

**TOWNSHIP OF MAPLE SHADE  
ZONING BOARD OF ADJUSTMENT  
RESOLUTION No. 2025-ZB-24-11**

**RESOLUTION GRANTING USE VARIANCE, CERTAIN  
BULK VARIANCES, PRELIMINARY AND FINAL SITE  
PLAN APPROVAL FOR EXPANSION OF  
NONCONFORMING PUBLIC UTILITY FACILITY  
(ELECTRICAL SUBSTATION) ON BLOCK 189.03,  
LOTS 5 & 5.02, TAX MAP, TOWNSHIP OF MAPLE SHADE**

**WHEREAS**, Public Service Electric and Gas Company (“PSE&G”) has made application to the Zoning Board of Adjustment of the Township of Maple Shade for a use variance, bulk variances, together with preliminary and final site plan approval to permit the expansion of an existing electrical substation on Block 189.03, Lots 5 and 5.02, Tax Map, Township of Maple Shade; and

**WHEREAS**, the matter coming on to be heard at a public meeting on December 11, 2024, pursuant to all notices required by law, and the Board having heard the testimony presented and having examined the exhibits filed, finds the following facts and conclusions of law:

A. The subject property is identified as 2816-2818 Route 73 North in the Business Development Zone (BD). The property is a 6.730-acre lot having 275 feet of frontage on Route 73. Access to the property is off Willow Road.

B. Block 189.03 was purchased by PSE&G in 2021 and is currently vacant. Block 189.03, Lot 5 has been developed by PSE&G as an electrical substation, which currently contains the following improvements.

1. Control House
2. Lightning Masts
3. Three (3) 69kV Transformers
4. Two (2) SL&P Transformers
5. Related miscellaneous electrical processing equipment

C. The site is located in the BD Zone, wherein utility facilities exceeding 5000 square feet are excluded as a permitted use. The applicant is therefore seeking a use variance to approve the following improvements and expansions of the substation:

1. Demolition of the existing 69kV yard.
2. Installation of one new prefabricated control building having dimensions of 28' x 60'.
3. Expansion of the substation toward Route 73 for the installation of a new 69kV ring bus with new electrical equipment of appropriate voltage class.
4. New security fencing, four 60-foot-tall lightning masts, six 71-foot-tall lightning masts, (height variances required to exceed 40 feet), and two transformers.

D. Testimony in support of the application was provided by Joe Graf as the PSE&G Project Manager who has 12 years' experience with PSE&G expansions and upgrades. The existing Maple Shade PSE&G substation provides service for approximately 18,000 customers in Maple Shade and surrounding communities. The regulating authority, Pennsylvania-New Jersey-Maryland Interconnection (PJM), has determined that the existing Maple Shade substation is in violation of the Federal Energy Regulatory Commission's standards, which can result in an unacceptable voltage drop at the substation. The development and improvements proposed by this application will correct the voltage violation by conversion of the existing substation from a straight bus configuration to a seven-breaker ring bus configuration, which will allow for efficient power distribution and management within the substation.

E. Mr. Graf introduced Exhibit A-1 as an aerial view of the PSE&G substation and

Exhibit A-2 as a site plan for the project. Principal access is off Willow Road. There is also an “emergency only” access to Route 73. The site is un-manned. The typical personnel visits to the site are only 1-2 times per week, usually by van or pick-up truck, with a maximum of two vehicles on-site at any one time. The general storage of equipment and materials unrelated to this substation will be eliminated upon completion of the expansion project. The estimated construction time to complete the improvements is 1 ½ years. Some of the construction work opportunities are seasonal. There may be 17 to 20 personnel on-site during peak construction periods, however, the facility is not in close proximity to a residential area. There is no disruption of electrical service anticipated during construction. The site will be secured by fencing and security lighting. Access for emergency vehicles will be available during construction. The Police Department and emergency personnel will be supplied with a primer regarding the project details.

F. Additional testimony was supplied by William D. Reimer, Landscape Architect, for the applicant. Mr. Reimer introduced Exhibits A-3 through A-6 which display existing and post construction proposed views of the site, together with photos of various tree plantings planned. A discussion was held with the Board Members and Board Engineer regarding the location and density of shade trees and shrubs. It was agreed that the final landscaping plan will be implemented by mutual consent in consultation with the Board Engineer. The applicant will submit a written plan acceptable to the Board Engineer regarding the replacement of any dead trees.

G. Professional Planning testimony on behalf of the applicant was provided by Paul N. Ricci, P.P. He has practiced as a Professional Planner since calendar year 2000. He presented opinion that the project is both an inherently beneficial use as a public utility and is an expansion of an already existing use as opposed to the introduction of a new use on the property. The benefits of providing adequate electrical services clearly outweigh any negligible negative impact. The project will result in an improved visual quality of the site. The property is not in close proximity to any substantial residential development.

H. The application has been reviewed and analyzed by the Zoning Board Engineer (Turek Consulting, LLC), by report dated December 6, 2024. The report discusses the proofs

required to qualify for the expansion of a nonconforming use, and general comments pertaining to the site design and landscaping. The Engineer recommends a waiver of submission requirements and building alignment. The applicant will consult and cooperate with the Board Engineer in resolving any site design issues or details.

I. An Environmental Report (dated November 27, 2024), on the site has been prepared by Environmental Resolutions, Inc. The report analyzes a Phase I Environmental Site Assessment Report dated December 22, 2020, prepared by Wood Environmental and Infrastructure Solutions, Inc. The ERI Report recommends off-site disposal of “biohazard isolation” equipment and boxes labeled “regulated medical waste”. The report also recommends testing and off-site disposal of any soil exported from the site, due to its historical agricultural usage.

J. The applicant’s Project Manager further testified that there have been no noise complaints received as a result of PSE&G’s activities on the site. The response time of PSE&G personnel to emergencies at their sites is essentially the same as that of the first responders. The expanded facility is not anticipated to generate any additional or increased noise issues. The applicant has submitted an acoustical evaluation study (dated November 22, 2024), prepared by Ostergaard Acoustical Associates. The study concludes there will be no anticipated negative acoustical impact from the project.

K. There were no questions, comments or objections during the public portion of the hearing.

L. The Board is satisfied that the applicant has presented proofs sufficient to grant the requested relief, subject to the conditions set forth in this Resolution. The PSE&G substation is an inherently beneficial use, serving some 18,000 customers with electrical power. The expansion of the facility is mandated by Federal Energy Regulatory Commission Standards, and the location and nature of the expansion will not result in a substantial detriment (to the contrary) to the public good and will not substantially impair the intent and purpose of the Zone Plan and Zoning Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** by the Zoning Board of Adjustment of the Township of Maple Shade that the applicant is granted the following relief subject to the stated conditions.

1. Submission waivers are granted as recited in the ZBA Engineer's Report (12-6-2024)
2. A use variance is granted to expand the PSE&G facility as shown on the attached plan and as represented to the ZBA.
3. Bulk variances are granted to permit 8-foot 8-inch-high fencing, justified for security reasons. The installation of barbed wire is not permitted.
4. Site design details shall be in compliance with the ZBA Engineer's Report (12-6-2024). The planting and location of landscaping buffers shall be subject to approval by the ZBA Engineer in consultation with the applicant. Buffer variances are granted to the extent acceptable to the ZBA Engineer.
5. The Board determines that a height variance is not required for the lightning masts as they are not regulated under the Ordinance.
6. A variance is granted from the requirement to align the buildings parallel with the road frontage, this being unnecessary due to the screening and extensive setbacks.
7. The applicant will submit a sidewalk easement for pre-recording approval by the ZBA Attorney and Engineer in connection with the installation of a sidewalk along the Route 73 frontage, subject to approval by the NJDOT.
8. The applicant will comply with the recommendations of the Phase I Study regarding removal of boxes and soil as referenced in Paragraph I of this Resolution.
9. The rights, duties and obligations of the applicant shall be as set forth in New Jersey Statute 40:55D-52 (Final Approval of Site Plan).
10. All construction shall be accomplished in accordance with the applicable provisions of the Building Code and all other applicable Municipal Ordinances, Codes and State Statutes.

11. This approval is conditioned upon the applicant providing sufficient escrow funds to pay professional and consulting fees incurred during the course of review and approval of the application in accordance with Section 88-10 of the Ordinance.
12. This approval is conditioned upon payment of any outstanding taxes or assessments on the property in accordance with Section 22-35 of the Ordinance.

DATE:

MOTION TO GRANT USE VARIANCE

YES

NO

RADIE  
ZAHRADNICK  
VALENTINO  
BEBITCH  
MORTIMER  
ZEREGA  
GEE, JR.

MOTION TO GRANT PRELIMINARY AND FINAL SITE PLAN APPROVAL, WITH  
WAIVERS AND VARIANCES, SUBJECT TO CONDITIONS

YES

NO

RADIE  
ZAHRADNICK  
VALENTINO  
BEBITCH  
MORTIMER  
ZEREGA  
GEE, JR.



JOHN GEE, JR.,  
BOARD CHAIRMAN



01/15/2025

PRADIP SONI,  
BOARD SECRETARY

