

**AGENDA**  
**CITY OF CLIFTON**  
**ZONING BOARD OF ADJUSTMENT**  
**MAY 22, 2019**  
**7 P.M. SPECIAL MEETING**

Please take notice that formal action may be taken on the following applications on May 22, 2019.

**PLEDGE OF ALLEGIANCE**

**NEW HEARING**

**Public Service Electric and Gas Company (“PSE&G” or “Applicant”)** has made application to the Zoning Board of Adjustment of the City of Clifton (“Board”) for Preliminary/Final Site Plan/Variance/Conditional Use Variance approval (“Application”). The Application concerns the property known and designated as **121 St. Andrews Boulevard, Clifton, New Jersey, Block 41.08, Lot 2 and Block 47.12, Lot 3**, as shown on the City of Clifton Tax Map (“Property”). Portions of the Property are currently occupied by PSE&G’s Clifton Substation, portions of the Athenia Switching Station and electrical transmission towers and/or monopoles. The Property is located within the City’s Residential, One Family, 6,600 Square Feet District (“**R-2A Zone**”). Pursuant to N.J.S.A. 40:55D-46, N.J.S.A. 40:55D-50 and N.J.S.A. 40:55D-67, the Applicant requests preliminary and final site plan approval to add to its existing facilities on the Property, along with a conditional use variance to permit the use of the Property for public utility facilities, and certain bulk variances to exceed the R-2A Zone’s structure and fence height limits.

The Applicant proposes to install new electric process equipment to improve system reliability and capacity (“Project”). Specifically, the Applicant proposes to construct a new 69kV gas insulated switchgear (“GIS”) building and a new 230kV GIS building on the Property located directly adjacent to the Clifton Substation. The 230kV source station will include the replacement of two (2) transmission towers with monopoles and the installation of a perimeter wall with fence segments.

The Applicant will also seek to consolidate the Property, which is owned by the Applicant and currently used for public utility facilities, into one (1) lot.

According to the City’s Schedule of District Use Regulations, public utility facilities are considered a conditional use in all zones. The Project is situated in the R-2A Zone and within 500 feet of a school, and therefore requires a variance under N.J.S.A. 40:55D-70(d)(3) to expand an existing non-conforming conditional use. The bulk requirements for the R-2A Zone have certain maximum height and construction details for structures and fencing that the Project will exceed. Accordingly, the Applicant requests variances pursuant to N.J.S.A. 40:55D-70(d)(6) to exceed the structure height limitation and pursuant to N.J.S.A. 40:55D-70(c)(2) to exceed the fence height limitation.

The Applicant shall also apply for such variance relief, exceptions, waivers or other approvals or licenses that are deemed necessary or appropriate by the Applicant or the Board and which may arise during the course of the hearing process. The Applicant may also revise the plans pursuant to comments made upon a review of the plans, testimony and other materials at the public hearing without further notice.