

June 4, 2024

VIA BPU E-FILING SYSTEM & ELECTRONIC MAIL

Sherri L. Golden, Secretary of the Board
Board of Public Utilities
44 South Clinton Avenue, 1st Floor
Trenton, New Jersey 08625

**Re: Notice of Transfer of Utility Property
2438 Route 206, Pemberton Township, New Jersey**

Dear Secretary Golden:

Public Service Electric and Gas Company (“PSE&G” or “Company”) hereby provides notice of the transfer of real property held by PSE&G as a Distribution asset to be recorded as a Transmission asset to be used in support of a PSE&G Transmission project. Notwithstanding that PSE&G is not transferring, conveying, or encumbering the Company’s ownership rights to the asset, in the interest of transparency, PSE&G hereby requests the Board Secretary to certify that such transfer is deemed to be in the ordinary course of business and that approval of this transaction by the Board of Public Utilities is not required pursuant to N.J.A.C. 14:1-5.6(d). PSE&G is providing this notice not less than thirty days prior to the effective date of the proposed transfer.

The property is 9.91 acres of vacant land at 2438 Route 206, Pemberton Township, New Jersey. The book cost is \$489,291.18, the transfer value is likewise \$489,291.18, and the effective date of the proposed transfer will be the date that the Board Secretary certifies one true copy of this notice, per N.J.A.C. 14:1-5.6(e).

On the following pages, PSE&G provides the information required by N.J.A.C. 14:1-5.6(e)(1) - (9). Pursuant to the regulation, PSE&G requests that thirty (30) days from this notice (*i.e.*, on July 5, 2024), the Secretary certify on a true copy of the notice to be furnished to the Board that such transfer is deemed to be in the ordinary course of business and within the statutory provision.

Information Required by N.J.A.C. 14:1-5.6(e)(1) - (9)

1. The name of transferee or lessee, the consideration or rental and method of payment thereof, and rights, if any, reserved by the transferor or lessor.

There is no transfer of property rights to another entity. The book value of the property will be reclassified for accounting purposes from the Company's distribution assets and recorded as a transmission asset.

2. A copy of the agreement or lease and a map of the real property.

Please see **Attachment A** for a map of the real property.

3. A statement that the proposed consideration or rental represents the fair market value of the property to be conveyed, or the fair rental value of the property to be leased, giving the basis for the conclusion reached.

N/A (see response to item 1)

4. A statement of any relationship between the parties other than that of transferor and transferee, or lessor and lessee, or a statement that there is no such other relationship, as the case may be.

N/A (see response to item 1)

5. The amount at which the property is carried on the utility's books.

The amount at which the property is carried on the PSE&G books is \$489,291.18.

6. A statement as to whether or not the property is income producing and, if so, details as to whether the petitioner pays all carrying charges, including taxes. In addition, such statement shall include the assessed valuation of the property.

The property is not income producing. For tax year 2023, the Pemberton Township's assessed value of the property was \$56,500.00.

7. A statement, in the case of a proposed sale, that the property is not used by or useful to the utility, and in the case of a proposed lease, grant or permission, that the transaction will not compromise the ability of the utility to render service.

The property has been deemed to no longer be useful as a distribution asset and is instead needed for a Transmission substation.

8. A verification by a properly authorized officer, partner or proprietor of the statements contained in the notice.

Please see **Attachment B** for the verification of Donna M. Powell, Assistant Controller-PSE&G.

9. A blank space of three inches shall be provided at the bottom of the first page of the notice for the Secretary's certification.

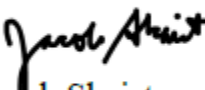
A blank space of three inches has been provided at the bottom of the first page.

* * *

Please do not hesitate to contact me should you have any questions or require further information.

Thank you.

Very truly yours,



Jacob Skaist

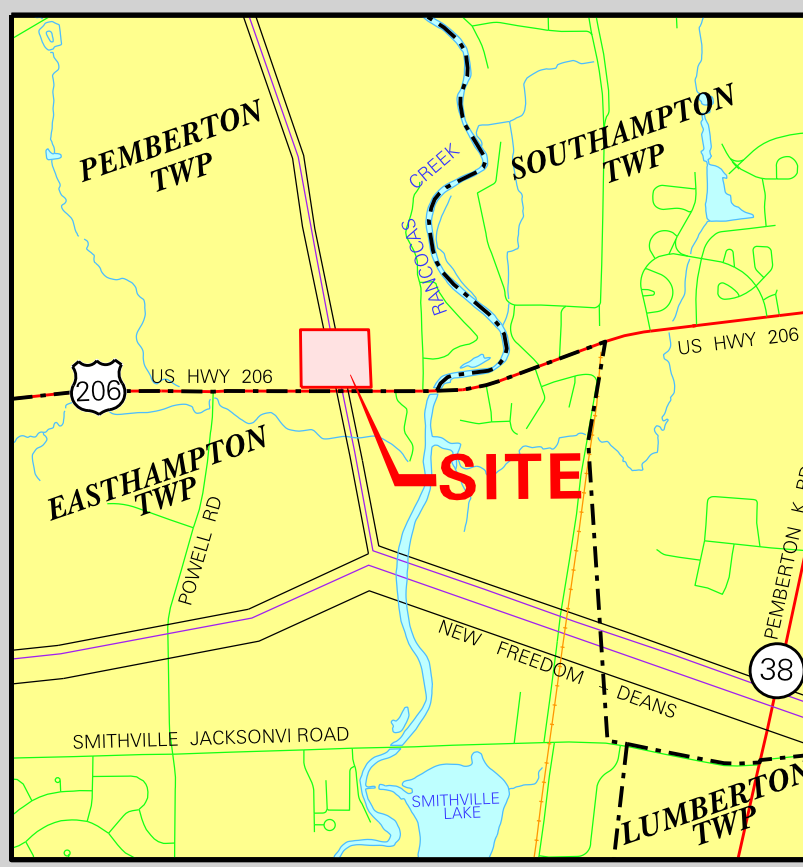
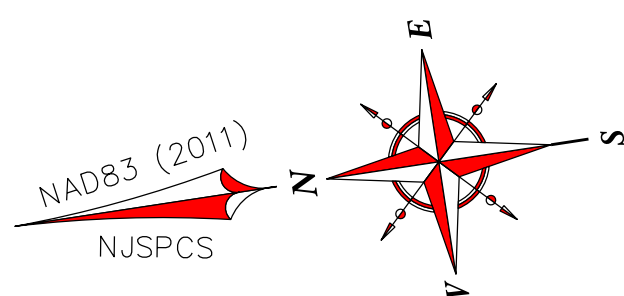
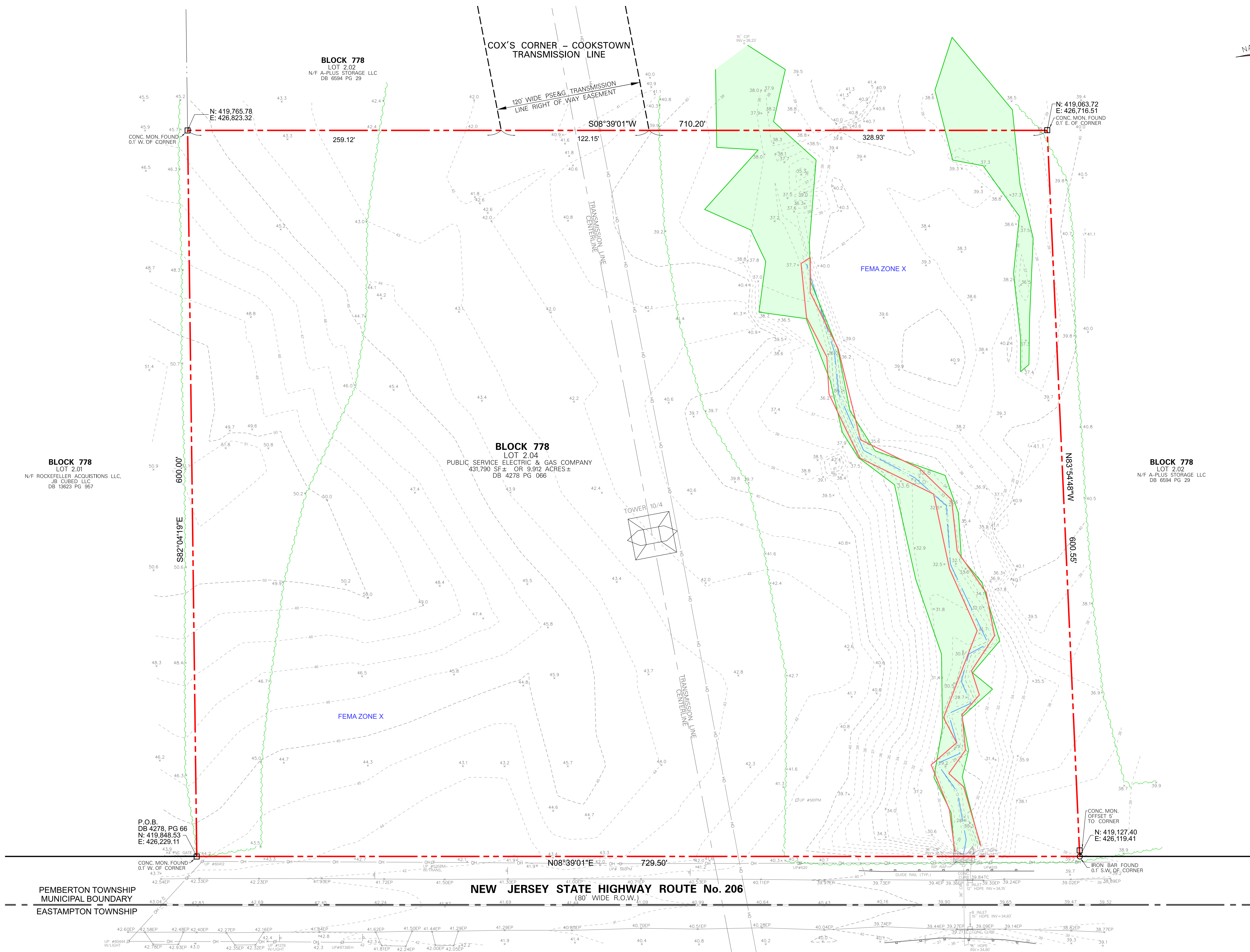
Encls.

cc: Stacy Peterson, Director Division of Energy, Board of Public Utilities
Brian O. Lipman, Director, New Jersey Division of Rate Counsel
T. David Wand, Managing Attorney – Electric, New Jersey Division of Rate Counsel

ATTACHMENT A

C:\Users\BKS\Desktop\New Jersey State Highway Route No. 206\10-19-2023\10-19-2023.dwg

Plot Date: 3/15/2023 10:19:32 AM



SITE LOCATION MAP

APPROXIMATE SCALE 1"=2,000'

LEGEND:

- PROPERTY BOUNDARY LINE
- BLOCK / RIGHT OF WAY LINE
- TAX LOT LINE
- EASEMENT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FEMA ZONE X
- OVERHEAD WIRE
- EXISTING FENCE
- EXISTING PAVEMENT
- WETLANDS
- TOP OF BANK
- TREELINE

NOTES:

- HORIZONTAL DATUM = NUSPCS NAD83/2011 EPOCH 2010.0 (MYCS2)
VERTICAL DATUM = NAVD83/GEOD12B
UNITS = U.S. SURVEY FEET
ESTABLISHED UTILITIES KEYNET RTK GPS
- ALL DISTANCES SHOWN HEREON ARE HORIZONTAL
GROUND DISTANCES, UNLESS OTHERWISE NOTED. GROUND
DISTANCES MAY BE CONVERTED TO GRID BY MULTIPLYING
BY THE COMBINED SCALE FACTOR OF 0.99999452724782
CALCULATED AT THE FOLLOWING COORDINATE N:419,466.57,
E:426,477.38, ELEV:0.00'
- ALL COORDINATES SHOWN ARE GRID.
- WETLANDS AND TOP OF BANK DELINEATED BY E2PM ON 2/22/2023
AND FIELD LOCATED BY FRALINGER ENGINEERING PA, ON 2/23/2023.

REFERENCES:

- TAX MAP OF THE TOWNSHIP OF PEMBERTON, BURLINGTON COUNTY, N.J.
SHEET 64.
- "PEMBERTON SUBSTATION, MINOR SUBDIVISION OF LOT 2.02 BLOCK 778,
TOWNSHIP OF PEMBERTON, BURLINGTON COUNTY, N.J.", PREPARED BY
PSE&G CO., 80 PARK PLAZA, NEWARK, N.J. DATED 9/17/1991.
- LAND MAP, PSE&G COMPANY, LANDS ACQUIRED FOR COX'S CORNER -
COOKSTOWN TRANSMISSION LINE, RIGHT OF WAY, PREPARED BY PSE&G
REAL ESTATE DEPARTMENT, NEWARK, N.J. DATED 4/6/1966.
- PLAN & PROFILE, COX'S CORNER - COOKSTOWN TRANSMISSION LINE,
PREPARED BY PSE&G COMPANY, ELECTRIC DEPARTMENT, DATED
10/6/1966.
- FILE NO. P-90-0023, PEMBERTON TOWNSHIP, BURLINGTON COUNTY,
FRANK A. DUFFIELD & MARY LEE DUFFIELD (GRANTOR),
PSE&G (GRANTEE), DATED OCTOBER 22, 1991.
- BOUNDARY & TOPOGRAPHIC SURVEY, PROPOSED MOUNT HOLLY
SUBSTATION, BLOCK 778, LOT 2.04, 2438 VINCETOWN COLUMBUS ROAD,
N.J.S.H. ROUTE #206, PREPARED BY FRALINGER ENGINEERING PA,
BRIDGETON, NJ 08302, DATED 2/28/2023.
- "FIRM, FLOOD INSURANCE RATE MAP, BURLINGTON COUNTY, NEW
JERSEY (ALL JURISDICTIONS), PANEL NUMBER 276 OF 641, MAP NUMBER
34005C0276F", PRELIMINARY DATE 12/21/2017.



NO.	DATE	DESCRIPTION	DWN	CHK
1				

PSEG
Services Corporation
SURVEYS & MAPPING
CORPORATE HEADQUARTERS
80 Park Plaza T20
Newark, N.J. 07102-4194
Email: surveying@pseg.com

PSEG SERVICES CORPORATION
80 PARK PLAZA - NEWARK - NEW JERSEY - 07102-4194

I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR
UNDER THE LAWS OF THE STATE OF NEW JERSEY AND I
HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER
MY DIRECT SUPERVISION

SHEHZAD C. KHAN
N.J. PROFESSIONAL LAND SURVEYOR No. GS43324
COA No. 246A28078500

PSE&G
BLOCK 778
LOT 2.04
2438 VINCETOWN COLUMBUS ROAD
N.J.S.H. ROUTE #206

TOWNSHIP OF PEMBERTON BURLINGTON COUNTY, N.J.

BOUNDARY & TOPOGRAPHIC SURVEY

DRAWN --- MP --- CHECKED --- AT --- SCALE --- AS SHOWN ---
DATE --- 3/15/2023 --- EXAMINED --- BSG --- AUTH --- PRJ-23003 ---

ATTACHMENT B

STATE OF NEW JERSEY)
) ss:
COUNTY OF ESSEX)

1. I am Donna M. Powell, Assistant Controller-PSE&G and I am authorized to make the statements and representations set forth herein on behalf of the Company.
2. In conformance with the requirements of N.J.A.C. 14:1-5.6, and specifically with the requirement of N.J.A.C. 14:1-5.6(e)(8), the Company hereby certifies the information included in the notice to which this Verification is attached regarding the transfer of PSE&G's real property located at 2438 Route 206, Pemberton, New Jersey.
3. The statements made in this Verification are based upon consultations with the appropriate personnel at the Company.
4. To the best of my knowledge, information, and belief, I hereby certify that the statements made in this Verification are true, correct, accurate, and complete.

Donna M. Powell

Sworn and subscribed to)
before me this 30 day)
of May, 2024)

Lucy White

