

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.

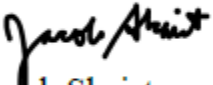
9. A blank space of three inches shall be provided at the bottom of the first page of the notice for the Secretary's certification.

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.

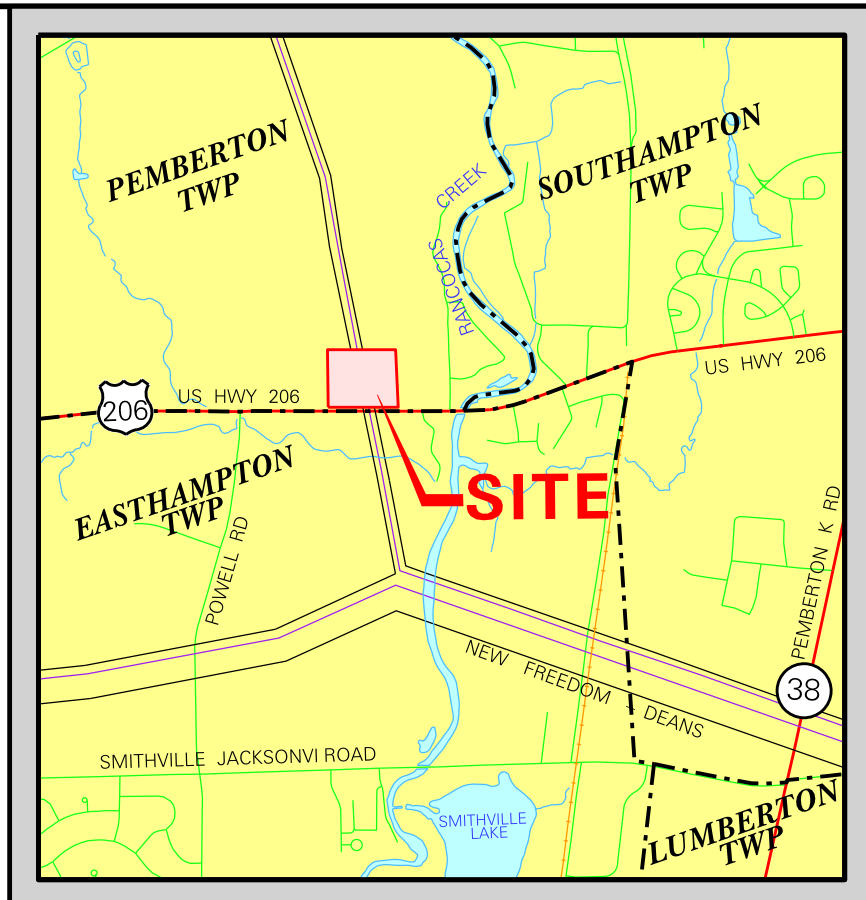
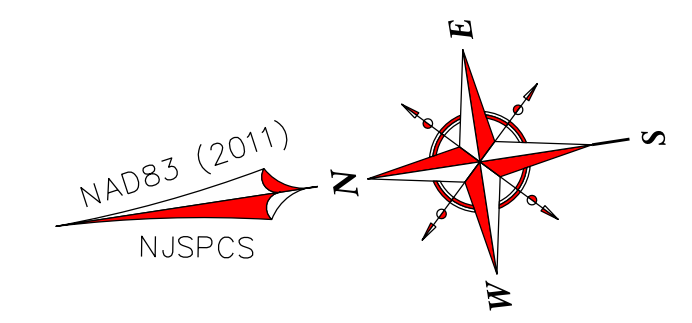
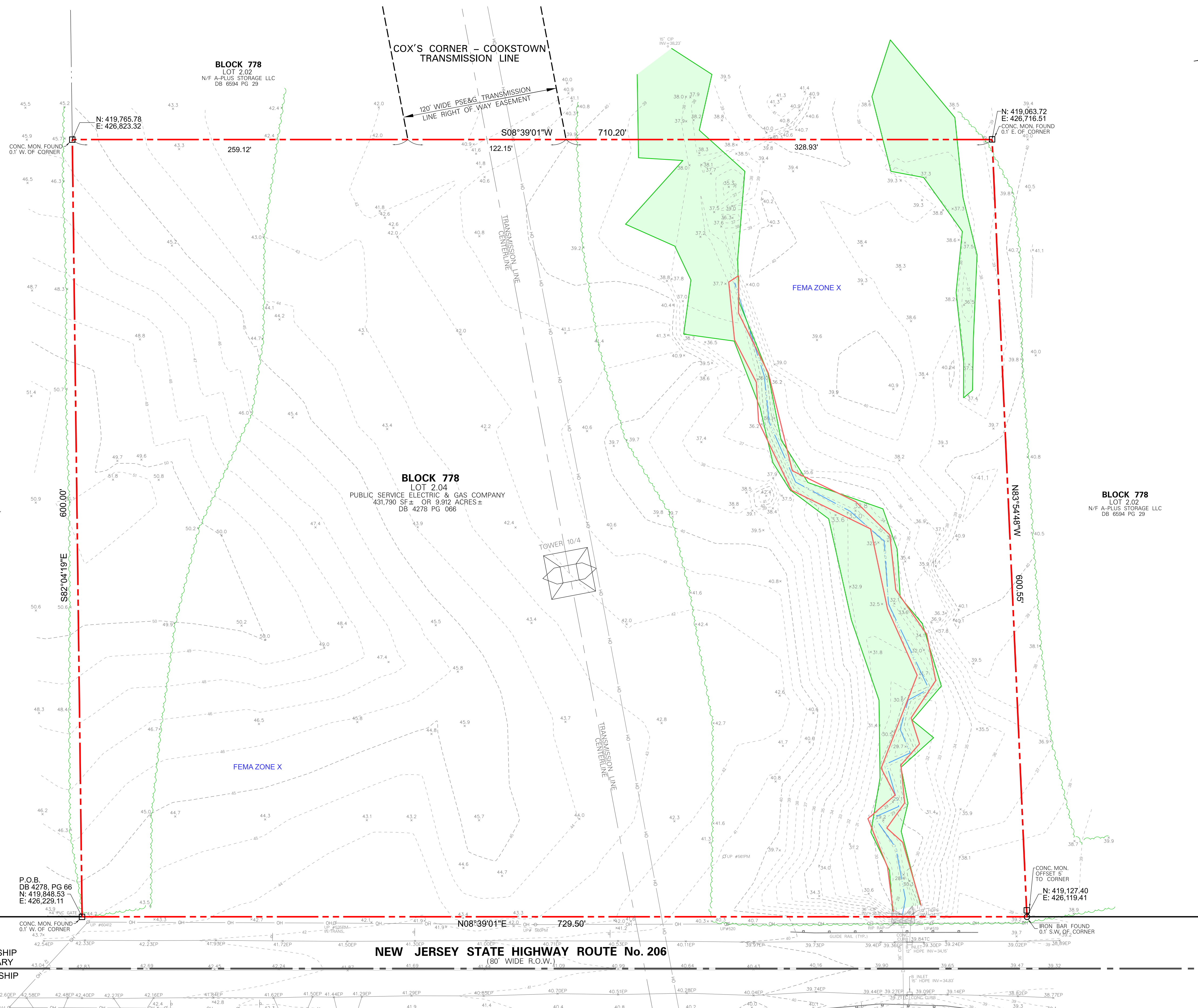
Thank you.

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**

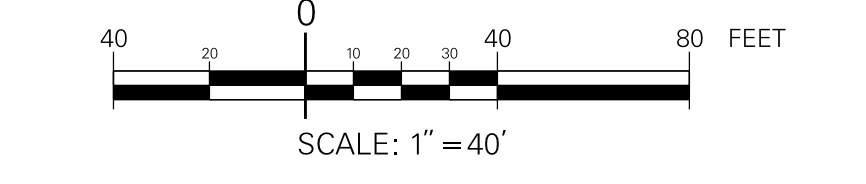


**SITE LOCATION MAP**  
APPROXIMATE SCALE 1" = 2,000'

- LEGEND:**
- PROPERTY BOUNDARY LINE
  - BLOCK / RIGHT OF WAY LINE
  - TAX LOT LINE
  - EASEMENT
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - FEMA ZONE X
  - FEMA ZONE (ref. 7)
  - 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 0.99999557294782 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, NJ. DATED 4/6/1965.
  - PLAN & PROFILE, COX'S CORNER - COOKSTOWN TRANSMISSION LINE, PREPARED BY PSE&G COMPANY, ELECTRIC DEPARTMENT, DATED 10/6/1969.
  - FILE NO. P-80-0023, PEMBERTON TOWNSHIP, BURLINGTON COUNTY, FRANK A. DUFFIELD & MARY LEE DUFFIELD (GRANTOR), PSE&G (GRANTEE), DATED OCTOBER 23, 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 2/29/2023.
  - "FRM. FLOOD INSURANCE RATE MAP, BURLINGTON COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL NUMBER 276 OF 641, MAP NUMBER 340050276F", PRELIMINARY DATE 12/21/2017.



NO.	DATE	DESCRIPTION	DWN	CHK
1				

**PSEG Services Corporation**  
CORPORATE HEADQUARTERS  
80 Park Plaza 120  
Newark, N.J. 07102-4194  
Email: surveying@pseg.com

**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**

**SHEHZAD C. KHAN**  
N.J. PROFESSIONAL LAND SURVEYOR No. GS4324  
COA No. 246A28078500

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

# **ATTACHMENT B**

