Department of Environmental Protection's Green Acres Program; and

WHEREAS, PSE&G has indicated that in accordance with the Federal Energy Regulatory Commission planning criteria, PSE&G is required to upgrade the existing 50 year old 26 kV electric transmission network to 69 kV in order to provide for current and anticipated future electricity demands on the existing infrastructure, which will improve reliability to the Teaneck Substation and, most importantly, to the electric customers of the Township of Teaneck; and

WHEREAS, in order undertake this needed 69 kV upgrade, PSE&G will need to replace utility poles capable of handling the higher voltage transmission line, which will require additional horizontal clearance to provide safety and security to the electric improvements and adjoining lands;

WHEREAS; in order to make said improvements, PSE&G requires aerial easements totaling 0.9425 acres as follows: Block 4701, Lot 1 in Windsor Park totaling 0.2473 acres; Block 4901, Lot 2 in in Windsor Park totaling 0.5160 acres; Block 4702, Lot 1 in Milton Vottee Park totaling 0.0974 acres; and Block 4704, Lot 1 located in Milton Vottee Park totaling 0.0818 acres, as well as the removal of nine (9) trees from park property to provide adequate aerial clearance to the lines (collectively, the "Project"); and

WHEREAS, providing for an aerial easement to construct and maintain the Project requires the approval of the Commissioner of the Department of Environmental Protection and the State House Commission pursuant to *N.J.A.C. 7:36-26*; and

WHEREAS, the Township of Teaneck wishes to apply for approval for the Project as a major disposal or diversion of parkland under *N.J.A.C. 7:36-26*; and

WHEREAS, as required by *N.J.A.C. 7:36-26.8*, the Township of Teaneck held a scoping hearing on January 31, 2019 to solicit public comment on the diversion of parkland in the form of providing an aerial easement and removal of trees in parts of Windsor Park and Milton Vottee Park in connection with the Project; and

WHEREAS, the next step in the application process for approval of a major disposal or diversion of parkland is the filing of a pre-application under *N.J.A.C. 7:36-26.9*; and

WHEREAS, in accordance with *N.J.A.C. 7:36-26.9(d)11*, it is necessary for the Township is to submit as part of the pre-application a Resolution endorsing the application to divert or dispose of parkland;

NOW THEREFORE, BE IT RESOLVED by the Township Council of the Township of Teaneck, in the County of Bergen, State of New Jersey as follows:

. The Township of Teaneck endorses the filing of a pre-application for the Project pursuant to *N.J.A.C. 7:36-26*;

. The Township of Teaneck hereby finds that the Project would meet the minimum substantive criteria at *N.J.A.C. 7:36-26.1(d)* by ensuring safe and reliable electric service for customers in the vicinity of the Project; and

. The Township of Teaneck acknowledges that in order to obtain the approval of the Project, all substantive and procedural requirements of *N.J.A.C. 7:36-26* must be met, including compensation requirements at *N.J.A.C. 7:36-26.10*.

DATE:

TOWNSHIP OF TEANECK

BY: \_\_\_\_\_  
Mohammed Hameeduddin, Mayor

ATTEST: \_\_\_\_\_  
Doug Ruccione, Acting Township Clerk

This is to certify that the above Resolution was adopted by the Township Council on May 21, 2019

*Doug Ruccione*

Doug Ruccione  
Acting Township Clerk

**APPENDIX A**

**APPRAISALS**

**(Attached Under Separate Cover)**

**APPENDIX B**  
**TREE SURVEY REPORT**

May 22, 2019

Mr. Joseph Accardi  
Public Service Electric and Gas  
Delivery Projects and Construction  
4000 Hadley Road  
South Plainfield, NJ 07080

VIA E-MAIL ([Joseph.Accardi@pseg.com](mailto:Joseph.Accardi@pseg.com))

RE: Green Acres Program Tree Inventory  
Public Service Electric & Gas (PSE&G) New Milford 69kV Network  
Portion of Lot 4701 in Block 1  
Teaneck Township, Bergen County, NJ  
ASGECI Project #4241

Dear Mr. Accardi:

Amy S. Greene Environmental Consultants, Inc. (ASGECI) 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. 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.

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.”

### Tree Inventory of Green Acres Encumbered Parcel

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 9 individual trees of greater than 6” dbh proposed to be removed by the implementation of the New Milford 69kV Network Project. Of the 9 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 the Appendix 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 the Appendix 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	5
<i>Quercus velutina</i>	Black Oak	Qn	2
<i>Quercus rubra</i>	Red Oak	Qr	2
<b>Total</b>			<b>9</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
9	5,937.52	9	2,554.22	7

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

## Calculation of Replacement Costs

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 one-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	2,554.22	447	\$225,735.00

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

## Conclusion

ASGECI 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. This 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. An onsite tree inventory was performed on June 6, 2018 by ASGECI. A total of 9 trees are proposed for removal and this report presents a calculation, by basal area, of the number of replacement trees required and an approximate cost to compensate for the trees proposed for clearing or cutting by implementation of the proposed project. Based upon the calculation as presented in Table 3 above, it has been determined that a total of 447 3-inch caliper replacement trees would replace the basal area of trees removed at a cost of \$225,735.

Please feel free to contact me or Bill Romaine at 908-788-9676 if you have any questions regarding the tree inventory.

Sincerely,  
AMY S. GREENE ENVIRONMENTAL  
CONSULTANTS, INC.



Douglas A. Freese, PhD  
NJ State Approved Forester

Copy: ASGECI Project #4241

## APPENDIX A

### 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	22.90	80.0	vines and dieoff	411.87	329.50
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>5,937.52</b>	<b>2,554.22</b>

Qr – *Quercus rubra* (red oak)

Ls – *Liquidambar styraciflua* (sweet gum)

Qn – *Quercus nigra* (black oak)

APPENDIX B  
TREE SURVEY MAP



**Legend**

- Parcel Boundaries
- Tree Locations

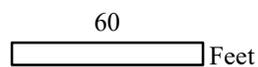


Tree Survey Map

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 C  
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.

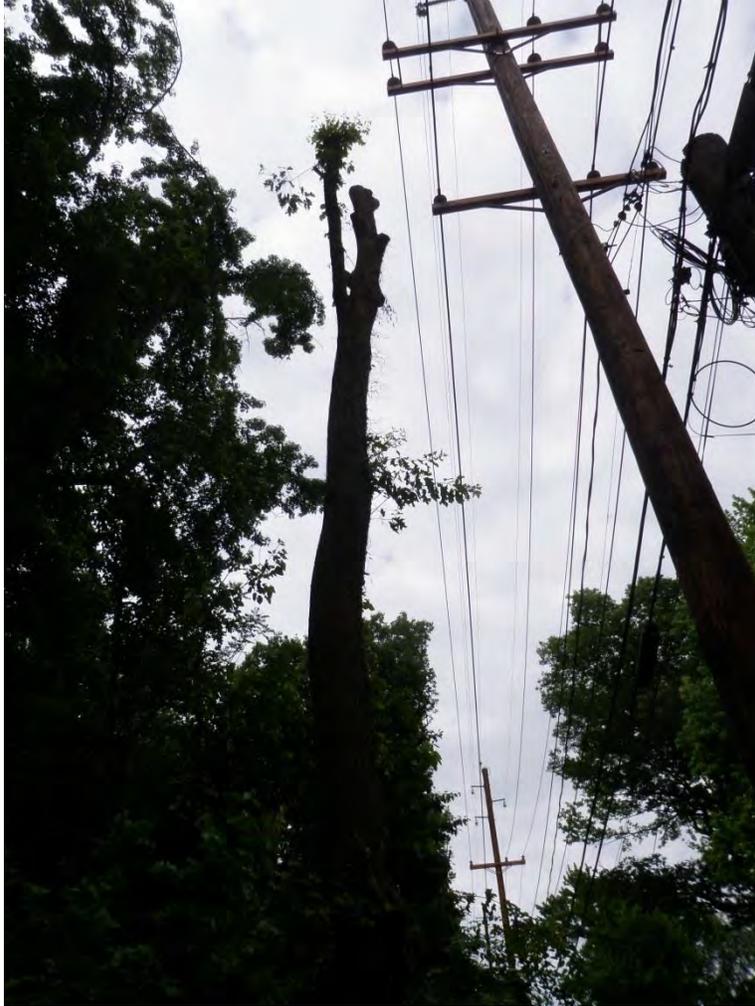


PHOTO C – View of red oak with significant die-off and vine envelopment.

**APPENDIX C**

**DEEDS AND METES AND BOUNDS DESCRIPTION OF EASEMENTS**

# ***First American Title Insurance Company***

General Land Division  
One Gateway Center Suite 1025  
Newark, NJ 07102  
Telephone: (973) 621-7400 Fax: (973) 621-7488

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March 27, 2012

Lucrezia White  
PSEG Services Corp., Corporate Properties Dept.  
80 Park Plaza, T6B  
Newark, NJ 07102

**RE: 2012N-3842**  
**Seller(s): Township of Teaneck**  
**1086 Palisade Ave**  
**Township of Teaneck, County of Bergen, State of New Jersey**

Dear Ms. White:

This correspondence will confirm that this office has caused a full search from 1935 forward to be run against the owner(s) of Tax Lot 1 in Tax Block 4704 in the Township of Teaneck, also known as 1086 Palisade Ave, in the records of Bergen County through March 9, 2012 for Conveyances, Mortgages, Secured Transactions, Federal Liens, Construction Liens, and Judgments.

As a result, I would advise that title to the above-captioned land is vested in The Township of Teaneck, by the following:

A) Deed from Nellie Clausen, widow to Township of Teaneck in the County of Bergen, dated May 23, 1947, recorded July 2, 1947 in Deed Book 2767 Page 358.

B) Deed from Jacob Berrian and Anna M. Berrian, his wife to Township of Teaneck, dated May 8, 1937, recorded in Deed Book 2064 Page 114.

C) Final Judgment vesting title in The Township of Teaneck to Anna Menehen and Silkworth & Contant Inc., dated April 17, 1936, recorded May 13, 1936 in Deed Book 2009 Page 551.

D) Final Judgment vesting title in the Township of Teaneck to Levitin & Unerweiser Inc., recorded December 11, 1935 in Deed Book 1991 Page 203.

E) Deed from The Estate of William Walter Phelps to The Township of Teaneck, dated March 29, 1939, recorded April 4, 1939 in Deed Book 2157 Page 155.

NOTE: See tax map and filed map attached hereto for location of deed descriptions.

In addition thereto, we have picked up the following:

MORTGAGES: NONE.

# *First American Title Insurance Company*

General Land Division  
One Gateway Center Suite 1025  
Newark, NJ 07102  
Telephone: (973) 621-7400 Fax: (973) 621-7488

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## JUDGMENTS:

- 1) Upper court judgment search was not ordered.
- 2) County of Bergen judgment search dated March 9, 2012 shows clear.

MUNICIPAL SEARCHES: Not ordered.

## OTHER:

- 1) Slope rights in Deed Book 1754 Page 481.
- 2) Road Vacation and Rededication in Book 13 Page 113.

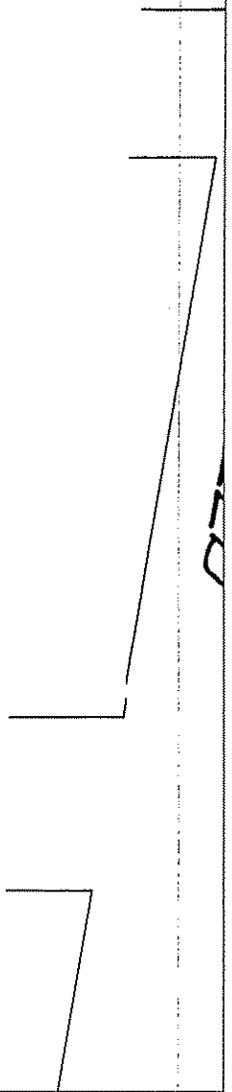
Liability hereunder is assumed by the Company solely in its capacity as an Abstractor. The Company's liability for this report is limited to \$1,000.00. No liability is assumed for items not indexed or misindexed, or for matters which would be disclosed by an accurate survey or inspection of the premises. This report and legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for any discrepancies resulting therefrom. This report does not represent either an Agreement to Issue Policy, or an opinion as to the marketability of title to the subject premises.

Very truly yours,

Paige M. Shovlin

Enclosure

MAP # 2081 FILED: 3/22/26



SECTION ONE

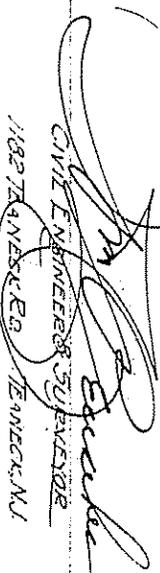
MAP OF

FOREST PARK

TEANECK TOWNSHIP, BERGEN CO., N.J.

Property of the Bergen County Clerk's Office  
Printed at 75% to scale

REIS & REIS AGENTS  
TEANECK & BOGOTA N.J.

  
CIVIL ENGINEER SU BUREAU  
1182 TEANECK RD TEANECK NJ

NOVEMBER 1925



NO. 4702

(B) 217-A (L) 1

(B) 219-F (L) 1-31

PLATE C6

MAYBE INCLUDES DRK 2157-15X

4702

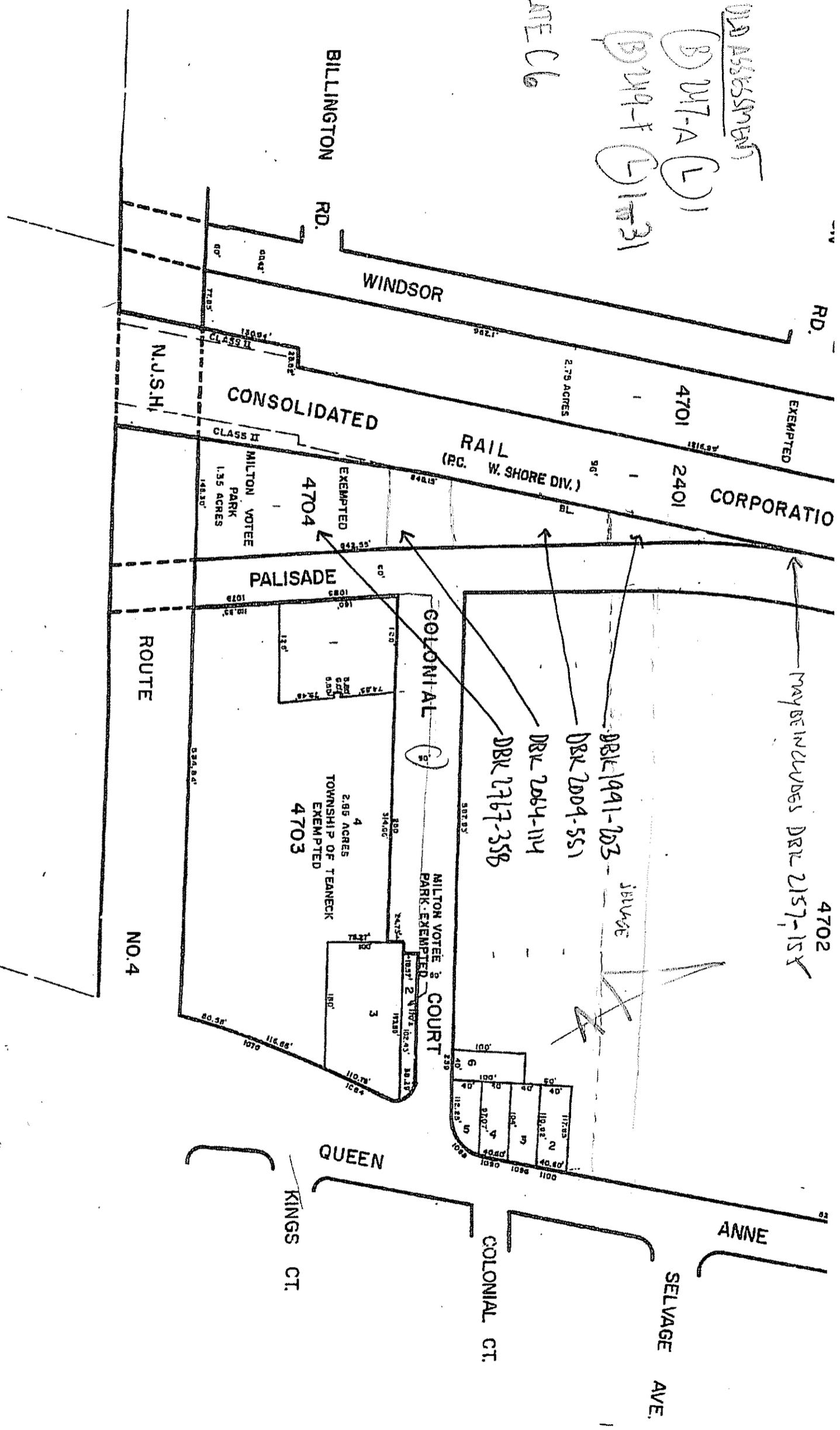
SEWAGE

DRK 1991-203

DRK 2004-551

DRK 2064-114

DRK 2767-358



NEW JERSEY DEPARTMENT OF REVENUE  
 DIVISION OF PUBLIC UTILITIES  
 APPROVED AS A TAX MAP FOR THE DISTRICT OF  
 A. H. [Signature]

304-N. J. DEED Bargain and Sale  
(From Indiv. to Indiv. or Corp.)  
(Cov. Against Grantor)

Irwin Karkus, Law Blank Publisher, Newark, N. J

30232

This Indenture, Made the 23rd day of May

in the year of our Lord One Thousand Nine Hundred and Forty Seven

Between NELLIE CLAUSEN, widow

of the Township of Teaneck in the County of Bergen and State of New Jersey party of the first part, hereinafter referred to as the Grantor;

And TOWNSHIP OF TEANECK IN THE COUNTY OF BERGEN, a municipal corporation of the State of New Jersey

~~xxx~~ ~~xxx~~ ~~in the County of~~  
~~xxx~~ ~~xxx~~ ~~and State of~~

party of the second part, hereinafter referred to as the Grantee;

Witnesseth. That the said Grantor, for and in consideration of Twenty Five and 00/100 (\$25.00) Dollars

lawful money of the United States of America, to her in hand well and truly paid by the said Grantee at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the said Grantor being therewith fully satisfied, contented and paid, has given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed, and by these presents does give, grant, bargain, sell, alien, release, enfeoff, convey and confirm unto the said Grantee,

its successors and assigns, forever All that tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Township of Teaneck in the County of Bergen and State of New Jersey

BEGINNING at a point, said point being the southerly terminus of the westerly line of Palisade Avenue as laid out and designated on a map entitled "Section One, Map of Forest Park, Teaneck Township, Bergen Co., N. J.", filed in the Bergen County Clerk's Office on March 22, 1926 as map #2081, said point being also the southeasterly corner of lot 1 in Block 249-F as laid out and designated on the same map, and running thence (1) South 22° 13' West along the westerly line of Palisade Ave., as now laid out and used as a public right-of-way, two hundred seventy-nine and twenty eight hundredths (279.28) feet to a point in the north right-of-way line of New Jersey State Highway Route #4, thence (2) North 64° 54' West along said northerly right-of-way line of New Jersey State Highway Route #4, one hundred forty-five and three tenths (145.3) feet to a point in the easterly line of the West Shore Railroad right-of-way, thence (3) North 31° 14' East along said easterly right-of-way line of the West Shore Railroad, two hundred eighty-two and eighteen hundredths (282.18) feet to a point in the southerly line of the lands laid out on the above named map Section One of Map of Forest Park, thence (4) South 64° 00' East along said southerly line of the lands laid out on the above named map, one hundred one and twenty hundredths (101.20) feet to the point or place of beginning.

Being a parcel of land containing 0.792 acres in area.

Being also known as Lot 1 in Block 247-A as shown and designated on the official Teaneck Township Tax Map of 1947.

765 REVENUE STAMPS

RECEIVED  
BERGEN COUNTY  
JUL 7 1 40 PM '47  
ALEXANDER ALLAN  
COUNTY CLERK

OLD Tax map lot 1 blk 247A (most southerly part of BQ)

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining:

Also all the estate, right, title, interest, property, claim and demand whatsoever, of the said Grantor, of, in and to the same and of, in and to every part and parcel thereof,

On Here and to Hold: all and singular the above described land and premises, with the appurtenances, unto the said Grantee, its successors and assigns, to the proper use, benefit and behalf of the said Grantee, its successors and assigns forever:

And the said Grantor NELLIE CLAUSEN, widow

for her heirs, executors and administrators, does covenant, promise and agree to and with the said Grantee, its successors and assigns that she has not made, done, committed, executed or suffered any act or acts, thing or things whatsoever whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof. the said Grantor has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered

in the presence of

Nellie Clausen L.S.  
Nellie Clausen

John J. Deane  
A. Master in Chancery of N. J.

State of New Jersey, } ss.:  
County of Bergen

Be it Remembered, that on this 23rd day of May, in the year of Our Lord One Thousand Nine Hundred and Forty Seven, before me, the subscriber, a Master in Chancery of New Jersey

personally appeared NELLIE CLAUSEN, widow

who, I am satisfied, is the Grantor mentioned in the within instrument, and to whom I first made known the contents thereof, and thereupon she acknowledged that she signed, sealed and delivered the same as her voluntary act and deed, for the uses and purposes therein expressed.

*John O. Beene*  
John O. Beene  
A Master in Chancery of N.J.

RECORDING FEE \$ 2.40  
PAID

ABSTRACTED

NELLIE CLAUSEN, widow

TO

TOWNSHIP OF TEANECK IN  
THE COUNTY OF BERGEN

DATED 19

Office of  
Received in the  
the County of  
on the day of  
A. D., 19, at  
o'clock, in the  
noon and Recorded in Book  
of DEEDS for said  
County, on page

I HEREBY CERTIFY THIS TO BE A TRUE COPY OF THE INSTRUMENT AS PRESENTED FOR RECORDING.  
*Alexander Dean*  
COUNTY CLERK, BERGEN COUNTY, N. J.

Received at Window

555044

Jacob Berrian et ux  
to  
Township of Teaneck  
in the County of Bergen

Deed dated May 8, 1937

This deed made the eighth day of May in the year one thousand nine hundred and thirty-seven between Jacob Berrian and Anna M Berrian his wife of the Borough of Bogota, Bergen County, New Jersey, Grantors and Township of Teaneck, in the County of Bergen, New Jersey Grantee Witnesseth that in consideration of nine hundred sixty (\$960.) dollars the said Grantors do grant and convey unto the said Grantee and its successors and assigns forever

All that certain piece or parcel of land and premises, situate, lying and being in the Township of Teaneck, County of Bergen and State of New Jersey, described as lots Nos. 1 to 4 inclusive, in Block No. 249-F on that certain map entitled, "Section One, Map of Forest Park, Teaneck Township, Bergen County, New Jersey" prepared by William Buescher, C. E. & S., which said map was duly approved by the Township Committee of the Township of Teaneck, on January 19, 1926 and which said map was duly filed on March 22, 1926 in the office of the Clerk of Bergen County, as Map No. 2081. Subject to any and all restrictions governing or controlling the use of said lands at any time imposed by law or now of record. Being also known as Lots 1, 2, 3 and 4 in Block 249-F on the current assessment map of the Township of Teaneck. Being the same property conveyed to the Grantors herein by deed dated June 16th, 1927 and recorded in the Bergen County Clerk's Office in Book 1503 of Deeds for said County, page 217.

To have and to hold said premises with the appurtenances unto the said grantee its successors and assigns forever The said Grantors Covenant:

1. That they are lawfully seized of the said land
2. That they have the right to convey the said land to the grantee
3. That the grantee shall have quiet possession of the said land free from all incumbrances except as aforesaid
4. That the grantor will execute such further assurances of the said land as may be requisite
5. That they will warrant generally the property hereby conveyed except as aforesaid

In witness whereof the said grantors have hereunto set their hands and seals the day and year first above written

Signed sealed and delivered

in the presence of

Lloyd L Schroeder

Jacob Berrian (LS)

Anna M Berrian (LS)

FILED MAP BOOK 17100 4

State of New Jersey

County Bergen SS: Be it remembered that on this eighth day of May in the year one thousand nine hundred and thirty-seven before me the subscriber a Master in Chancery of New Jersey personally appeared Jacob Berrian and Anna M Berrian his wife who I am satisfied are the grantors in the within Indenture named, and I having first made known to them the contents thereof they did acknowledge that they signed sealed and delivered the same as their voluntary act and deed for the uses and purposes therein expressed

Lloyd L Schroeder

Master in Chancery of N J

(\$1.00 Revenue Stamp Cancelled)

Received in the office and recorded May 10, 1937 at 10:17 A M

James W Marcor Clerk

555046

East Rutherford Savings  
Loan and Building Association

to

Deed dated April 23, 1937

Camillo G Fisher et ux

This indenture made the twenty-third day of April in the year of our Lord one thousand nine hundred and thirty-seven between East Rutherford Savings Loan and Building Association having its principal office in the Borough of East Rutherford, County of Bergen and State of New Jersey a corporation of the State of New Jersey party of the first part and Camillo G Fisher and Rhoda Fisher his wife of the Borough of Rutherford, in the County of Bergen and State of New Jersey party of the second part Witnesseth that the said party of the first part for and in consideration of One Dollar and other lawful money of the United States of America to it in hand well and truly paid by the said party of the second part at or before the sealing and delivery of these presents the receipt whereof is hereby acknowledged and the said party of the first part being therewith fully satisfied contented and paid has given granted bargained sold aliened released unfeoffed conveyed and confirmed and by these presents does give grant bargain sell alien release unfeoff convey and confirm unto the said party of the second part and to their heirs and assigns forever

All these tracts or parcels of land and premises, hereinafter particularly described, situate, lying and being in the Borough of Rutherford in the County of Bergen and State of New Jersey.

518393

In Chancery of New Jersey  
111/128

*Final Judgment  
vesting  
title in:*

Between  
The Township of Teaneck a  
municipal corporation etc  
Complainant

On Bill &c  
Final Decree

and

Anna Menchen and  
Silkworth & Contant Inc  
a New Jersey corporation  
Defendants

This cause being opened to the Court by Samuel A Friedman solicitor of the complainant and it appearing that the complainant is the purchaser of certain lands and premises sold to it by the Collector of taxes of the Township of Teaneck in the County of Bergen and State of New Jersey on the 10 day of June 1932; and that there was due to the complainant on the 20 day of March 1936 for principal and interest upon its' certificate of said tax sale the sum of \$5636.91; that this Court made its' order on the 23 day of March 1936 and fixed the 13 day of April 1936 at the hour of two o'clock in the afternoon eastern standard time at the office of Benjamin F Galanti Esquire 491 Passaic Avenue Lodi New Jersey as the time when and the place where the defendants Anna Menchen and Silkworth & Contant Inc should pay to the complainant the sum of \$5636.91 together with interest thereon from March 20 1936; together with tax costs in this suit and also municipal liens that have accrued against said lands and premises subsequent to July 1 1931 and when and where the complainant should deliver up possession of the lands and premises described in said certificate of tax sale and endorse the said certificate of tax sale for cancellation;

Whereupon and upon reading a certain report on file made by the said Benjamin F Galanti Esquire one of the Masters of this Court bearing date the 13 day of April 1936 and the proof of service evidenced by the affidavit annexed thereto of the Notice to redeem whereby it appears that the said master together with Samuel A Friedman solicitor for complainant duly attended at the time and place so appointed as aforesaid at which time and place the said Samuel A Friedman solicitor for complainant had in his possession the said certificate of tax sale and the said solicitor Samuel A Friedman tendered himself ready to deliver up possession of the said lands and premises and the said certificate of tax sale endorsed for cancellation so that it might be discharged of record upon the payment to him of the said sums hereinbefore mentioned and that none of the said defendants

*F160 Map lots 5 thru 14*

although duly notified as by said proof of service appears nor any other person or persons in their behalf appeared at the time and place aforesaid and that neither the said defendants nor any other person or persons in their behalf has or have paid or tendered or offered to pay to the said complainant or its' solicitor the said sums of money hereinbefore set forth so found to be due to said complainant and upon its' certificate of tax sale either at the time and place aforesaid or at any other time and place and that neither said money nor any part thereof has since been paid to the said complainant but that the whole thereof and the said costs still remain due and owing to it

It is thereupon on this 16th day of April nineteen hundred and thirty-six Ordered Adjudged and Decreed that the said defendants and any and all persons claiming by from or under them or any of them stand absolutely debarred and foreclosed of and from all right and equity or redemption of in and to the said lands and premises and every part thereof; and that the said defendants deliver up to the complainant all deeds papers or writings in his custody or power relating to or concerning the said lands and premises or any part thereof The said lands and premises being more particularly described as follows:

All the following tract or parcel of land and premises, situate, lying and being in the Township of Teaneck, County of Bergen and State of New Jersey;

Second Tract: Is known as lots numbers five to fourteen inclusive in block 249-P on a map entitled "Section One, Map of Forest Park, Teaneck, Township, Bergen County, New Jersey" duly filed in the Bergen County Clerk's Office March 22, 1926 as Map No. 2081.

Third Tract is known as lots numbers one to three inclusive in block 249-Q on map entitled "Section Two, Map of Forest Park, Teaneck Township, Bergen County, New Jersey" filed March 22, 1926 in the Bergen County Clerk's Office as Map No. 2080.

Fourth Tract is known as lots numbers seven to ten inclusive in block 249-M on map entitled "Section Three, Map of Forest Park, Teaneck Township, Bergen County New Jersey" filed in the Bergen County Clerk's Office January 19 1926 as Map No. 2079.

Also described on the official assessment map and tax duplicate as prepared by the Assessor of the Township of Teaneck as lots seven (7) to ten (10) inclusive in block 249-L; lots one (1) to three (3) both inclusive in block 249-Q and lots five (5) to fourteen (14) both inclusive in block 249-P.

Respectfully advised

Wm J Backes

A H

(Seal)

Luther A Campbell

C

I, Edw L Whelan Clerk of the Court  
of Chancery of the State of  
New Jersey the same being a Court

of Record do hereby certify that the foregoing is a true copy of the Final Decree filed April 16 1936 in the cause wherein Township of Teaneck a municipal corporation etc is complainant and Anna Menchen and Silkworth & Contant Inc are defendants now on the files of my office

In Testimony Whereof I have hereto set my hand and affixed the seal of said Court at Trenton this 17th day of April A D nineteen hundred and thirty-six  
Edw L Whelan Clerk

"Edw L Whelan" written over erasure

Received in the office and recorded May 15 1936 at 2.39 P M

James W Horner Clerk

515394

In Chancery of New Jersey  
108/462

Between

Township of Teaneck a  
municipal corporation etc  
Complainant

On Bill &c  
Final Decree

and

Del Bern Realty Co a  
New Jersey corporation  
Rose Gross and  
David Gross  
Defendants

This cause being opened to the Court by Samuel A Friedman solicitor of the complainant and it appearing that the complainant is the purchaser of certain lands and premises sold to it by the Collector of taxes of the Township of Teaneck in the County of Bergen and State of New Jersey on the 10 day of June 1932; and that there was due to the complainant on the 20 day of March 1936 for principal and interest upon its' certificate of said tax sale the sum of \$3472.38; that this Court made its' order on the 23 day of March 1936 and fixed the 13 day of April 1936 at the hour of two o'clock in the afternoon eastern standard time at the office of Benjamin F Galanti Esquire 481 Passaic Avenue Lodi New Jersey as the time when and the place where the defendants Del Bern Realty Company, Rose Gross and David Gross should pay to the complainant the sum of \$3472.38 together with interest thereon from March 20 1936; together with tax costs in this suit; and also municipal liens that have accrued against said lands and premises subsequent to July 1 1931

as prepared by the Assessor of the Township of Teaneck

Respectfully advised

Wm J Backes  
A M

Luther A Campbell  
D

A True Copy  
Edw L Wholan  
Clerk

Received in the office and recorded December 11 1935 at 9.51 A M

James W Horner Clerk

498691

In Chancery of New Jersey  
107/614

Between  
Township of Teaneck a  
municipal corporation etc  
Complainant

On Bill etc  
Final Decree

and

Levitin & Unterwieser Inc  
a corporation of New Jersey et als  
Defendants

This cause being opened to the Court by Samuel A Friedman Solicitor of the complainant and it appearing that the complainant is the purchaser of certain lands and premises sold to it by the Collector of Taxes of the Township of Teaneck in the County of Bergen and State of New Jersey on the 10th day of June 1932; that there was due to the complainant on the 30th day of September 1935 for principal and interest upon its certificates of tax sale the sum of \$6787.16; that this Court made its order on the 10th day of October 1935 and fixed the 31st day of October 1938 at the hour of two o'clock in the afternoon eastern standard time at the office of Benjamin P Galanti Esquire 491 Passaic Avenue Lodi New Jersey as the time when and the place where the defendants Levitin & Unterwieser Inc Sussex Bond and Mortgage Corporation and Realty & Security Co Inc should pay to the complainant the said sum of \$6787.16 together with interest thereon from September 30th 1935 together with the taxed costs in this suit and also municipal liens that have accrued against said lands and premises subsequent to July 1st 1931 and when and where the complainant should deliver up possession of the lands and premises described in the said

*Final Judgment  
vesting title  
in*

*Filed map lots 15 thru 27*

certificates of tax sale and endorse said certificates of tax sale for cancellation;

Whereupon and upon reading a certain report on file made by the said Benjamin P Galanti Esquire one of the masters of this Court bearing date the 1st day of November 1935 and the proof of service evidenced by the affidavit annexed thereto of the Notice to Redeem whereby it appears that the said Master together with Samuel A Friedman solicitor for complainant duly attended at the time and place as aforesaid at which time and place the said Samuel A Friedman solicitor of complainant had in his possession the said certificates of tax sale and the said solicitor Samuel A Friedman tendered himself ready to deliver up possession of the said lands and premises and the said certificates of tax sale endorsed for cancellation so that it might be discharged of record upon the payment to him of the said sums hereinbefore mentioned and that none of the said defendants although duly notified as by said proof of service appears nor any other person or persons in their behalf appeared at the time and place aforesaid and that neither of said defendants nor any other person or persons in their behalf has or have paid or tendered or offered to pay to the said complainant or its' solicitor the said sums of money hereinbefore set forth as found to be due to said complainant and upon its' certificates of tax sale either at the time and place aforesaid or at any other time and place and that neither said money nor any part thereof has been paid to said complainant but that the whole thereof and the said costs still remain due and owing to it

It is thereupon on this 6th day of November nineteen hundred and thirty-five Ordered Adjudged and Decreed that the said defendants and any and all persons claiming by from or under them or any of them stand absolutely debarred and foreclosed of and from all right and equity of redemption of in and to the said lands and premises and every part thereof in and to the said lands and premises and that the said defendants deliver up to the complainant all deeds papers or writings in their custody or power relating to or concerning the said lands and premises or any part thereof The said lands and premises being more particularly described as follows:

"All these lots, tracts or parcels of land and premises, situate, lying and being in the Township of Teaneck, in the County of Bergen and State of New Jersey, known as lots nine (9), ten (10), sixty-seven (67), sixty-eight (68) in block number 249-C; sixty (60), sixty-one (61), sixty-two (62), sixty-three (63) and sixty-four (64) in block number 249-D; lots fifteen (15) to twenty-seven (27) inclusive, thirty-eight (38) and thirty-nine (39) in block number 249-F; lots three (3) and four (4) in block 249-H; lots five (5) and six (6) in block 249-L; and seventeen (17) and eighteen (18) in block 249-N as shown on "Map of Forest Park, Teaneck Township, Bergen County, New Jersey" November 1925, County Clerk's File numbers 2079, 2080 and 2081, and were described on the official assessment map and tax duplicates as prepared by the assessor of the Township of Teaneck as lots 9 and 10 in block 249-C; 67 and 68 in block 249-G;

Lots 80, 81, 82, 83 and 84 in block 249-D; lots 16 to 27 inclusive in block 249-F; 38 and 39 in block 249-P; lots 3 and 4 in block 249-H and lots 5 and 6 in block 249-K; and lots 17 and 18 in block 249-M."

Respectfully advised

Wm J Backes

Luther A Campbell

A M

O

A True Copy

Edw L Whelan

Clerk

Received in the office and recorded December 11 1938 at 9.51 A M

James W Mercer Clerk

492892

Jakuli Dudai et ux

to

Deed dated November 14th 1938

Thomas J Kloss

This indenture made the 14th day of November in the year one thousand nine hundred and thirty-five Between Jakuli Dudai and Anna Dudai his wife of the City of Clifton in the County of Passaic and State of New Jersey party of the first part hereinafter known as the grantors And Thomas J Kloss residing at #4 Arthur St of the City of Clifton in the County of Passaic and State of New Jersey party of the second part hereinafter known as the grantee Witnesseth that in consideration of one dollar (\$1.00) and other good and valuable consideration the said grantors do grant bargain sell and convey unto the said grantee his heirs and assigns

All those certain lots, that certain tract or parcel of land and premises, hereinafter particularly described, situate, lying and being in the Borough of East Paterson, in the County of Bergen and State of New Jersey: Beginning at a point on the northerly side of Martha Street, which point is distant five hundred twenty-five feet and thirty-four hundredths (525.34) of a foot easterly from the northeast corner of Martha Street and River Drive; running thence (1) northerly at right angles to Martha Street one hundred seven and eight hundredths (107.08) of a foot to land of adjoining owner; thence (2) easterly and along the same fifty (50) feet; thence (3) southerly parallel with the first course one hundred six feet and sixty-two hundredths (106.62) of a foot to the northerly side of Martha Street; and thence (4) easterly and along the same fifty (50) feet to the point or place of beginning; Being further known and designated as lots numbers twenty (20) and twenty-one (21) in block "A" on map entitled "Map of Property of the

DEED 2157

155

620572

The Estate of  
William Walter Phelps

to

Deed dated March 29 1939

The Township of Teaneck  
in the County of Bergen

This Indenture made the twenty-ninth day of March one thousand nine hundred and thirty-nine Between The Estate of William Walter Phelps a corporation organized under the laws of the State of New Jersey having its principal office in Hackensack in said State party of the first part And The Township of Teaneck in the County of Bergen a municipal corporation of the State of New Jersey party of the second part Witnesseth that in consideration of the sum of four thousand nine hundred fifty dollars (\$4950) lawful money of the United States the said party of the first part doth grant bargain sell release and convey unto the said party of the second part its successors and assigns forever

All those lots, tracts or parcels of land and premises, situate in the Township of Teaneck in the County of Bergen and State of New Jersey, described as follows: Being shown and designated as lots numbered twenty-eight (28), twenty-nine (29), thirty (30), thirty-one (31), thirty-six (36), thirty-seven (37), forty (40), forty-one (41), forty-two (42), forty-three (43), fifty (50), fifty-one (51) and fifty-two (52) in Block numbered two hundred forty-nine-F (249-F) on a certain map entitled "Section One, Map of Forest Park Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office on March 22, 1926 as Map #2081 and lots numbered one (1), two (2), three (3) thirty-two (32) and thirty-three (33) in Block numbered two hundred forty-nine -J (249-J) on a certain map entitled "Section Two, Map of Forest Park, Teaneck Township, Bergen Co. N. J." filed in the Bergen County Clerk's Office on March 22, 1926 as Map #2080, and also Lots numbered thirteen (13) and fourteen (14) in Block numbered two hundred forty-nine-H (249-H) and lots numbered fifteen (15), sixteen (16), thirty-one (31) and thirty-two (32) in Block numbered two hundred forty-nine-H (249-H) on a certain map entitled "Section Three, Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office on March 22, 1936 as Map #2079. Subject to all unpaid taxes.

To have and to hold said premises with the appurtenances unto the party of the second part its successors and assigns forever And the party of the first part doth covenant with the party of the second part its successors and assigns that <sup>it</sup> is lawfully seized of the said premises in fee simple and has good right to convey the same that the same is free from encumbrances except as aforesaid that the party of the second part its successors and assigns shall

*Filed map lots 28 thru 31*

DEED 2157

156

quietly enjoy the same and that it will warrant and defend the title to the same against all lawful claims except as aforesaid

In Witness whereof the party of the first part has caused these presents to be signed by its President and its corporate seal to be hereto affixed the day and year first above written

Attest

W. Rand Jones  
Secretary

The Estate of William Walter Phelps (Seal)  
By John J Phelps President  
(Seal reads: The Estate of William Walter Phelps Incorporated 1916)

State of New Jersey

County of Bergen SS Be it remembered that on this 29th day of March nineteen hundred and thirty-nine before me the subscriber a Notary Public of New Jersey personally appears W Rand Jones who being by me duly sworn doth depose and make proof to my satisfaction that he well knows the corporate seal of The Estate of William Walter Phelps the grantor named in the foregoing deed that the seal thereto affixed is the proper corporate seal of said grantor that the same was so affixed thereto and the said deed signed and delivered by John J Phelps who was at the date and execution thereof the President of said grantor in the presence of said deponent as the voluntary act and deed of the said grantor and that said deponent thereupon signed the same as subscribing witness Sworn and subscribed before me W Rand Jones  
the date aforesaid

K J Storms (Seal)  
K J Storms  
Notary Public of New Jersey  
My Commission expires Sept 16 1942  
(Seal reads K J Storms  
New Jersey Notary Public)

(\$5.00 Revenue stamp cancelled)

"except as aforesaid" interlined

Received in the office and recorded Apr 4 1939 at 11:32 A M

James W Mercer Clerk

and thereupon he acknowledged that he signed sealed and delivered the same as his voluntary act and deed for the uses and purposes therein expressed

Berthold Vursanger  
Attorney at Law of New Jersey

Received in the office and recorded December 27 1930 at 9.57 A M  
James W Mercer Clerk

889163

DB 12/17/30-481

Hellie Clausen and  
Henry Clausen her husband  
to  
State of New Jersey

Deed dated December 22nd 1930

This indenture made the 22nd day of December in the year of our Lord one thousand nine hundred and thirty Between Hellie Clausen and Henry Clausen her husband of the Township of Teanock in the County of Bergen and State of New Jersey of the first part And the State of New Jersey of the second part Witnesseth that the said party of the first part in consideration of the sum of one dollar lawful money of the United States of America to them in hand paid at or before the sealing and delivery of these presents by the said party of the second part the receipt whereof is hereby acknowledged and other valuable consideration have granted bargained sold aliened remise released conveyed and confirmed and by these presents do grant bargain sell alien remise release convey and confirm unto the said party of the second part and unto its successors and assigns forever

All that certain lot, tract or parcel of land and premises, situate, lying and being in the Township of Teanock in the County of Bergen and State of New Jersey, and more particularly described as follows: Parcel #9 A 1, B and C, as indicated on a certain plan filed or about to be filed showing particularly the location of the center line and right-of-way lines of the State Highway leading from Hackensack River to Fort Lee, as adopted by the State Highway Commission which plan is entitled, "New Jersey State Highway Department, General Property Key Map, Route-4 (Rev 1927) Section-3, Hackensack River to Fort Lee, showing existing right-of-way and parcels to be acquired in the Township of Teanock, City of Englewood and in the Borough of Fort Lee, Bergen County, July 1930."

Parcel #9 A 1 Beginning at a point formed by the intersection of the dividing line between lands of the party of the first part herein on the northwest

Slope Rights

and lands now or formerly of the West Shore Railroad Company on the southeast with the new northeasterly right-of-way line of State Highway Route-4 (Rev 1927) Section-3 from Hackensack River to Fort Lee, said point being distant fifty (50) feet normally from the new center line of said State Highway at about Station 360 plus 40.80 and running; Thence (1) along said dividing line, south thirty-four degrees twenty-seven minutes west, one hundred and seventeen feet and fifty-six one-hundredths (117.84) of a foot to a corner; Thence (2) along the northeasterly line of lands now or formerly of the Board of Education of the Township of Teaneck, North sixty-six degrees, six minutes, thirty seconds west, a distance of three hundred and sixty-four feet and sixty-six one-hundredths (364.66) of a foot to a corner; Thence (3) along the dividing line between lands of the party of the first part on the southeast and lands now or formerly of the All American Investment Corporation on the northwest in a northeasterly direction one hundred and twenty-four feet and twenty-eight one-hundredths (124.28) of a foot more or less to its intersection with the new northeasterly right-of-way line of the aforesaid State Highway; Thence (4) along said new northeasterly right-of-way line, parallel to and distant fifty (50) feet from the new center line of said State Highway, south sixty-four degrees, fifty-four minutes east, three hundred and ninety-five feet and seventy-one one-hundredths (395.71) of a foot to the point and place of beginning; Containing one acre and fifty-three one-thousandths (1.053) of an acre, be the same more or less;

Parcel #9-B beginning at a point formed by the intersection of the dividing line between lands of the party of the first part herein on the northwest and lands now or formerly of George Olsen and Charles C. Trogger on the southeast with the new northeasterly right-of-way line of the aforesaid State Highway Route-4 (Rev of 1927) Section-3 from Hackensack River to Fort Lee, distant fifty (50) feet normally from the aforesaid center line of said State Highway at Station 368 plus 32.65 as shown on the aforesaid plan filed or about to be filed and running; Thence (1) along said dividing line south twenty-three degrees, fifty-three minutes, thirty seconds west, one hundred and five feet and thirty-seven one-hundredths (105.37) of a foot to its intersection with the new southwesterly right-of-way line of the aforesaid State Highway at a point normal to the aforesaid center line at Station 368 plus 34.67; Thence (2) along said new southwesterly right-of-way line which is also the southwesterly line of lands of the party of the first part north sixty-six degrees, six minutes, thirty seconds west three hundred and sixty-two feet and forty-six one-hundredths (362.46) of a foot to a corner; distant sixty-two feet and ninety-nine one-hundredths (62.99) of a foot normally from the aforesaid center line at Station 361 plus 78.49 as shown on the aforesaid plan filed or about to be filed; Thence (3) along the dividing line between lands of the party of the first part herein on the southeast and lands now or formerly of West Shore Railroad Company on the northwest, north thirty-one degrees, twelve

minutes, thirty seconds east, one hundred and thirteen feet and sixty-four one-hundredths (113.64) of a foot to its intersection with the aforesaid new northeasterly right-of-way line of said State Highway; distant fifty (50) feet normally from the aforesaid center line at Station 361 plus 84.58; Thence (4) along said new northeasterly right-of-way line parallel to and distant fifty (50) feet from the aforesaid center line, south sixty-four degrees, fifty-four minutes east three hundred and forty-eight feet and seven one-hundredths (348.07) of a foot to the point and place of beginning. Containing eight hundred and eighty-nine one-thousandths (0.889) of an acre, be the same more or less;

Parcel #9-C -- beginning at a corner between lands of the party of the first part herein on the northeast and lands now or formerly of George Olsen and Charles O Tregger on the southwest in the existing northwesterly right-of-way line of Queen Anne Road, said corner being distant one hundred and seventy-eight feet and seventy-four one-hundredths (178.74) of a foot measured northeasterly along said existing northwesterly right-of-way line of Queen Anne Road from its intersection with the northeasterly side line of Hobson Place, and being also distant one hundred and thirty-one feet and forty-two one-hundredths (131.42) of a foot measured northeasterly of and normal to the new center line of the aforesaid State Highway Route-4 (Rev 1927) Section-3 from Hackensack River to Fort Lee at Station 370 plus 41.28 as shown on the aforesaid plan filed or about to be filed and running; Thence (1) along the dividing line between lands of the party of the first part and lands now or formerly of said George Olsen and Charles O. Tregger, north sixty-six degrees, six minutes, thirty seconds west one hundred and seven feet and twenty-three one-hundredths (107.23) of a foot to its intersection with the new northwesterly right-of-way line of Queen Anne Road; Thence (2) along said new northwesterly right-of-way line in a northeasterly direction along an arc of a curve to the right with a radius of fifteen hundred and twenty-four feet and seventy-six one-hundredths (1524.76) of a foot, a distance of fifty-eight feet and two one-hundredths (58.02) of a foot to a point of tangency; Thence (3) still along said new northwesterly right-of-way line, north thirty-nine degrees, thirty minutes east, eleven feet and nine one-hundredths (11.09) of a foot to a point of curvature; Thence (4) still along the same in a northeasterly direction along an arc of a curve to the right, with a radius of three hundred and sixty-eight feet and eleven one-hundredths (368.11) of a foot, a distance of one hundred thirty-one feet and seventy one-hundredths (131.70) of a foot to a point of reverse curvature; Thence (5) still along the same in a northerly direction along an arc of a curve to the left with a radius of thirty (30) feet a distance of twenty-six feet and eighty-three one-hundredths (26.83) of a foot to its intersection with the dividing line between lands of the party of the first part herein on the

southwest and lands now or formerly of Morris Cortice and Aaron Engel on the northeast Thence (6) along said last mentioned dividing line and along the same produced: south-easterly in a straight line, south sixty-three degrees, fifty-eight minutes, two seconds east, sixty-four feet and thirteen one-hundredths (64.13) of a foot to its intersection with the aforesaid existing northwesterly right-of-way line of Queen Anne Road; Thence (7) along said existing northwesterly right-of-way line of Queen Anne Road, south thirty-three degrees, forty-eight minutes, thirty seconds west, two hundred and ten feet and ninety-nine one-hundredths (210.99) of a foot to the point and place of beginning; Containing four hundred and thirty-four one-thousandths (0.434) of an acre, be the same more or less; Together with all right, title and interest that the party of the first part may have in and to Queen Anne Road, Hobson Place and Windsor Road, adjacent to the above described premises; Together with such slope rights as may be required for the grading of the entire right-of-way width of said State Highway and the approach thereto along Queen Anne Road; said slope rights to extend to a line varying in distance from the new northwesterly right-of-way line of said State Highway from a minimum of twelve (12) feet northeasterly therefrom to a maximum of fifty-six (56) feet northeasterly therefrom; said slope rights to extend to a line varying in distance from the new northwesterly right-of-way line of said Queen Anne Road from a minimum of twelve (12) feet northwesterly therefrom to a maximum of twenty (20) feet northwesterly therefrom; however, such slope rights will cease to exist and become null and void if and when the level of the adjacent land is brought to the level of the Highway, or if and when the conditions of the adjacent property are so changed by the owner as to make the slope rights no longer necessary.

Together with all and singular the tenements hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions remainder and remainders rents issues and profits thereof and every part and parcel thereof And also all the estate right title interest property possession claim and demand whatsoever as well in law as in equity of the said party of the first part of in and to the above described premises and every part and parcel thereof with the appurtenances

To have and to hold all and singular the above mentioned and described premises together with the appurtenances unto the said party of the second part its successors and assigns forever to the only proper use benefit and behoof of the said party of the second part its successors and assigns forever And the said party of the first part for herself and her heirs executors and administrators does hereby covenant promise and grant to and with the said party of the second part and its successors and assigns that at the time of the sealing and delivery hereof the said party of the first part is seized in her own right of an absolute and indefeasible estate of inheritance in fee simple of in and to all and singular the premises hereby granted with the appurtenances and has good right full power and sufficient authority in the law to grant bargain sell

and convey the same unto the said party of the second part its successors and assigns forever according to the true intent and meaning of these presents and also that it shall and may be lawful for the said party of the second part its successors and assigns at all times forever hereafter peaceably and quietly to have hold use occupy possess and enjoy the said premises with the appurtenances and every part and parcel thereof without the lawful let suit eviction interruption or disturbance of the said party of the first part or of any other person or persons party or parties whomsoever lawfully claiming or to claim the same and that the said premises are now free and clear and freely and clearly acquitted and discharged of and from all former grants mortgages judgments and executions and of and from all encumbrances whatsoever and that the said party of the first part the premises hereby granted with the appurtenances unto it the said party of the second part its successors and assigns against all persons lawfully claiming or to claim the same shall and will warrant and forever defend

In Witness Whereof the party of the first part have hereunto set their hands and seals the day and year first above written

Signed Sealed and Delivered

in the presence of  
Frank A Morrison

Nellie Clauson (L S)  
Henry Clauson (L S)

State of New Jersey

County of Bergen ss Be it remembered that on this 22nd day of December A D nineteen hundred and thirty before me the subscriber a Master in Chancery of New Jersey personally appeared Nellie Clauson and Henry Clauson her husband who I am satisfied are the grantors mentioned in and who executed the within indenture and to whom I first made known the contents thereof and thereupon they acknowledged that they signed sealed and delivered the same as their voluntary act and deed for the uses and purposes therein expressed

Frank A Morrison  
Master in Chancery New Jersey

Received in the office and recorded December 27, 1930 at 9.57 A M

James W Mercer Clerk

TOWNSHIP OF TEANECK  
BERGEN COUNTY, NEW JERSEY

ORDINANCE NO. 1604

AN ORDINANCE TO EXTINGUISH AND RELEASE THE PUBLIC RIGHTS IN, AND TO VACATE PORTIONS OF YORK PLACE, WASHBURN STREET, DEARBORN STREET, NASSAU STREET, PEARL STREET, QUINCEY LANE, WALL STREET, BEAVER STREET, UNNAMED LANES, BRIARCLIFFE ROAD, CHURCHILL ROAD, UNNAMED R.O.W., PALISADE AVENUE, SELVAGE AVENUE, FERNDALE AVENUE, LINWOOD AVENUE, FOREST AVENUE, CHURCH STREET, KENDALL PLACE, PINWOOD PLACE, EVERGREEN STREET, DOBERT STREET, COURT STREET, HAWTHORNE AVENUE, CUMBERLAND AVENUE, IN TOKOLOKA PARK, WINDSOR PARK, VOTEE PARK, HAWTHORNE PARK AND PHELPS PARK, AND TO REDEDICATE A PORTION OF PALISADE AVENUE IN VOTEE PARK AS A PUBLIC STREET.

Be It Ordained by the Township Council of the Township of Teaneck as follows:

Section 1. That the public rights in the following described streets be released and extinguished, and the following portions of York Place, Washburn Street, and Dearborn Street in Tokoloka Park be vacated:

1. York Place, 60 feet in width from the northerly line of Maitland Avenue as laid out and designated on a map entitled "Map of West Englewood Terrace, Teaneck, New Jersey" filed in the Bergen County Clerk's Office as Map #2091, to the southerly line of Downing Street as laid out and designated on a map entitled "West Englewood Park, Teaneck and Bergenfield, New Jersey; Hudson West Shore Realty Corp." filed in the Bergen County Clerk's Office as Map #2145.

2. Washburn Street, 50 feet in width from a point being distant three hundred ninety (390.00) feet, at right angles easterly from the centerline of Victoria Road easterly to the easterly line of York Place, said mentioned streets as laid out and designated on a map entitled "Map of West Englewood Terrace, Teaneck, New Jersey" filed in the Bergen County Clerk's Office as Map #2091.

3. Dearborn Street, 50 feet in width from a point being distant three hundred ninety (390.00) feet, at right angles easterly from centerline of Victoria Road easterly to the easterly line of York Place, said mentioned streets as laid out and designated on a map entitled "Map of West Englewood Terrace, Teaneck, New Jersey" filed in the Bergen County Clerk's Office as Map #2091.

Section 2. That the public rights in the following described streets as shown and designated on the official Teaneck Township Tax Map of 1974 be released and extinguished, and the following portions of Nassau Street, Pearl Street, Quincey Lane, Wall Street, Beaver Street, Unnamed Lane, Briarcliffe Road, Churchill Road, and Unnamed right-of-way in Windsor Park be vacated.

1. Nassau Street, from the southerly line of Vesey Street if said line be extended easterly, southerly to its southerly terminus, said mentioned streets as laid out and designated on a map entitled "West Englewood Hills, Teaneck and Bergenfield, New Jersey" filed in the Bergen County Clerk's Office as Map #2424.

2. Pearl Street, 50 feet in width from the easterly line of Windsor Road easterly to the westerly line of Nassau Street, said mentioned streets as laid out and designated on a map entitled "West Englewood Hills, Teaneck and Bergenfield, New Jersey" filed in the Bergen County Clerk's Office as Map #2424.

3. Quincey Lane, 50 feet in width from the easterly line of Windsor Road easterly to the westerly line of Nassau Street, said streets as laid out and designated on a map entitled "West Englewood Hills, Teaneck and Bergenfield, New Jersey", filed in the Bergen County Clerk's Office as Map #2424.

ROAD VACATION & REDEDICATION OF PALISADE AVE

4. Wall Street, 50 feet in width from the southerly line of Windsor Road southerly to the westerly line of Nassau Street, said street as laid out and designated on a map entitled "West Englewood Hills, Teaneck and Bergenfield, New Jersey" filed in the Bergen County Clerk's Office as Map #2424.

5. Beaver Street, 50 feet in width from the southerly line of Wall Street southerly to its southerly terminus, said mentioned streets as laid out and designated on a map entitled "West Englewood Hills, Teaneck and Bergenfield, New Jersey" filed in the Bergen County Clerk's Office as Map #2424.

6a. Unnamed Lane, 20 feet in width from the southerly line of Vesey Street southerly to the northerly line of Pearl Street, said streets as laid out and designated on a map entitled "West Englewood Hills, Teaneck and Bergenfield, New Jersey" filed in the Bergen County Clerk's Office as Map #2424.

6b. Unnamed Lane, 20 feet in width from the northerly line of Pearl Street to the northerly line of Quincey Lane, said streets as laid out and designated on a map entitled "West Englewood Hills, Teaneck and Bergenfield, New Jersey" filed in the Bergen County Clerk's Office as Map #2424.

6c. Unnamed lane, 20 feet in width from the southerly line of Quincey Lane to the northerly line of Wall Street, said streets as laid out and designated on a map entitled "West Englewood Hills, Teaneck and Bergenfield, New Jersey" filed in the Bergen County Clerk's Office as Map #2424.

7. Briarcliffe Road, 50 feet in width from the easterly line of Windsor Road easterly to its easterly terminus, said mentioned streets as laid out and designated on a map entitled "Map of Property of the Rugby Square Devpt. Corp., Township of Teaneck, N. J." filed in the Bergen County Clerk's Office as Map #2174.

8. Churchill Road, 60 feet in width from the easterly line of Windsor Road easterly to its easterly terminus, said mentioned streets as laid out and designated on a map entitled "Map of Property of the Rugby Square Devpt. Corp., Township of Teaneck, N. J." filed in the Bergen County Clerk's Office as Map #2174.

9. Unnamed R.O.W., 50 feet in width generally from the easterly line of Windsor Road southeasterly, thence easterly, thence northerly, thence southeasterly to the westerly R.O.W. line of the Penn Central Transportation Company (West Shore Division), said mentioned streets as laid out and designated on a map entitled "Map of Property of Nelson N. Ayers, West Englewood, Teaneck, N. J." filed in the Bergen County Clerk's Office as Map #2555.

Section 3. That the public rights in the following described streets be released and extinguished, and the following portions of Palisade Avenue, Selvage Avenue, Ferndale Avenue, Linwood Avenue, Forest Avenue, Church Street, Kendall Place, Pinewood Place, Evergreen Street, Bogert Street, and Court Street in Votee Park be vacated.

1. Palisade Avenue, 60 feet in width generally, comprising portions of Palisade Avenue as laid out and designated on the following maps: "Section One, Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2081, "Section Two, Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2080, and "Section Three, Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2079, and being more particularly described as follows:

Beginning at a point of tangency in the northerly line of Colonial Court as laid out and designated on the above named Section One of Forest Park, and running thence:

(1) N 57°-26'-03" West along said northerly line of Colonial Court if the same be extended westerly a distance of seventy-four and seventy-one one-hundredths (74.71) feet to a point in the westerly line of Palisade Avenue, said point being distant 91.05 feet northerly along said westerly line of Palisade Avenue from the southerly terminus of said line as laid out on said Section One of map of Forest Park; thence

(2) N 45°-21'-56" East along the westerly line of Palisade Avenue as laid out on the above cited Sections One, Two, and Three of Map of Forest Park as a street 60 feet in width a distance of one thousand seven hundred eighty-one and two one-hundredths (1781.02) feet to a point of deflection in this line as laid out on the above named Section Three of Map of Forest Park; thence

(3) N 28°-31'-11" East continuing along said westerly line of Palisade Avenue as laid out and designated on said Section Three of Map of Forest Park a distance of one hundred six and ninety-seven one-hundredths (106.97) feet to a point in this line distant sixty-nine and zero one-hundredths (69.00) feet easterly at right angles from the easterly R.O.W. line of the Penn-Central Transportation Company (West Shore Division); thence

(4) N 45°-21'-56" East along a line running parallel to said easterly R.O.W. line of Penn Central Transportation Co. and distant 69.0 feet at right angles easterly therefrom, a distance of two hundred thirty-seven and thirty-four one-hundredths (237.34) feet to a point of deflection in the easterly line of Palisade Avenue as laid out and designated on Section Three of Map of Forest Park; thence

(5) S 28°-31'-11" West, parallel to the third course hereinabove run and distant 68.78 feet at right angles easterly therefrom a distance of one hundred six and ninety-seven one-hundredths (106.97) feet to a point in the aforesaid westerly line of Palisade Avenue, 60 feet in width; thence

(6) N 45°-21'-56" East along said westerly line of Palisade Avenue 60 feet in width a distance of one hundred six and ninety-six one-hundredths (106.96) feet to the northerly terminus of said line; thence

(7) S 52°-37'-38" East along a line forming the northerly terminus of Palisade Avenue 60 feet in width a distance of sixty and fifty-nine one-hundredths (60.59) feet to the northerly terminus of the easterly line of Palisade Avenue; thence

(8) S 45°-21'-56" West along the easterly line of Palisade Avenue 60 feet in width a distance of two thousand one hundred ten and forty-five one-hundredths (2110.45) feet to a point of curve in this line; thence

(9) Along a curve to the left with a radius of 12 feet an arc distance of twenty and sixty-nine one-hundredths (20.69) feet to the point or place of beginning.

2. Selvaque Avenue, 50 feet in width from the westerly line of Queen Anne Road (formerly Westfield Avenue), westerly to the easterly line of Palisade Avenue, said mentioned streets as laid out and designated on a map entitled "Section One Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2081.

3. Ferndale Avenue, 50 feet in width from the westerly line of Queen Anne Road (formerly Westfield Avenue) westerly to the easterly line of Palisade Avenue, said mentioned streets as laid out and designated on a map entitled "Section One Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2081.

4. Linwood Avenue, 50 feet in width from the westerly line of Queen Anne Road (formerly Westfield Avenue), westerly to the easterly line of Palisade Avenue, said mentioned streets as laid out and designated on a map entitled "Section One Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2081.

5a. Forest Avenue, 60 feet in width from the westerly line of Queen Anne Road (formerly Westfield Avenue) westerly to the easterly line of Palisade Avenue, said mentioned streets as laid out and designated on maps entitled "Section One Map of Forest Park, Teaneck, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2081 and "Section Two Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2080.

5b. Forest Avenue, 60 feet in width from the westerly line of Palisade Avenue to the easterly R.O.W. line of the Penn Central Transportation Co. (West Shore Division), said streets as laid out and designated on maps entitled "Section One, Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2081, and "Section Two, Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2080.

6. Church Street, 50 feet in width from the westerly line of Queen Anne Road (formerly Westfield Avenue) westerly to the easterly line of Palisade Avenue, said mentioned streets as laid out and designated on a map entitled "Section Two Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2080.

7. Kendall Place, 50 feet in width from the westerly line of Queen Anne Road (formerly Westfield Avenue) westerly to the easterly line of Palisade Avenue, said mentioned streets as laid out and designated on a map entitled "Section Two Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2080.

8. Pinewood Place, 50 feet in width from the westerly line of Queen Anne Road (formerly Westfield Avenue) westerly to the easterly line of Palisade Avenue, said mentioned streets as laid out and designated on maps entitled "Section Two, Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2080, and "Section Three Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2079.

9. Evergreen Street, 50 feet in width from the westerly line of Queen Anne Road (formerly Westfield Avenue) westerly to the easterly line of Palisade Avenue, said mentioned streets as laid out and designated on a map entitled "Section Three Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2079.

10. Bogert Street, 50 feet in width from the westerly line of Queen Anne Road (formerly Westfield Avenue) westerly to its westerly terminus, said mentioned streets as laid out and designated on a map entitled "Section Three Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2079.

11. Court Street, 50 feet in width generally, and being more particularly described as follows.

Beginning at a point of tangency in the southerly line of Court Street distant thirteen and fifty-one one-hundredths (13.51) feet westerly along said southerly line of Court Street from the point of intersection of said southerly line of Court Street with the westerly line of Westfield Avenue (now known as Queen Anne Road) if the same be extended northerly, both mentioned streets as laid out and designated on a map entitled "Section Three Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2079, and from the first mentioned point of tangency running

(1) N 53°-26'-08" West along said southerly line of Court Street a distance of three hundred three and sixty-four one-hundredths (303.64) feet to the westerly terminus of said line; thence

(2) N 45°-21'-56" East along a line forming the westerly terminus of Court Street a distance of fifty and fifty-nine one-hundredths (50.59) feet to the westerly terminus of the northerly line of Court Street; thence

(3) S 71°-26'-08" East along said northerly line of Court Street a distance of two hundred thirty and fifteen one-hundredths (230.15) feet to a point in this line, said point being distant eighty-five and twenty one-hundredths (85.20) feet westerly along said northerly line of Court Street from the point of intersection of said line with the aforesaid westerly line of Westfield Avenue (now known as Queen Anne Road); thence

(4) S 0°-33'-52" West along the westerly line of Court Street as relocated by Teaneck Township Ordinance #935, a distance of thirty-two and thirty-eight one-hundredths (32.38) feet to a point of curve; thence

(5) Southerly and easterly along a curve to the left with a radius of fifty-seven and seventy-four one-hundredths (57.74) feet an arc distance of fifty-four and forty-two one-hundredths (54.42) feet to the point or place of beginning.

Section 4. That the public rights in the following described street as shown and designated on the official Teaneck Township Tax Map of 1974 be released and extinguished, and the following portion of Hawthorne Avenue in Hawthorne Park be vacated.

Hawthorne Avenue, 50 feet in width from the northerly line of Letter Avenue if said line be extended westerly, to the northerly terminus of Hawthorne Avenue, as laid out on the Teaneck Township Official Tax Assessment Map as revised for 1973.

Section 5. That the public rights in the following described street be released and extinguished and the following portion of Cumberland Avenue in Phelps Park be vacated.

Cumberland Avenue, 50 feet in width from the westerly line of Wilson Avenue if said line be extended southerly, westerly to its westerly terminus as laid out and designated on a map entitled "Map of Property of Joseph Lavach, Township of Teaneck, Bergen County, New Jersey" filed in the Bergen County Clerk's Office as Map #2J51.

Section 6. That the following portion of Votee Park be rededicated as a public R.O.W. and be designated as Palisade Avenue.

Beginning at a point, said point being the southerly terminus of the westerly line of Palisade Avenue as laid out and designated on a map entitled "Section One Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2081, and running thence:

(1) N 33°-11'-56" East along the proposed westerly line of Palisade Avenue a distance of three hundred eighty-six and fourteen one-hundredths (386.14) feet to a point of curvature; thence

(2) Northerly continuing along the proposed westerly line of Palisade Avenue curving to the right with a radius of eight hundred thirty-four and sixteen one-hundredths (834.16) an arc distance of one hundred seventy-seven and thirteen one-hundredths (177.13) feet to a point of tangency in the easterly R.O.W. line of Penn Central Transportation Co. (West Shore Division); thence

(3) N 45°-21'-56" East along said easterly R.O.W. line a distance of one thousand six hundred forty-nine and four one-hundredths (1649.04) feet to a point in this line, said point being a point of deflection in the westerly line of Palisade Avenue as laid out and designated on a map entitled "Section Three Map of Forest Park, Teaneck Township, Bergen Co., N. J." filed in the Bergen County Clerk's Office as Map #2079; thence

(4) S 28°-31'-11" West along said westerly line of Palisade Avenue a distance of two hundred thirty-eight and ten one-hundredths (238.10) feet to a point in this line distant 69 feet at right angles easterly from the aforesaid easterly R.O.W. line of Penn Central Transportation Co.; thence

(5) S 45°-21'-56" West, parallel to the aforesaid easterly R.O.W. line of Penn Central Transportation Co. (West Shore Division) and distant 69 feet at right angles easterly therefrom along the proposed easterly line of Palisade Avenue a distance of one thousand four hundred twenty-one and sixteen one-hundredths (1421.16) feet to a point of curve; thence

(6) Southerly continuing along the proposed easterly line of Palisade Avenue curving to the left with a radius of one thousand one hundred sixty-five and eighty-four one-hundredths (1165.84) feet an arc distance of two hundred forty-seven and fifty-six one-hundredths (247.56) feet to a point of tangency; thence

(7) S 33°-11'-56" West, parallel to the first course hereinabove run and distant 60 feet at right angles easterly therefrom a distance of two hundred fifteen and nine one-hundredths (215.09) feet to a point in the northerly line of Colonial Court as laid out and designated on the above referred to Section One of Map of Forest Park, if said northerly line be extended westerly; thence

(8) N 53°-26'-08" West along said westerly extension of the northerly line of Colonial Court a distance of forty and eighty-nine one-hundredths (40.89) feet to a point in the above referred to westerly line of Palisade Avenue as laid out and designated on the above cited Section One of Map of Forest Park; thence

(9) S 45°-21'-56" West along said westerly line of Palisade Avenue a distance of ninety-one and five one-hundredths (91.05) feet to the point or place of beginning.

All as shown on a map entitled "Township of Teaneck, Bergen County, New Jersey, Map for the Vacation of Various Streets in Windsor, Phelps, Tokoloka, Votee, and Hawthorne Parks; also showing Re-Dedication of Part of Palisade Avenue in Votee Park" on file in the Teaneck Township Engineer's Office.

Section 7. This ordinance shall take effect after publication thereof after final passage, as provided by law.

Section 8. That all ordinances or parts of ordinances contrary to or inconsistent with this ordinance are hereby superseded.

Section 9. If any section or provisions, or parts thereof, in this ordinance shall be adjudged invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the ordinance as a whole or any other section or provision or part hereof.

Section 10. This ordinance shall take effect after publication thereof after final passage, as provided by law.

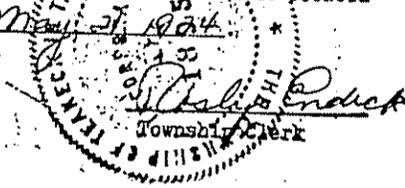
*Frank W. Burr*  
Mayor

Attest:

*Roslyn Enduck*  
Township Clerk

Dated 5/7/74  
Adopted 5/21/74

THIS IS TO CERTIFY THAT THE ATTACHED IS A TRUE AND CORRECT COPY OF  
*Ordinance No. 1684*  
ADOPTED BY THE TEANECK TOWNSHIP COUNCIL  
ON *May 21, 1974*





132.38) feet to a point of curve; thence  
(5) Southerly and easterly along a  
curve to the left with a radius of fifty  
seven and seventy four one  
hundredths (57.74) feet an arc distance  
of fifty four and forty two one  
hundredths (54.42) feet to the point of  
place of beginning.

Section 4. That the public rights in  
the following described street as  
shown and designated on the official  
Teaneck Township Tax Map of 1974 be  
released and extinguished, and the  
following portion of Hawthorne  
Avenue in Hawthorne Park be  
vacated.

Hawthorne Avenue, 50 feet in  
width from the northerly line of Letter  
Avenue if said line be extended  
westerly, to the northerly terminus of  
Hawthorne Avenue, as laid out on the  
Teaneck Township Official Tax  
Assessment Map as revised for 1973.

Section 5. That the public rights in  
the following described street be  
released and extinguished and the  
following portion of Cumberland  
Avenue in Phelps Park be vacated.

Cumberland Avenue, 50 feet in  
width from the westerly line of Wilson  
Avenue if said line be extended  
southerly, westerly to its westerly  
terminus as laid out and designated on  
a map entitled "Map of Property of  
Joseph Litwach, Township of Teaneck,  
Bergen County, New Jersey" filed in  
the Bergen County Clerk's Office as  
Map No. 7351.

Section 6. That the following portion  
of Votce Park be rededicated as a  
public R.O.W. and be designated as  
Palisade Avenue.

Beginning at a point, said point  
being the southerly terminus of the  
westerly line of Palisade Avenue as  
laid out and designated on a map  
entitled "Section One Map of Forest  
Park, Teaneck Township, Bergen Co.,  
N. J." filed in the Bergen County  
Clerk's Office as Map No. 2081, and  
running thence:

(1) N 33 degrees 11' 58" East  
along the proposed westerly line of  
Palisade Avenue a distance of three  
hundred eighty six and fourteen one  
hundredths (386.14) feet to a point of  
curvature; thence

(2) Northerly continuing along the  
proposed westerly line of Palisade  
Avenue curving to the right with a  
radius of eight hundred thirty four  
and sixteen one hundredths (834.16) an arc  
distance of one hundred seventy seven  
and thirteen one hundredths (177.13)  
feet to a point of tangency in the  
easterly R.O.W. line of Penn Central  
Transportation Co. (West Shore  
Division); thence

(3) N 45 degrees 21' 56" East  
along said easterly R.O.W. line a  
distance of one thousand six hundred  
forty nine and four one hundredths  
(1649.04) feet to a point in this line,  
said point being a point of deflection in  
the westerly line of Palisade Avenue  
as laid out and designated on a map  
entitled "Section Three Map of Forest  
Park, Teaneck Township, Bergen Co.,  
N. J." filed in the Bergen County  
Clerk's Office as Map No. 2079; thence

(4) S 28 degrees 31' 11" West along  
said westerly line of Palisade Avenue  
a distance of two hundred thirty eight  
and ten one hundredths (238.10) feet to  
a point in this line distant 69 feet at  
right angles easterly from the  
aforesaid easterly R.O.W. line of Penn  
Central Transportation Co.; thence

(5) S 45 degrees 21' 56" West,  
parallel to the aforesaid easterly  
R.O.W. line of Penn Central Tran-  
sportation Co. (West Shore Division)  
and distant 69 feet at right angles  
easterly therefrom along the proposed  
easterly line of Palisade Avenue a  
distance of one thousand four  
hundred twenty one and sixteen one  
hundredths (1421.16) feet to a point of  
curve; thence

(6) Southerly continuing along the  
proposed easterly line of Palisade  
Avenue curving to the left with a  
radius of one thousand one hundred  
sixty five and eighty four one  
hundredths (1165.84) feet an arc  
distance of two hundred forty seven  
and fifty six one hundredths (247.56)  
feet to a point of tangency; thence

(7) S 33 degrees 11' 58" West,  
parallel to the first course hereinabove  
run and distant 69 feet at right angles  
easterly therefrom a distance of two  
hundred fifteen and nine one  
hundredths (215.09) feet to a point in  
the northerly line of Colonial Court as  
laid out and designated on the above  
referred to Section One of Map of  
Forest Park, if said northerly line be  
extended westerly; thence

(8) N 53 degrees 20' 08" West  
along said westerly extension of the  
northerly line of Colonial Court a  
distance of forty and eighty nine one  
hundredths (40.89) feet to a point in the  
above referred to westerly line of  
Palisade Avenue as laid out and  
designated on the above cited Section  
One of Map of Forest Park; thence

(9) S 45 degrees 21' 56" West along  
said westerly line of Palisade Avenue  
a distance of ninety one and five one  
hundredths (91.05) feet to the point or  
place of beginning.

All as shown on a map entitled  
"Township of Teaneck, Bergen  
County, New Jersey, Map for the  
Vacation of Various Streets in Wind-  
sor, Phelps, Tokoloka, Votce, and  
Hawthorne Parks, also showing Re-  
Dedication of Part of Palisade Avenue  
in Votce Park" on file in the Teaneck  
Township Engineer's Office.

Section 7. This ordinance shall take  
effect after publication thereof after  
final passage, as provided by law.

Section 8. That all ordinances or  
parts of ordinances contrary to or  
inconsistent with this ordinance are  
hereby superseded.

Section 9. If any section or  
provisions, or parts thereof, in this  
ordinance shall be adjudged invalid or  
unconstitutional, such invalidity or  
unconstitutionality shall not affect the  
validity of the ordinance as a whole or  
any other section or provision or part  
hereof.

Section 10. This ordinance shall take  
effect after publication thereof after  
final passage, as provided by law.

NOTICE  
The ordinance published herewith  
was introduced at a meeting of the  
Township Council of the Township of  
Teaneck, in the County of Bergen, New  
Jersey, held on May 7, 1974 and will be  
further considered for final passage  
after public hearing at a meeting of  
said Township Council to be held in the  
Municipal Building Council Chamber  
in said Township on May 21, 1974, at  
8:30 o'clock P.M., or as soon  
thereafter as the matter may be  
reached.

ROSLYN ENDICK  
TOWNSHIP CLERK  
May 9, 1974 Fee: \$153.35

RECEIVED  
1976 JUL 21 PM 2:52  
*Carol Johnston*  
BERGEN COUNTY CLERK

JUL 21 76 VAC 35444 525 525

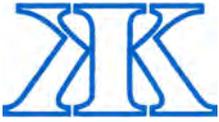
RECORDING FEE \$ 5.25  
SO PAID  
VACATION

FILED  
JUL 21 1976  
BERGEN COUNTY CLERK  
MORRISTOWN, N.J.

Roslyn Endick, Township Clerk  
Municipal Green  
Teaneck, N.J. 07601

BOOK 13 PAGE 121

END OF DOCUMENT



## Keller & Kirkpatrick, Inc.

Matthew L. Martini, PLS, PP, President

Muhammed Assal, PE  
Kevin S. Bogerman, PLS  
Robert E. Bratt, PE, PP  
Andrew Cangiano, PE, PP  
Arthur J. Elias, PE, PP

Edward J. Formichella, PLS, PP  
Andrew D. Henderson, PLS  
Kelly-Ann Kimiecik, PE  
Ong Chi Li, PE  
Michael J. Manning, PLS, PP

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

File Number 2011027  
February 6, 2018

### **DESCRIPTION OF A 30' WIDE UTILITY EASEMENT IN 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 N.A.D.1983(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-one and thirty-four hundredths feet (151.34') on a bearing of North thirty-four degrees, thirteen minutes, forty-one seconds East (N 34° 13' 41" E) from the intersection of said sideline with the sideline of New Jersey State Highway Route 4, said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751239.85 and East 626383.39, and running; thence

1. Along the easterly sideline of Windsor Road, North thirty-four degrees, thirteen minutes, forty-one seconds East (N 34° 13' 41" E), a distance of thirty and fifty hundredths feet (30.50') 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-six hundredths feet (101.66') 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, thirteen minutes, forty-one seconds West (S 34° 13' 41" W), a distance of thirty and fifty hundredths feet (30.50') to a point in same, said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751198.71 and East 626476.35; 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-six hundredths feet (101.66') to the point and place of BEGINNING.

Said Easement Area A containing an area of 3,050 S.F. or 0.070 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 fifty-five and eight hundredths feet (155.08') 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, said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751107.26 and East 626682.98, 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-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
2. Along said dividing line, North thirty-one degrees, four minutes, forty-one seconds East (N 31° 04' 41" E), a distance of thirty and twenty-four hundredths feet (30.24') to a point in same, said point having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 751182.18 and East 626587.81, 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 hundredths feet (116.40') 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 thirty and two hundredths feet (30.02') to the point and place of BEGINNING.

Said Easement Area B containing an area of 3,563 S.F. or 0.082 acres of land, more or less.

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

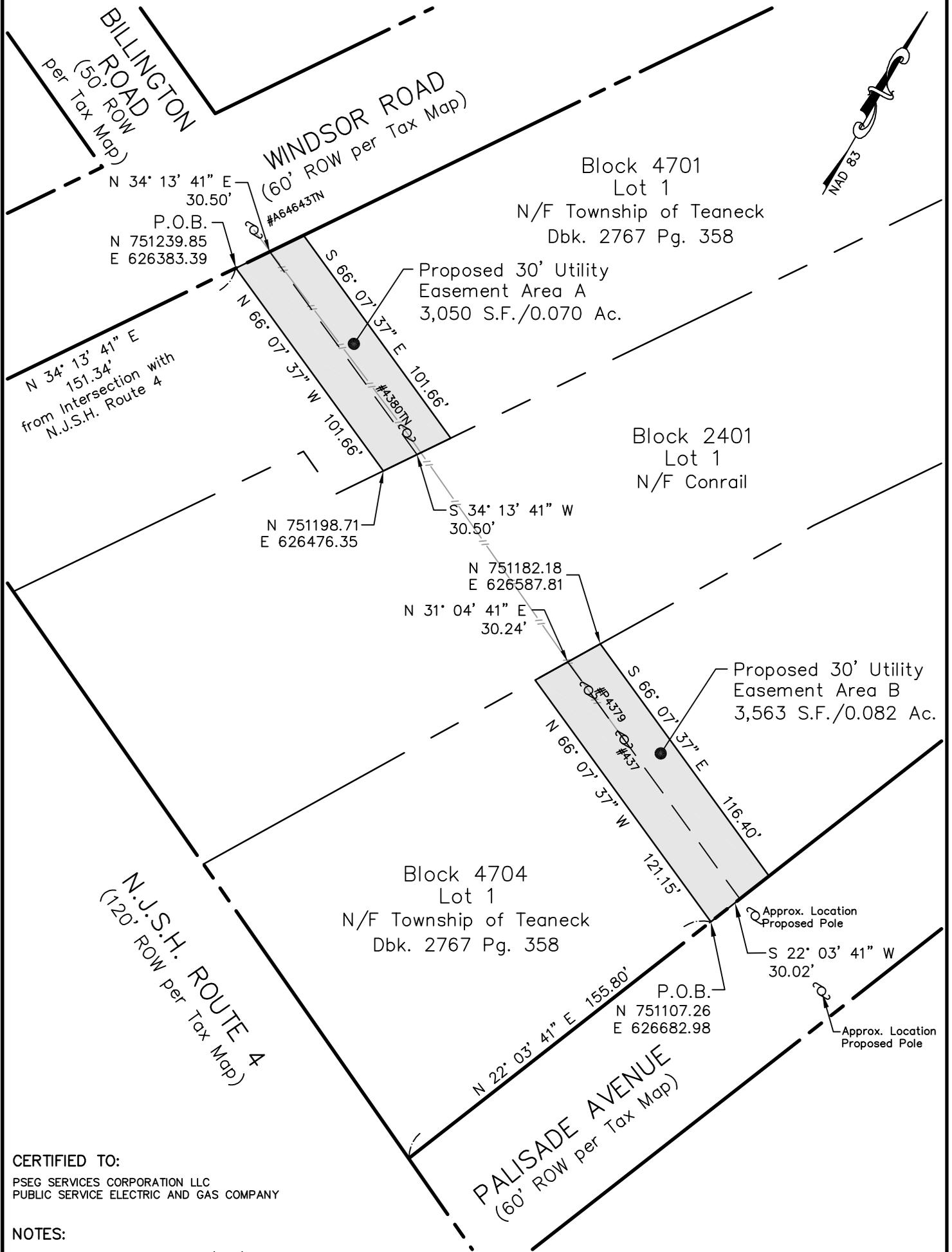
This description being prepared by the office of Keller & Kirkpatrick, Inc., Morris Plains, New Jersey, in accordance with a map entitled "Proposed 30' Utility Easement, Township of Teaneck, Bergen County, New Jersey," dated February 6, 2018.

---

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

# PROPOSED 30' UTILITY EASEMENT

## TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY



**CERTIFIED TO:**

PSEG SERVICES CORPORATION LLC  
PUBLIC SERVICE ELECTRIC AND GAS COMPANY

**NOTES:**

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**

---

KEVIN S. BOGERMAN, Professional Land Surveyor, Lic 41379

DATE: 02/06/18	SCALE: 1" = 50'	FLD. BK.:	
PROJ.: 2011027	CHKD.:	PAGE:	



## Keller & Kirkpatrick, Inc.

Matthew L. Martini, PLS, PP, President

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

File Number 2011027  
September 17, 2018

### **DESCRIPTION OF A 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; 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; 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-nine hundredths feet (552.49') 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 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-nine hundredths feet (578.29') to the point and place of BEGINNING.

Said Easement Area containing an area of 4,243 S.F. or 0.0974 acres of land, more or less.

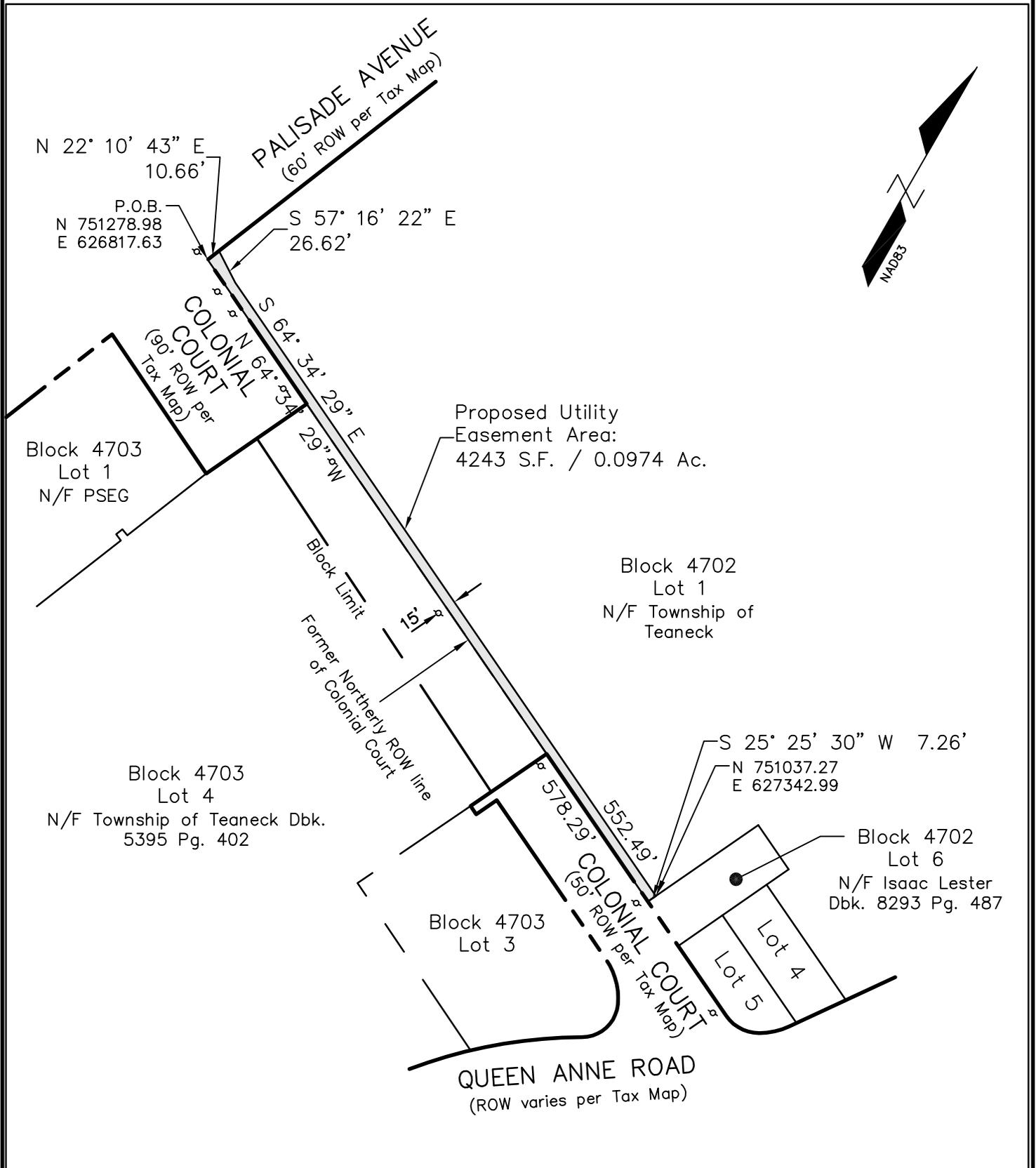
### **Subject to any and all existing easements and restrictions of record.**

This description being prepared by the office of Keller & Kirkpatrick, Inc., Morris Plains, New Jersey, in accordance with a map entitled "Proposed Utility Easement, Township of Teaneck, Bergen County, New Jersey," dated September 18, 2018.

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

# PROPOSED UTILITY EASEMENT

## TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY



**CERTIFIED TO:**

PSEG SERVICES CORPORATION LLC  
PUBLIC SERVICE ELECTRIC AND GAS COMPANY

**NOTES:**

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.

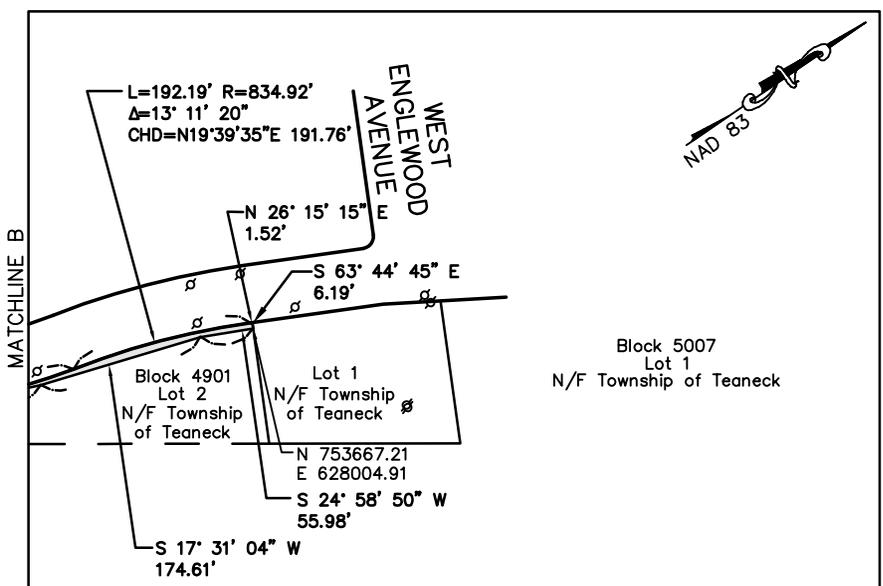
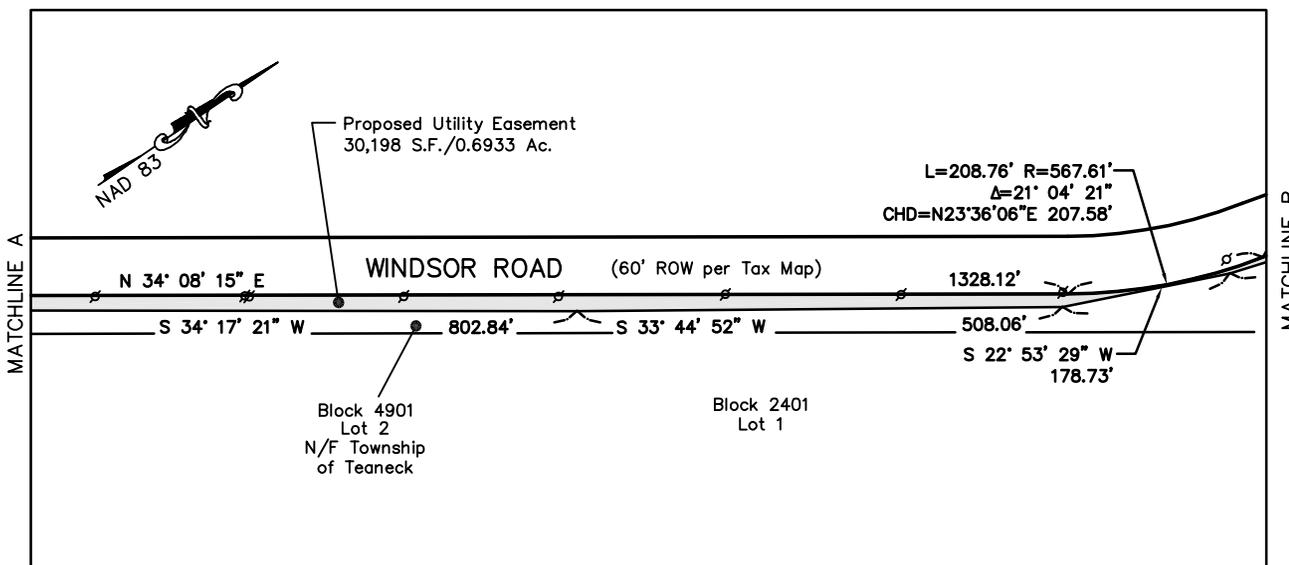
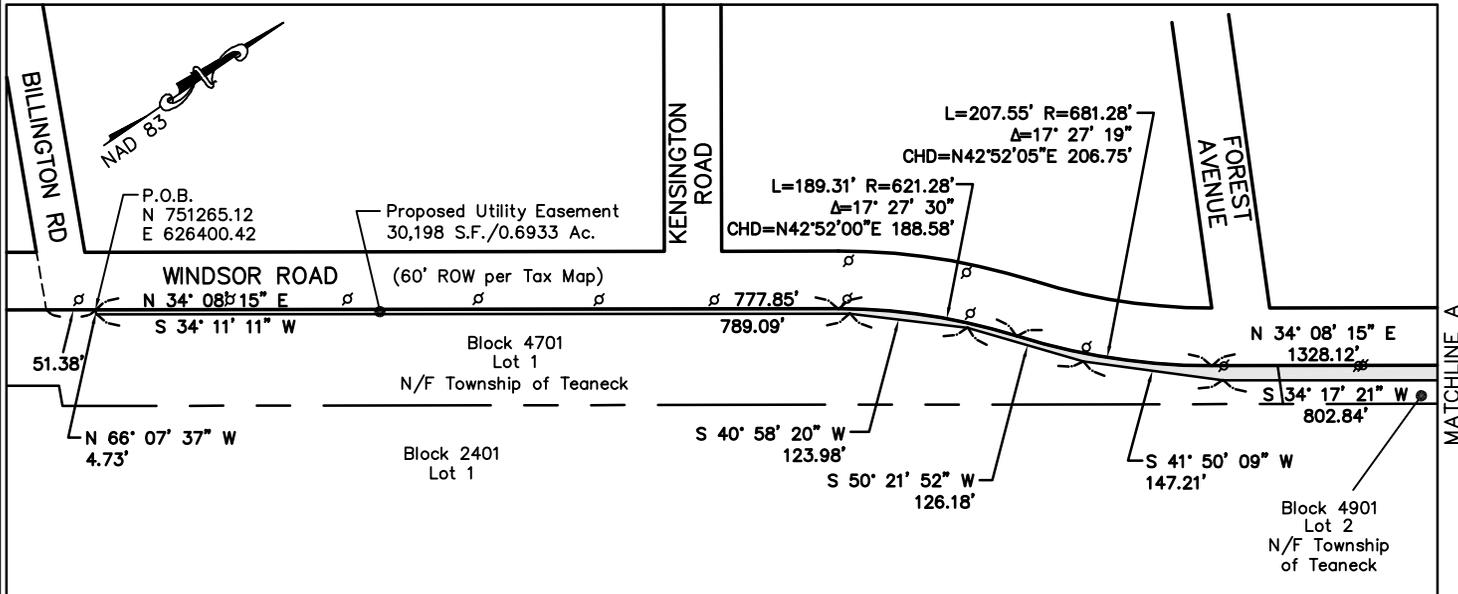
THE NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS PROHIBITS ENGINEERING OR SURVEYING DOCUMENTS PREPARED BY ONE LICENSEE FROM BEING ALTERED, AMENDED, EXPANDED, FINALIZED OR OTHERWISE ADJUSTED BY ANOTHER LICENSEE WHO WAS NOT IN RESPONSIBLE CHARGE OF THE INITIAL WORK PRODUCT. THE ONLY EXCEPTION 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.



<b>Keller &amp; Kirkpatrick Inc.</b>	
301 Gibraltar Drive, Suite 2A Morris Plains, NJ, 07950 973-377-8500	
Certificate of Authorization #24GA28037400	
<b>CONSULTING ENGINEERS LAND SURVEYORS</b>	<b>LANDSCAPE ARCHITECTS PLANNERS</b>
KEVIN S. BOGERMAN, Professional Land Surveyor, Lic 41379	
<b>DATE: 9/18/18</b>	<b>SCALE: 1" = 100' FLD. BK.:</b>
<b>PROJ.: 2011027</b>	<b>CHKD.: PAGE:</b>

# PROPOSED UTILITY EASEMENT

## TOWNSHIP OF TEANECK, BERGEN COUNTY, NEW JERSEY



**CERTIFIED TO:**

PSEG SERVICES CORPORATION LLC  
PUBLIC SERVICE ELECTRIC AND GAS COMPANY

**NOTES:**

HORIZONTAL DATUM = NAD 1983 (2011)

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Keller & Kirkpatrick Inc.

301 Gibraltar Drive, Suite 2A  
Morris Plains, NJ, 07950  
973-377-8500 Certificate of Authorization #24GA28037400

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**CONSULTING ENGINEERS**
**LANDSCAPE ARCHITECTS**

**LAND SURVEYORS**
**PLANNERS**

---

KEVIN S. BOGERMAN, Professional Land Surveyor, Lic 41379

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**DATE: 09/19/18**
**SCALE: 1" = 200'**
**FLD. BK.:**

**PROJ.: 2011027**
**CHKD.:**
**PAGE:**



## Keller & Kirkpatrick, Inc.

Matthew L. Martini, PLS, PP, President

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

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

File Number 2011027  
September 19, 2018

### **DESCRIPTION OF A UTILITY EASEMENT IN PARCEL OF LAND KNOWN AND DESIGNATED AS TAX LOT 1 IN BLOCK 4701 AND 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), 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 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 eighty-five hundredths feet (777.85') 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-eight hundredths feet (621.28'), an arc length of one hundred eighty-nine and thirty-one hundredths feet (189.31'), 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-eight hundredths feet (188.58') 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-eight hundredths feet (681.28'), an arc length of two hundred seven and fifty-five hundredths feet (207.55'), 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-five hundredths feet (206.75') 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 one thousand three hundred twenty-eight and twelve hundredths feet (1328.12') to a point of curvature in same; thence
5. Still along same, on a curve to the left, having a radius of five hundred sixty-seven and sixty-one hundredths feet (567.61'), an arc length of two hundred eight and seventy-six hundredths feet (208.76'), 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-eight hundredths feet (207.58') to a point of reverse curvature in same; thence

6. Still along same, on a curve to the right, having a radius of eight hundred thirty-four and ninety-two hundredths feet (834.92'), an arc length of one hundred ninety-two and nineteen hundredths feet (192.19'), 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-six hundredths feet (191.76') to a point of tangency in same; thence
7. 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; thence
8. 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 having New Jersey State Plane Coordinate System NAD 1983(2011) values of North 753667.21 and East 628004.91; thence
9. 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; thence
10. 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-one hundredths feet (174.61') to a point in same; thence
11. 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-three hundredths feet (178.73') to a point in same; thence
12. 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 six hundredths feet (508.06') to a point in same; thence
13. 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 eight hundred two and eighty-four hundredths feet (802.84') to a point in same; thence
14. 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-one hundredths feet (147.21') to a point in same; thence
15. 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 eighteen hundredths feet (126.18') to a point in same; thence
16. 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-eight hundredths feet (123.98') to a point in same; thence

17. 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 nine hundredths feet (789.09') to a point in same; thence
18. Still along same, North sixty-six degrees, seven minutes, thirty-seven seconds West (N 66° 07' 37" W), a distance of four and seventy-three hundredths feet (4.73') to the point and place of BEGINNING.

Said Easement Area containing an area of 30,198 S.F. or 0.6933 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 "Proposed Utility Easement, Township of Teaneck, Bergen County, New Jersey," dated September 19, 2018.

---

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

## **APENDIX D**

### **PROJECT CONSISTENCY WITH THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN**

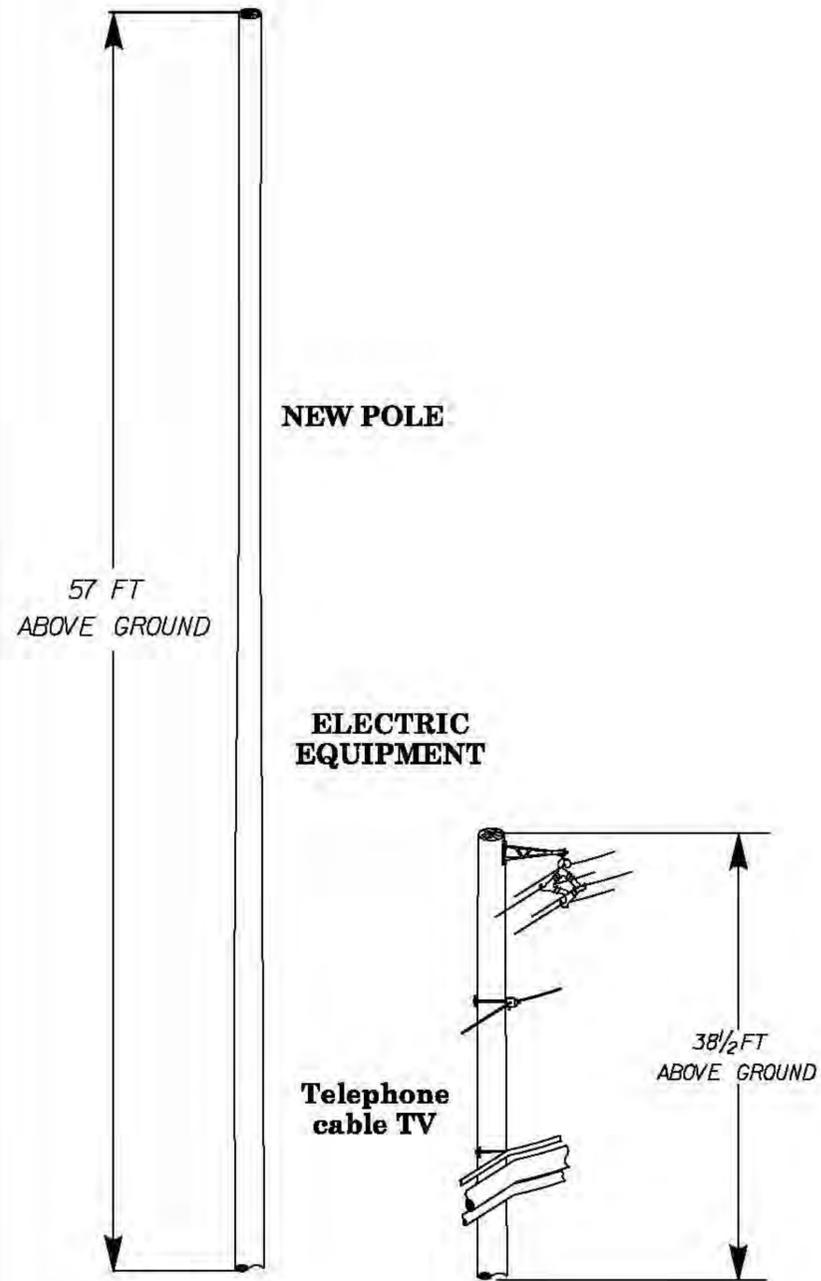
The Township of Teaneck is located in the Metropolitan Planning Area (PA1). In the Metropolitan Planning Area, the State Plan's intent is to do the following:

- Provide for much of the State's future development and redevelopment
- Revitalize Cities and Towns
- Take advantage of increased densities and compact building design
- Encourage distinctive, attractive neighborhoods with a strong sense of place
- Provide for mixed-use concentrations of residential and commercial activity
- Create a wide range of residential housing opportunities and choices with income mix
- Provide for a variety of multi-modal transportation alternatives
- Prioritize clean-up and redevelopment of brownfields and greyfields sites
- Create cultural centers of state-wide significance
- Re-design any existing areas of low-density sprawl
- 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.

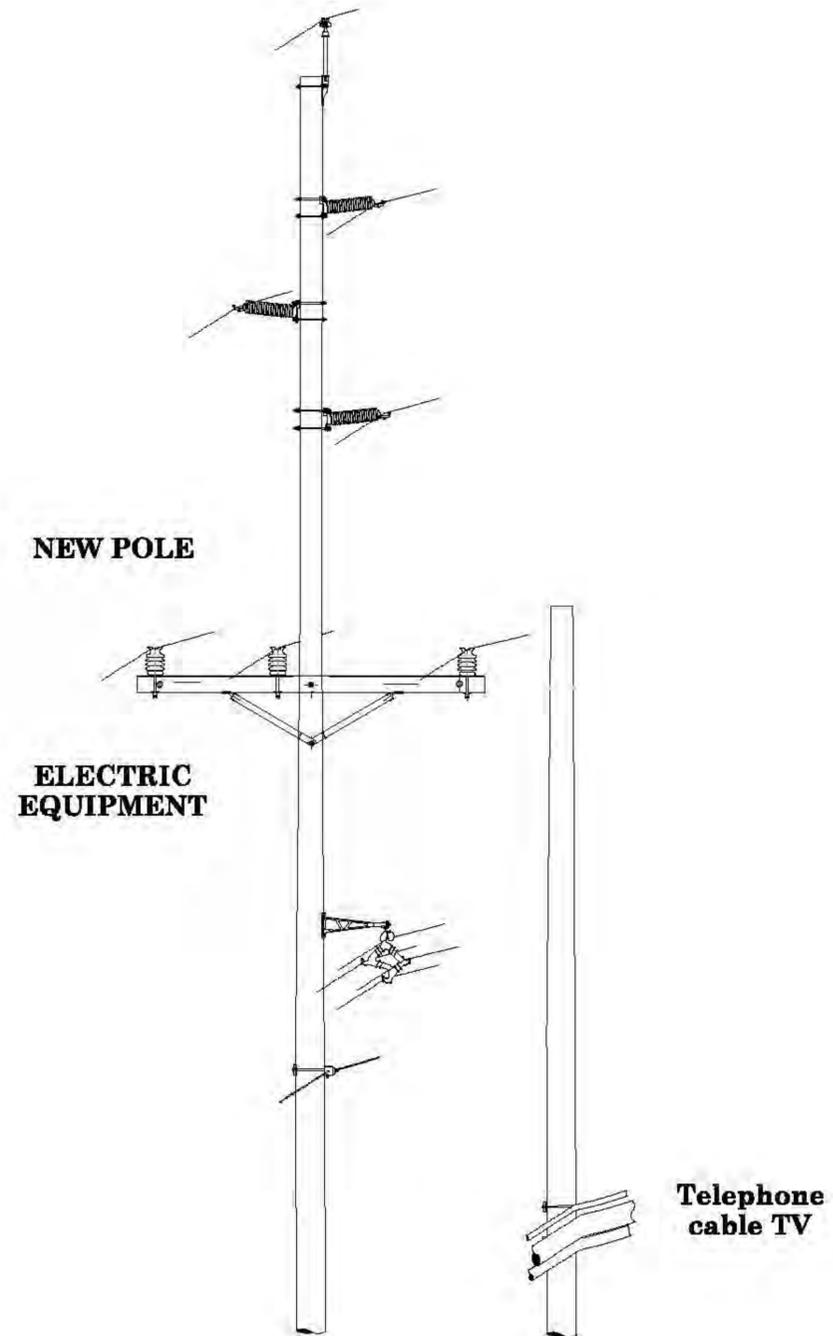
The proposed 69 kV upgrade is committed to delivering safe, reliable electric service to its customers. Maintaining its electric infrastructure is a necessary component in order to keep pace with customers' evolving energy needs. As businesses and residents use more electricity, it is PSE&G's responsibility to reinforce, upgrade and, in many cases, replace its electric distribution infrastructure to keep up with demand.

The 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 aerial easements will not change/impact public access, use or amenities of either park.

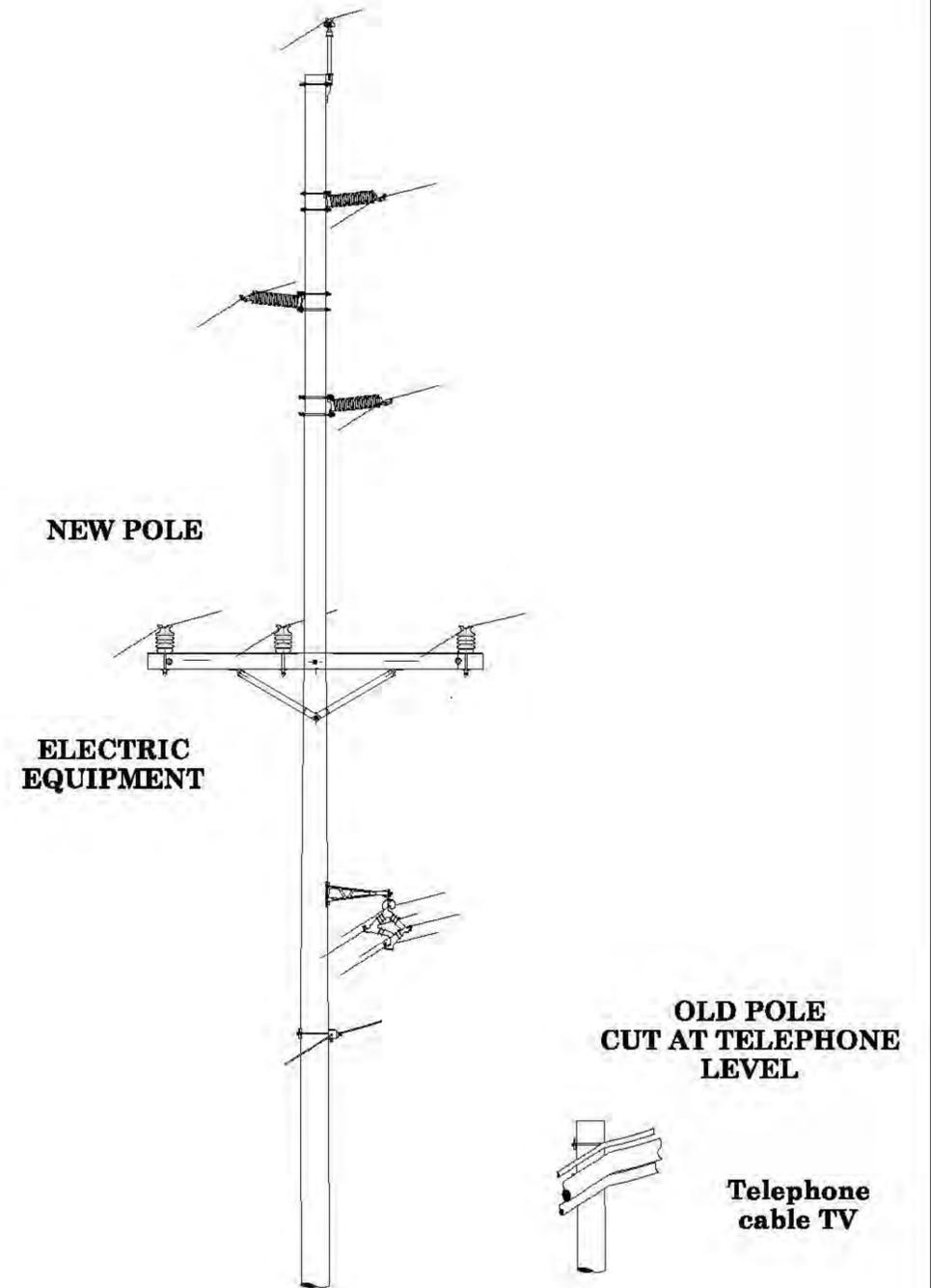
**APPENDIX E**  
**CONSTRUCTION PLANS**



**STAGE ONE**  
**INSTALLATION OF NEW POLE**



**STAGE TWO**  
**TRANSFER ELECTRIC EQUIPMENT TO NEW POLE**



**STAGE THREE**  
**TELEPHONE CABLE LEFT FOR TRANSFER AND REMOVAL OF OLD POLE**



