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March 31, 2021

Donna Rendeiro  
Executive Director  
Office of Planning Advocacy  
New Jersey Business Action Center  
Department of State  
P.O. Box 820  
Trenton, New Jersey 08625-0820

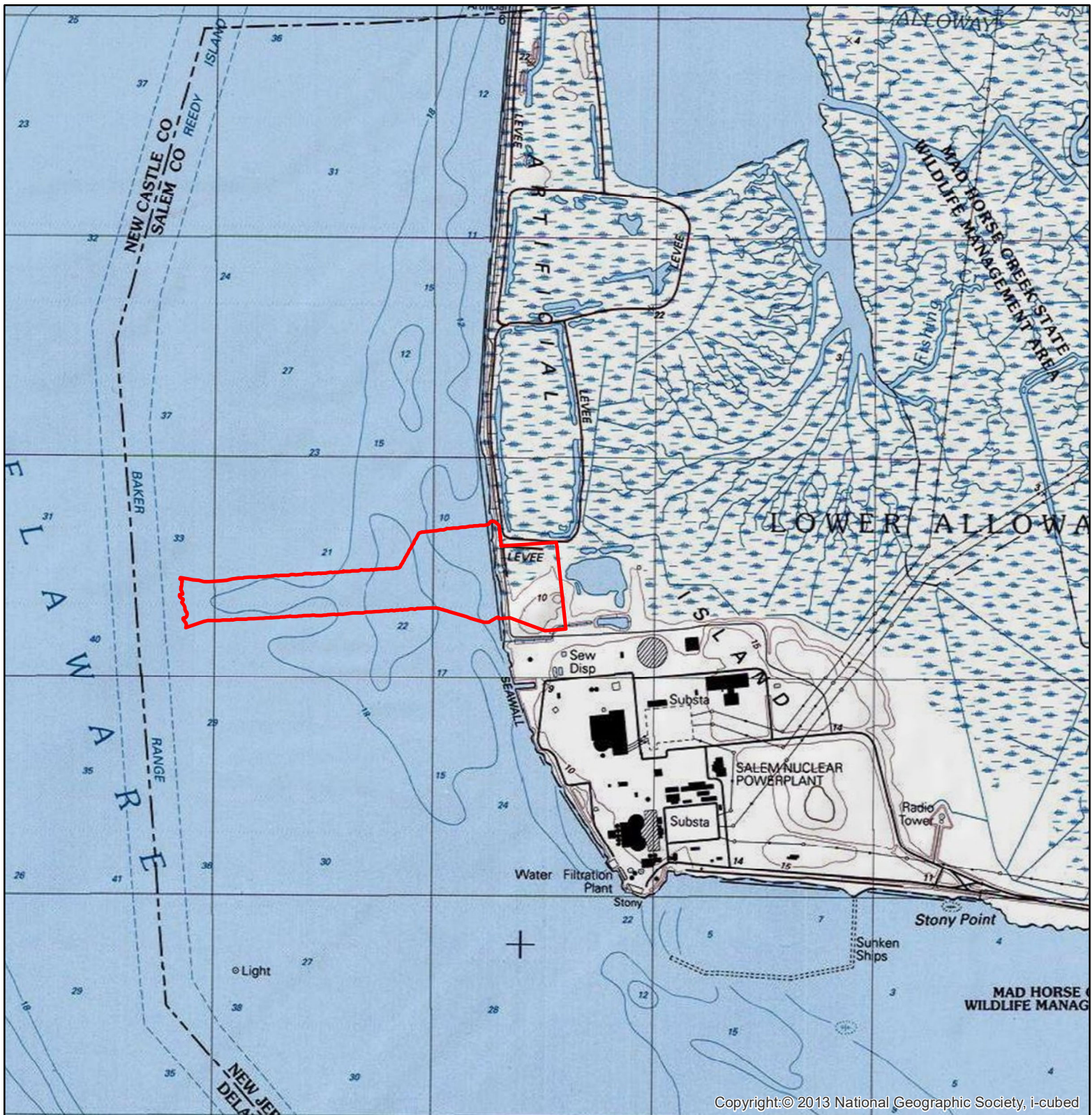
**Re: Request for State Development and Redevelopment Plan Industrial Node Map Amendment  
Artificial Island, Lower Alloways Creek, Salem County, New Jersey**

Dear Ms. Rendeiro:


On January 31, 2018, Governor Murphy signed Executive Order No. 8, directing New Jersey Board of Public Utilities (NJBP) to fully implement New Jersey's 2010 Offshore Wind Economic Development Act (OWEDA) and begin the process of moving the state toward a 2030 goal of 3,500 MW of offshore wind through the development of an "Offshore Wind Strategic Plan". In November 2019, Governor Murphy signed Executive Order No. 92, which raised New Jersey's offshore wind development goal to 7,500 MW by 2035. These development goals are key components of the latest State Energy Master Plan, which was released in January 2020, and outlines key strategies to support the total conversion of the state's energy profile to 100 percent clean energy by 2050. Both Executive Orders and the State Energy Master Plan emphasize the vital importance of offshore wind energy to the State of New Jersey. The successful development of offshore wind within the state is viewed as critical in not only addressing climate change but also to support future economic development within the state.

In response to the clean energy and economic development goals set forth by Governor Murphy, PSEG Nuclear LLC (PSEG) is currently working with the New Jersey Economic Development Authority (NJEDA) to support the development of a marshalling port and construction hub to support the growing offshore wind industry in the State of New Jersey. As part of this effort, the NJEDA is planning future development to bring new jobs to New Jersey residents by providing offshore wind developers (and their associated manufacturing supply chain) with a hub for receiving, fabricating, and/or delivering components of offshore wind turbines to construction areas within New Jersey and nearby coastal waters. After an extensive due diligence effort to select a viable location for this type of development, the NJEDA selected Artificial Island, the current location of PSEG Nuclear's Salem and Hope Creek Nuclear Generating Station, as the best option for development of a new port facility to support offshore wind construction (see Figures 1 and 2). The site was selected based on Artificial Island's access to the Delaware River, available overhead clearance to and along the Delaware River navigation channel, and the anticipated minimal impacts to ecological and coastal resources based on the extent of existing industrial development currently present at and in the vicinity of the planned development site. As described in greater detail below, this existing industrial development is located within a State Development and Redevelopment Plan Industrial Node ("SDRP Node", "Industrial Node" or "node") established at the PSEG Salem and Hope Creek Nuclear Generating Station site.





## Legend

 Port Development  
Boundary - Phase 1



0 2,000 4,000  
Feet

1 inch = 2,000 feet



**PSEG**

Developed By:



## USGS SITE LOCATION MAP

**NEW JERSEY WIND PORT  
SALEM COUNTY, NEW JERSEY**

**FIGURE 1**

**FEBRUARY 2021**





## Legend

----- PSEG Nuclear Property  
Boundary

Port Development  
Boundary - Phase 1



0 500 1,000  
Feet

1 inch = 1,000 feet



**PSEG**

Developed By:



**PSEG NUCLEAR PROPERTY &  
NJ WIND PORT DEVELOPMENT SITE**

**NEW JERSEY WIND PORT  
SALEM COUNTY, NEW JERSEY**

**FIGURE 2**

**FEBRUARY 2021**

The proposed port facility, called the New Jersey Wind Port (“Wind Port”), is anticipated to be developed in two phases. Phase 1 of the Wind Port will be wholly located within the existing Industrial Node established at the PSEG Salem and Hope Creek Nuclear Generating Station site. Applications for Phase 1 (as illustrated in Figures 1 and 2) have been submitted to the NJDEP and other applicable Federal, state, and local agencies and are currently under review. Phase 1 of the Wind Port will provide a 30-acre marshalling port facility intended to be operational in time to support Ørsted’s proposed Ocean Wind Project - first in New Jersey and one of the first in the Eastern United States. Phase 1 Wind Port marshalling operations would involve receipt of large-scale turbine components (blades, nacelles and towers) pre-fabricated at domestic and international manufacturing facilities prior to final offshore installation. In order to support the Ocean Wind Project, the proposed marshalling port needs to be operational by 2023. Accordingly, the development and operation of Phase 1 of the Wind Port is not contingent upon or otherwise tied to the development of Phase 2 of the Wind Port.

The NJEDA is currently evaluating the development of Phase 2 of the Wind Port. The currently anticipated limits of Phase 2 of the Wind Port Development are shown on Figure 3. NJEDA’s analysis to date has determined that the operation of Phase 1 of the Wind Port by 2023 will provide New Jersey with a distinct early mover advantage as the state looks to secure additional commitments for co-located component manufacturing and increased port marshaling capability that is envisioned as part of Phase 2 development of the Wind Port. The future Phase 2 build out of the Wind Port will more fully realize the NJEDA’s intent for the Wind Port to become a major “hub” for offshore wind development by serving as a center for the Mid-Atlantic offshore wind supply chain and providing services to the larger regional offshore wind market. The future development of the Wind Port as a larger offshore wind supply chain “hub” would have significant economic benefits to New Jersey. Offshore wind represents a new industry for the state whose individual development projects require workers from diverse occupations, including engineers, technical specialists, office workers, and laborers, who can be involved in project development prior to construction, during construction, and throughout operation and maintenance of the wind farm over 25 years or more.

To support the development of Phase 2 of the Wind Port, PSEG, with the support of the NJEDA, herein requests a change to the existing SDRP Industrial Node boundary established at the PSEG Salem and Hope Creek Nuclear Generating Station site. The limits of the existing Industrial Node are shown on Figure 4. As noted above, Phase 1 of the Wind Port is wholly located within the existing Industrial Node.

#### Site Background

Artificial Island, which includes lands owned by PSEG, the State of New Jersey, and the U.S. Government (United States Army Corps of Engineers), was created, beginning early in the twentieth century, by disposing of hydraulic dredge spoils within a progressively enlarged diked area established around a natural bar that projected into the Delaware River. The United States Army Corps of Engineers (USACE) used the area as a dredge spoil disposal site for navigation channel maintenance until about 1955. Construction of the Salem Generating Station site improvements began in the 1970s. Salem Unit No.1 commenced commercial operation in 1976, followed by Salem Unit No.2 in 1981. PSEG secured CAFRA Permit No. 74-014 in 1974 for the construction of the Hope Creek Generating Station that began commercial operations in 1986.

#### SDRP Node Designation

The existing Industrial Node at the PSEG Salem and Hope Creek Nuclear Generating Station site was established on July 24, 2002 with the New Jersey State Planning Commission’s adoption of Resolution 2002-11 approving amendment of the State Plan Policy Map to delineate a “Heavy Industry-Transportation-Utility Node” within the Environmentally Sensitive Planning Area 5. Further, the State Planning Commission adopted NJDEP recommendations that the boundary of the node include 503 acres of the approximately 734-acre site. On December 2, 2002, NJDEP amended the CAFRA Planning Map to include the Industrial Node. The “Node is consistent with the CAFRA decision making process established at N.J.A.C. 7:7E-1.5(b)1.viii, specifically to maintain and upgrade existing energy facilities in a manner consistent with the Coastal Management Rules.”





## Legend



Proposed Location  
of NJWP - Phase 1



Conceptual Offshore  
Wind Related  
Development Area  
(Phase 2)



0 600 1,200  
Feet

1 inch = 1,200 feet



**PSEG**

Developed By:



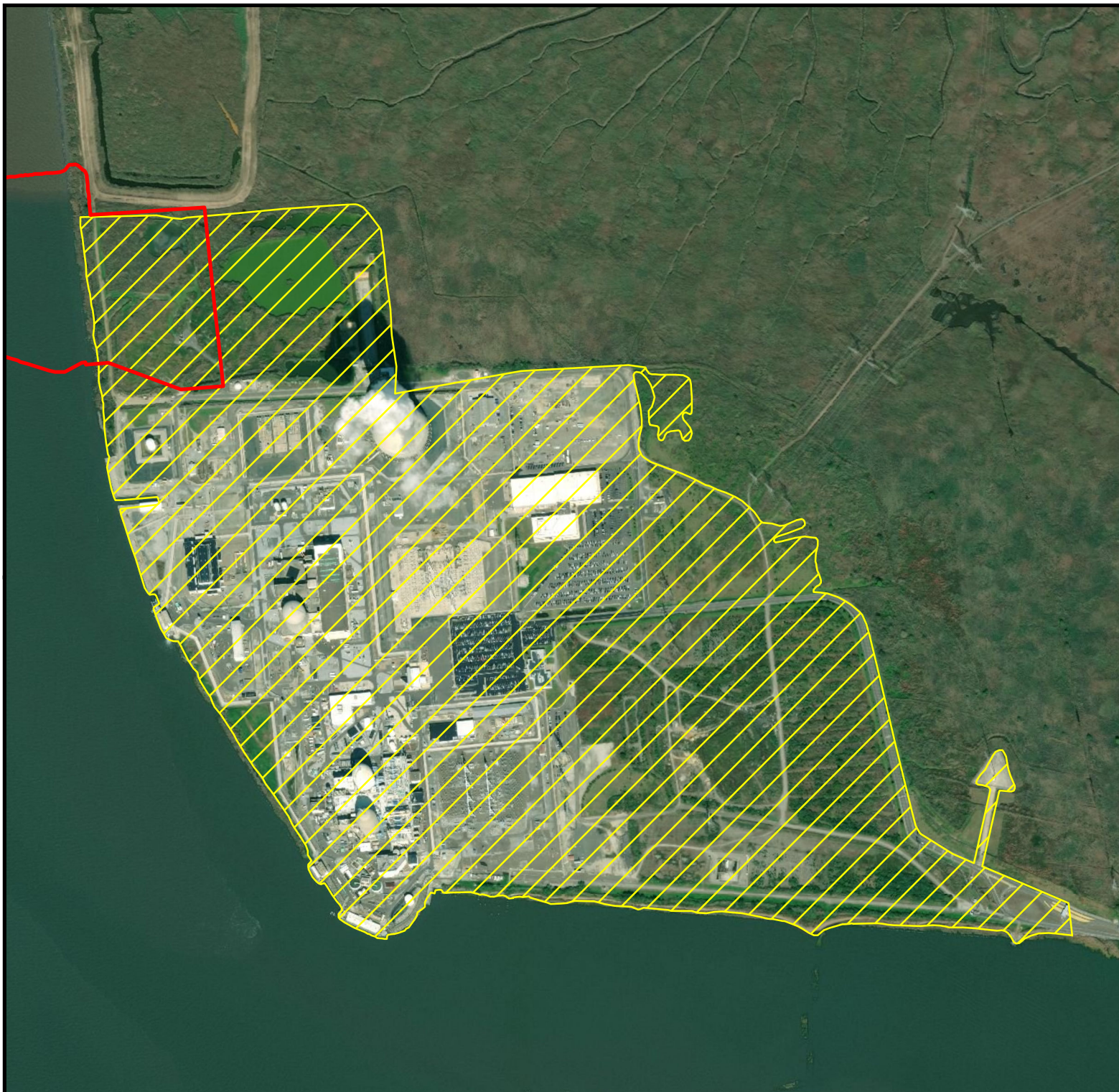
### CONCEPTUAL PHASE II WIND PORT DEVELOPMENT

**NEW JERSEY WIND PORT  
SALEM COUNTY, NEW JERSEY**

**FIGURE 3**

**FEBRUARY 2021**






Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

## Legend

References: New Jersey CAFRA Node obtained from the NJDEP Bureau of GIS.

 Wind Port Development Boundary - Phase 1

 SDRP Industrial Node



0 1,000 2,000 Feet

1 inch = 1,000 feet



**PSEG**

Developed By:  
**AKRF**

**SDRP INDUSTRIAL NODE MAP  
PSEG SALEM AND HOPE CREEK GENERATING STATIONS**

**NEW JERSEY WIND PORT  
SALEM COUNTY, NEW JERSEY**

**FIGURE 4**

**FEBRUARY 2021**



## Overview of SDRP Node Map Amendment Request

PSEG, with the support of the NJEDA, is requesting the State Planning Commission's consideration in expanding the existing Industrial Node at the Salem and Hope Creek Generating Stations by approximately 151.4 acres to support the potential development of Phase 2 of the Wind Port. Per N.J.A.C. 5:85-8.4(b)5, Figure 5a provides a USGS map at a scale of 1:24,000 that illustrates the existing and proposed boundaries of the Industrial Node at the PSEG Salem and Hope Creek Nuclear Generating Station site. Figure 5b provides a site aerial illustrating the existing and proposed Industrial Node boundaries. Of the proposed 151.4-acre expansion, approximately 111.5-acres consists of land within Block 26, Lot 2 that comprise the USACE's existing Confined Disposal Facility (CDF) No. 3, which is located immediately north of the PSEG Salem and Hope Creek Generating Station property. PSEG and the USACE are in the process of finalizing a land transfer that will result in ownership of CDF No.3 by PSEG, thereby making this area available for development as part of Phase 2 of the Wind Port. The remaining area proposed for inclusion within the expanded Industrial Node is located within PSEG property on Block 26, Lots 4 and 5 and general comprises currently undeveloped property located within the PSEG's Salem and Hope Creek Generating Station Property just beyond the current node limits. Site Photographs illustrating existing conditions within the areas proposed for inclusion within the expanded Industrial Node are presented in Figures 6a thru 6c. Photo locations and the direction of each view are shown on Figure 5b.

## Map Amendment Petition

In accordance with the requirements at N.J.A.C. 5:85-8.4 for petitions to amend State Plan Policy maps, this request includes ten (10) copies and one electronic copy of the proposed map amendment petition documentation, which includes the following:

Attachment A: Contact information for the Petitioner and agent and Description of Petitioner's interest in the property and explanation of ownership;

Attachment B: Summary of pertinent regulatory actions for the past 5 years and anticipated actions for the next 3 upcoming years;

Attachment C: Project Statement which provides:

- A summary of how the amendment promotes local, regional, and state goals and objectives;
- A summary of how the amendment will impact public sector decisions;
- A summary of why the amendment cannot wait until the next revision of the State Development and Redevelopment Plan;
- A description of how the proposed amendment is consistent with the provisions of the State Development and Redevelopment Plan and any adjoining municipal, county or regional plan endorsed by the State Planning Commission, citing the pertinent provisions in each plan; and,
- A summary of how the proposed amendment helps each municipality, county and regional agency impacted by the proposed amendment achieve consistency with the State Development and Redevelopment Plan, and any adjoining municipal, county or regional plan endorsed by the State Planning Commission;

Attachment D: SDRP Industrial Node Boundary Revision Map - Prepared by PSEG Services Corporation's Surveys and Mapping and dated January 26, 2021 (an 8.5 x 11 version of the boundary revision map as well as a full-size copy of the 1" to 400' scale map is provided)

Attachment E: Certification Statement; and,

Attachment F: Documentation of Public Notice in accordance with N.J.A.C. 5:85-1.7(g).



## Legend

Existing SDRP Industrial Node

Proposed SDRP Industrial Node

## NOTE

Project is located within the  
Taylors Bridge USGS  
Quadrangle.

0 2,000 4,000  
Feet

1:24,000



**PSEG**

Developed By:



**PROPOSED SDRP INDUSTRIAL NODE MODIFICATION**

**USGS MAP**

**NEW JERSEY WIND PORT  
SALEM COUNTY, NEW JERSEY**

**FIGURE 5a**

**MARCH 2021**





## Legend

- PSEG Property Boundary
- Existing SDRP Industrial Node
- Proposed SDRP Industrial Node Amendment
- Pending USACE/PSEG Land Exchange Boundary



Photo Location & Number



0 600 1,200  
Feet

1 inch = 1,200 feet



**PSEG**

Developed By:



**PROPOSED SDRP INDUSTRIAL NODE MODIFICATION**

**SITE AERIAL**

**NEW JERSEY WIND PORT  
SALEM COUNTY, NEW JERSEY**

**FIGURE 5b**

**MARCH 2021**



Photo No.1 – View looking north. Proposed extension of SDRP Industrial Node Boundary on right side of photo



Photo No.2 – View looking west. Proposed extension of SDRP Industrial Node Boundary on right of photo. Existing boundary is approximately the dirt road.

**FIGURE 6A.**  
**SITE PHOTOGRAPHS**  
**NEW JERSEY WIND PORT**  
**SALEM COUNTY, NEW JERSEY**





Photo No.3 – View looking west. Proposed extension of SDRP Industrial Node Boundary to edge of Phragmites.



Photo No.4 – View looking north. Proposed SDRP Industrial Boundary extension around existing developed area.

**FIGURE 6B.**  
**SITE PHOTOGRAPHS**  
**NEW JERSEY WIND PORT**  
**SALEM COUNTY, NEW JERSEY**



Photo No.5 – View looking east along existing USACE CDF Cell No.3 berm. SDRP Industrial Node Boundary would be located at the approximate toe of slope



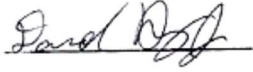
Photo No.6 – View looking west from within USACE CDF Cell No.3. Area would be contained within SDRP Industrial Node.

**FIGURE 6C.**  
**SITE PHOTOGRAPHS**  
**NEW JERSEY WIND PORT**  
**SALEM COUNTY, NEW JERSEY**



We trust that this petition package includes the required documentation to support the requested amendment to the SDRP Industrial Node boundary at Artificial Island in support of NJEDA development planning for the potential second phase of the New Jersey Wind Port. Should you have any questions or require any additional information to support this petition, please contact my agent Robert Rech at [rrech@akrf.com](mailto:rrech@akrf.com) or 856.905.1546.

Sincerely,

A handwritten signature in dark ink, appearing to read "David Hinchey, Jr.", written over a horizontal line.

David Hinchey, Jr.  
Major Permits & Environmental Services  
PSEG Power LLC

cc: James Mallon, PSEG  
David Derlin, PSEG  
Thomas Paterson, PSEG

## **Attachment A**

### **Petitioner and Agent Contact Information**



**Attachment A**  
**Petitioner and Agent Contact Information**

**Petitioner:** David Hinchey Jr  
Major Permitting and Environmental Services  
PSEG Power LLC  
80 Park Plaza  
Newark, NJ 07102  
Cell : 973.856.0066

**Agent:** Robert Rech  
Vice President  
AKRF, Inc.  
307 Fellowship Road, Suite 214  
Mt. Laurel, NJ 08054  
Office: 856.359.7623  
Cell: 856.905.1546

**Property Owner:** Eric Carr  
President and Chief Nuclear Officer  
PSEG Nuclear LLC  
End of Alloway Creek Neck Road  
Lower Alloways Creek, NJ 08038  
Office: 856.339.1101



**Attachment B**

**Petitioner's Interest  
and  
Past and Future Regulatory Actions**

## **Attachment B**

### **Petitioner's Interest and Past and Future Regulatory Actions**

This section addresses the requirements at N.J.A.C. 5:85-8.4(b)2 which requires a statement describing the interest of the entity or individual submitting the petition in the land area under consideration as well as:

- i. For a State agency, its public policy (planning or regulatory) interests; and
- ii. For an entity or an individual, his, her or its financial, ownership or contractual interests and a description of any pertinent regulatory actions occurring during the immediate past five years or planned/anticipated in the next three years regarding the use of the property;

#### **PETITIONERS INTEREST IN REQUEST**

PSEG Nuclear LLC (PSEG), with the support of the New Jersey Economic Development Authority (NJEDA), is requesting the State Planning Commission's consideration in expanding the existing SDRP Industrial Node located at the PSEG Salem and Hope Creek Nuclear Generating Station site by approximately 151.4 acres to support the potential development of Phase 2 of the Wind Port (see previous Figure 5a). Of the proposed 151.4-acre expansion, approximately 111.5-acres consists of land within Block 26, Lot 2 that comprise the United States Army Corps of Engineers' (USACE) existing Confined Disposal Facility (CDF) No. 3, which is located immediately north of the PSEG Salem and Hope Creek Generating Station property. PSEG and the USACE are in the process of finalizing a land transfer that will result in ownership of CDF No.3 by PSEG, thereby making this area available for development as part of Phase 2 of the Wind Port. The remaining area proposed for inclusion within the expanded Industrial Node is located within PSEG property on Block 26, Lots 4 and 5 and general comprises currently undeveloped property located within the PSEG's Salem and Hope Creek Generating Station Property just beyond the current node limits.

#### **STATE AGENCY PUBLIC POLICY INTEREST**

In January 2020, Governor Phil Murphy announced the completion of the state's Energy Master Plan, entitled "*2019 New Jersey Energy Master Plan – Pathway to 2050*". The plan sets forth ambitious goals and strategies to reach the state's goal of 100 percent clean energy by 2050, as set forth in Governor Murphy's Executive Order No. 28, and to further implement measures to achieve the goals of the 2007 Global Warming Response Act (GWRA), which calls for a reduction in state greenhouse gas emissions to levels that are 80% below 2006 levels by 2050. The 2019 Energy Master Plan outlines a roadmap with seven main strategies to reach these goals. Successfully implementing the strategies will result in a drastic reduction in New Jersey's demand for fossil fuels with associated air quality benefits. The development of 7,500 MW of offshore wind to serve New Jersey residents by 2035, as required by Governor Murphy's Executive Order No. 92, is a key component in achieving New Jersey's clean energy goals.

Offshore wind development has been identified by the State of New Jersey not only as a critical component to address the challenges of climate change but also to support future economic development and growth within the state within the growing "clean energy" economy. Accordingly, in support of the growth of the offshore wind industry, the NJEDA is currently evaluating the potential development of Phase 2 of the New Jersey Wind Port (Wind Port).

PSEG's requested modification of the SDRP Industrial Node boundary to allow for the development of Phase 2 of the Wind Port by the NJEDA is supportive of state public policy goals. The full build-out of



Phase 2 of the Wind Port, which can only be completed following approval of the request boundary amendment, will allow for a full realization of the state's intent for the Wind Port to become a major "hub" for offshore wind development. The full build-out of the Wind Port will assist New Jersey in not only accelerating the deployment of offshore wind off the state's coast in support of the goal of 100% clean power by 2050, but also provide New Jersey the prospect to capitalize on the unprecedented opportunity to become a major hub for offshore wind development across the eastern United States. By fostering the development of ports, New Jersey can attract offshore wind developers, original equipment manufacturers, and supply chain companies to establish operations within the state in accordance with state goals to support a growing clean energy economy. A growing clean energy economy includes leveraging the investment in offshore wind infrastructure to create jobs and economic benefits for the state while also providing the benefit of providing improved air quality and assisting in mitigating climate change by developing a clean, renewable energy source.

## **PERTINENT REGULATORY ACTIONS**

### **Past Regulatory Actions**

PSEG notes the following past regulatory actions applicable to the Salem and Hope Creek Generating Station property.

#### **Select Major NJDEP Permit Actions**

- 1704-02-0001.1 020001 (Issued 5/28/2002) – Radio Communication Tower
- 1704-02-0001.4 CAF030001 (Issued 7/31/2003) – Dry cask storage facility
- 1704-02-0001.5 CAF030001, CSA 030001 (Issued 2/4/2004) – Security Improvements
- 1704-02-0001.3, CAF040001 (Issued 9/23/2004) – Demineralized Water Building
- 1704-02-0001.3 CAF040002 (Issued 3/24/2005) – Maintenance and Projects Building (never completed)
- 1704-02-0001.4 CAF050002, WFD050001, FWW050001, FWW050002 (Issued 8/16/2005) – Security Improvements
- 1704-02-0001.4 CAF050003 & FWW050002 (Issued 12/1/2005) – Employee Parking lot construction
- 1704-02-0001.4 CAF130001 (Issued 1/2/2014) – Security Training Building
- 1704-02-0001.4 CAF170001 (Issued 3/28/2018) – Switchyard Expansion
- 1704-02-0001.9 LUP200001 (Issued 8/20/2020) – Gantry Crane Pad

#### **Pending Major NJDEP Permit Actions**

- NJDEP CAFRA, Waterfront Development (In-water), Coastal Wetland and Freshwater Wetland Individual Permit (Anticipated Issuance June 2021) – New Jersey Wind Port Development
- NJDEP CAFRA & Freshwater Wetland Individual Permit (Anticipated submittal April 2021) – Relocation of Site Services Building and Target Range

#### **Select Major Lower Alloways Creek Township Permit Actions**

- SP-1-04 (Issued 2004) – Dry Fuel Storage Facility
- SP-3-04 (Issued 2004) – Demineralized Water Building
- SP-2-05 (Issued 2005) – Employee Parking Lot
- SP-1-06 (Issued 2006) – Temporary Staging Facility
- SP-01-10 (Issued 2010) – Sewage Treatment Plant
- MJ-01-2018 (Issued 2018) – Hope Creek Switchyard Expansion

- Courtesy Review Acceptance (January 2021) – New Jersey Wind Port

#### *Future Regulatory Actions*

The approval of the requested SDRP Industrial Node map amendment would support the potential development of Phase 2 of the New Jersey Wind Port. The development of Phase 2 of the Wind Port, should it be proposed by the NJEDA, would require the regulatory permit approvals and agency consultations listed on Tables 1 and 2, respectively, on the following pages.



Table 1  
Pertinent Regulatory Planned/Anticipated for Preconstruction, Construction, and Operation Activities

Agency	Authority	Requirement	Activity Covered
Federal Aviation Administration	Federal Aviation Act 49 USC 1501; 14 CFR 77	Construction Notice	Notice of erection of structures greater than 200 feet high that potentially may impact air navigation
U.S. Army Corps of Engineers	Federal Clean Water Act 33 CFR 330	Section 404 Permit	Disturbance, crossing or filling-in of wetland areas or navigate waters from site (wharf modification, maintenance dredging, and discharge structures)
	Rivers and Harbors Act 33 USC 403	Section 10 Permit	Construction and maintenance of wharf structure in navigable waters of Delaware River
U.S. Coast Guard	Ports and Waterways Safety Act 33 USC 1221, et seq.	Private Aids to Navigation Permit	Dredging in navigable waters of the Delaware River
U.S. Environmental Protection Agency	USEPA Facility Response Plan (FRP) (40 CFR 9 and 112), and the USEPA Hazardous Waste Contingency Plan	Facility Response Plan Approval	Spill/Discharge Response Program
	Spill Prevention, Control and Countermeasures (SPCC) rule (40 CFR 112), Appendix F, Sections 1.2.1 and 1.2.2	SPCC Plan	Spill/Discharge Prevention Plan

Table 1  
Pertinent Regulatory Planned/Anticipated for Preconstruction, Construction, and Operation Activities

Delaware River Basin Commission	Delaware River Basin Compact, Section 3.8; Resolution No. 71.4	Water Withdrawal Docket	Additional Delaware River water required for process needs
		Water Withdrawal Docket	Additional groundwater required for facility needs
		Water Use Contract	A water use contract may be required for new facilities
		Approval of Wells	New wells required for the new facilities
	Delaware River Basin Compact, Section 3.8	Industrial Waste treatment Facility	Waste treatment required for new facilities
Cumberland-Salem County Soil Conservation District	Soil Erosion and Sediment Control (SESC) Act SESC Act, Chapter 251 NJAC 2:90	Soil Erosion and Sediment Control Plan Approval	Soil Erosion and Sediment Control Plan approval required for earth disturbance greater than 5000 square feet
Lower Alloways Creek Township	Code of Lower Alloways Creek Township, Chapter 156 (Land Development), Section 5.07B2	Site Plan Approval	Planning Board and/or Zoning Board of Adjustment approval of the development of the site in compliance with township ordinances
		Construction Permits	Construction of the new facilities in compliance with township ordinances
Salem County	Salem County Planning Board	Site Plan Approval	Construction of the new facilities in compliance with county ordinances if county facilities or drainage are impacted
New Jersey Department of Community Affairs	New Jersey State Uniform Construction Code Act, NJAC 5:23	Construction Permits	Construction of the plant facilities in compliance with State of New Jersey construction codes



Table 1  
Pertinent Regulatory Planned/Anticipated for Preconstruction, Construction, and Operation Activities

New Jersey Department of Environmental Protection	Federal Clean Water Act (33 USC 1251 et seq.), NJSA Water Pollution Control Act 58:10A et seq. and NJAC 7:14A et seq.	NJPDES Permit of storm water discharges associated with construction activities greater than 5 ac.	Construction/operation of storm water control measure (detention basins, etc.)
		NJPDES Permit for Dewatering Activities	Construction dewatering
		Section 401 Certification, NJPDES Permit	Compliance with federal and state water quality standards, discharges to waters of the state due to construction of the new facilities
	Sewage Infrastructure Improvement Act NJAC 7:14A-22	Treatment Works Approval	Construction and operation of a treatment system, for construction dewatering
		Treatment Works Approval	Modification and operation of an existing permanent treatment system for plant wastewater
	Water Quality Management Planning, NJAC 7:15	Water Quality Management Plan Amendment	New discharges or expansion of existing discharges require an amendment

Table 1  
Pertinent Regulatory Planned/Anticipated for Preconstruction, Construction, and Operation Activities

New Jersey Department of Environmental Protection, cont.	Water Supply Management Act, NJSA 58:1A-1 et seq.	Temporary Dewatering Permit	Required for construction dewatering where dewatering rate exceeds 100,000 gallons per day for 31 consecutive days in a year
		Well Drilling Permit	For construction dewatering wells, permanent water supply wells and closure of abandoned wells
		Water Allocation Permit	Current permit requires modification to allow additional groundwater use for new facilities
	Coastal Area Facility Review Act (CAFRA) NJSA 13:19-1, 13:9B-1 and 13:1D-1	CAFRA Permit <sup>(a)</sup>	Property required for construction of the new facilities is in NJ coastal Zone
			Portions of the new facilities may be located in freshwater wetlands and transitional areas
	Flood Hazard Area Control Act NJSA 58:16A-50 et seq.	Flood Hazard Control Permit	Construction within a flood hazard area (100-yr floodplain)
	New Jersey Freshwater Wetlands Protection Act NJAC 7:7A	Freshwater Wetland Permit	Portions of the new facilities constructed in areas designated as coastal wetlands
	Waterfront Development Act NJSA 12:5-1, 13:19-1, 13:9B-1 and 13:1D-1	Waterfront Development Permit	Required for any activity occurring below mean high water line (dredging/construction)
	Tidelands Act NJSA 12:3	Grant, Lease, or License	Portions of new facilities may be constructed in lands subject to tidelands claims
	Solid Waste Management Act, NJSA 13:1 E-1	Beneficial Use Certificate of Authority	Re-use of excavated materials

a) Includes State Planning Commission action to modify State Plan to modify the Heavy Industry-Transportation-Utility Node based on revised PSEG Site boundary.

Table 2

Pertinent Regulatory Consultation Planned/Anticipated for Preconstruction, Construction, and Operation Activities

Agency	Authority	Requirement	Activity Covered
U.S. Fish and Wildlife Service	Endangered Species Act, 16 USC 1536	Consultation regarding potential to adversely impact protected non-marine species	Concurrence with no adverse impact or consultation on appropriate mitigation measures
	Bald and Golden Eagle Protection Act, 16 USC 668-668c	Consultation regarding potential to adversely impact bald eagles	Concurrence with no adverse impact or consultation on appropriate mitigation measures
National Marine Fisheries Service	Endangered Species Act, 16 USC 1536	Consultation regarding potential to adversely impact protected marine species	Concurrence with no adverse impact or consultation on appropriate mitigation measures
NJDEP-Fish and Wildlife	New Jersey Endangered Species Conservation Act, new Jersey Statutes Annotated (NJSA) 23:2A et seq.	Consultation regarding potential to adversely impact protected species	Concurrence with no adverse impact or consultation on appropriate mitigation measures
New Jersey Historic Preservation Office	National Historic Preservation Act, 16 USC 470 et seq.	Consultation regarding potential to adversely impact historic resources	Confirm that site construction and operation activities would not affect protected historic resources or would be mitigated if unavoidable
NJDEP-Division of Land Use Regulation	Coastal Zone Management Act, 16 USC 1451-1464	Certificate of consistency with established coastal zone management plan	Concurrence with certification that site construction and operation activities are consistent with established coastal zone management plan
NJDEP-Division of Air Quality	Clean Air Act, USC 42 et seq.	Consultation regarding potential adverse impacts to ozone standards	Concurrence with no adverse impact or consultation on appropriate mitigation measures
Delaware Office of Historic Preservation	National Historic Preservation Act, 16 USC 470 et seq.	Consultation regarding potential adverse impacts to historic resources	Confirm that site construction and operation activities would not affect protected historic resources or would be mitigated if unavoidable
U.S. Army Corps of Engineers	Federal Clean Water Act, 33 CFR 330 Rivers and Harbors Act, 33 USC 403	Consultation regarding potential to adverse impacts to waters of the United States	Concurrence with no adverse impact or consultation on appropriate mitigation measures



## **Attachment C**

### **Project Statement**

## **Attachment C Project Statement**

### **GOALS, PURPOSE, AND NEED**

Offshore wind development has been identified by the State of New Jersey not only as a critical component to address the challenges of climate change but also to support future economic development and growth within the state. As noted by Governor Murphy, the development of offshore wind in New Jersey offers “a once-in-a-generation opportunity to not only grow New Jersey’s economy, but also move rapidly toward a clean energy future that puts us on a path to 100 percent clean energy by 2050”

In 2018, New Jersey’s Governor Phil Murphy signed Executive Order 8, which directed state agencies to take “all necessary action” to enable the state to secure 3,500 MW of offshore wind energy projects by 2020. Later in 2018, he signed the 2018 Clean Energy Act which established a mandate of generating 50% of New Jersey’s electricity from renewable sources by 2030. In 2019, Governor Murphy signed Executive Order 28, which set goals for the State of New Jersey to achieve 100% clean energy by 2050. Governor Murphy then expanded the state’s commitment to offshore wind by signing Executive Order 92, setting New Jersey’s offshore wind generation target at 7,500 MW by 2035.

Specifically, one of the major challenges to U.S. offshore wind development is the lack of port infrastructure that meets the requirements to enable these large-scale offshore developments. Due to the industry’s preferred installation method, which uses jack-up vessels, an efficient offshore wind marshalling port must be outside of all vertical height restrictions, such as bridges and power lines, and must be able to accommodate loads of up to 5,000 pounds per square foot at the quayside.

Several detailed assessments of New Jersey’s and the East Coast region’s existing port infrastructure has highlighted the need for new, fit-for-purpose port facilities to meet the offshore wind industry’s needs. Currently, there are no ports on the US East Coast that fully meet these requirements. Several port retrofit projects are now being considered in states such as Connecticut and Virginia, however, the capacity these projects will bring on is expected to be insufficient to meet the overall stated project demand from US East Coast states. The evidence base for this assessment includes studies by the New Jersey Board of Public Utilities (NJBPUI) and the New Jersey Economic Development Authority (NJEDA), the US Department of Energy (DOE) and the New York State Energy Research and Development Authority (NYSERDA), among others.

While there is tremendous excitement for offshore wind energy development on the East Coast, the industry is still in its infancy in the United States and will require the development of supporting infrastructure, which is the ultimate plan for the New Jersey Wind Port. New Jersey and the proposed Wind Port development site are well-positioned to service the wave of committed offshore wind projects over the next several decades and beyond. This is due to three key factors: central location, commitment to procurement of offshore wind energy, and early mover advantage.

New Jersey is centrally-located adjacent to the East Coast’s (existing and proposed) offshore wind lease areas, with the ability to service offshore projects from New York to Virginia (an 18+ GW pipeline). Short steaming distances to these areas will make the New Jersey Wind Port a preferred location for marshalling and manufacturing projects. This means the Wind Port will be competitive in securing offshore wind projects and do not anticipate any major gaps in usage.

New Jersey’s clear and defined policy commitment to renewables and the second largest committed offshore pipeline of any U.S. state further assure the long-term usage of the Wind Port. New Jersey has an ambitious OSW pipeline of 7.5 GW over six solicitations through 2035, comprising 30 percent of offshore wind power on the East Coast. In addition, NJBPUI has publicly noted that it will be selecting projects not only on the basis of cost to ratepayers, but also taking into account local economic development benefits such as marshalling projects within the state.

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Based on recent energy plan modeling as part of the State’s Energy Master Plan (discussed in greater detail below), the State’s commitment to offshore wind could conceivably double (15 GW+) over the next two decades to support the State’s ambitions to reach 100 percent carbon-neutral electricity generation by 2050.

Finally, New Jersey has a distinct “early mover” advantage by having already awarded one of the country’s largest offshore wind solicitations (1.1 GW) and by committing, through the development of Phase 1 of the New Jersey Wind Port, to create a purpose-built wind port earlier than most other states.

The NJBPU awarded 1.1 GW to the Ørsted Ocean Wind Project (led by Ørsted A/S) in June 2019. Phase 1 of the proposed marshalling port will be online in time to support this project in 2023. Phase 1 of the Wind Port will provide a 30-acre marshalling port facility whose operations would involve receipt of large-scale turbine components (blades, nacelles and towers) pre-fabricated at domestic and international manufacturing facilities prior to final offshore installation.

The development and operation of Phase 1 of the Wind Port is not contingent upon or otherwise tied to the development of Phase 2 of the Wind Port. However, New Jersey’s analysis has determined that the delivery of Phase 1 of the Wind Port by 2023 will provide a distinct early mover advantage as the state looks to secure additional commitments for co-located component manufacturing. Phase 2 of the New Jersey Wind Port will seek to support these additional commitments of co-located component manufacturing. The future Phase 2 build out of the Wind Port will more fully realize the NJEDA’s intent for the Wind Port to become a major “hub” for offshore wind development by serving as a center for the Mid-Atlantic offshore wind supply chain and providing services to the larger regional offshore wind market. The future development of the Wind Port as a larger offshore wind supply chain “hub” would have significant economic benefits to New Jersey. Offshore wind represents a new industry for the state whose individual development projects require workers from diverse occupations, including engineers, technical specialists, office workers, and laborers, who can be involved in project development prior to construction, during construction, and throughout operation and maintenance of the wind farm over 25 years or more.

Phase 1 of the Wind Port will be wholly located within the existing Industrial Node established at the PSEG Salem and Hope Creek Nuclear Generating Station site. Phase 2 of the Wind Port, however, cannot be developed without the requested amendment to the existing Industrial Node boundary established at Artificial Island.

### **LOCAL, REGIONAL, AND STATE GOALS AND OBJECTIVES**

An assessment of how the requested SDRP Industrial Node amendment promotes local, regional, and state goals and objectives as required by N.J.A.C. 5:85-8.4(b)3i is provided below.

#### **New Jersey Wind Port and the 2019 State Energy Master Plan**

In January 2020, Governor Phil Murphy announced the completion of the state’s Energy Master Plan, entitled “*2019 New Jersey Energy Master Plan – Pathway to 2050*”. The plan sets forth ambitious goals and strategies to reach the state’s goal of 100 percent clean energy by 2050 and to further implement measures to achieve the goals of the 2007 Global Warming Response Act (GWRA), which calls for a reduction in state greenhouse gas emissions to levels that are 80% below 2006 levels by 2050. The 2019 Energy Master Plan (EMP) outlines a roadmap with seven main strategies to reach these goals. Successfully implementing the strategies will result in a drastic reduction in New Jersey’s demand for fossil fuels with associated air quality benefits.

The development of Phase 2 of the New Jersey Wind Port, which cannot be developed without the requested SDRP Industrial Node amendment, is consistent with the overall goals and objectives of the EMP as it supports the development of clean, renewable energy within the State of New Jersey in support of 100



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percent clean energy by 2050. Full development of the New Jersey Wind Port is specifically consistent with the following overarching strategies and goals of the 2019 NJ EMP:

- *Strategy 2 - Accelerate Deployment of Renewable Energy and Distributed Energy Resources*
  - *Goal 2.1: 100% Clean Power By 2050*
  - *Goal 2.2: Develop 7,500 MW Of Offshore Wind Energy Generation by 2035*
    - *2.2.1 Develop offshore wind energy generation*
    - *2.2.2 Develop the offshore wind supply chain*
    - *2.2.3 Develop job training programs to support the offshore wind industry*
    - *2.2.4 Support the offshore wind industry through port infrastructure development and inter-regional collaboration*
- *Strategy 7 - Expand the Clean Energy Innovation Economy*
  - *Goal 7.1 Grow World-Class Research and Development and Supply Chain Clusters for High-growth Clean Energy Sub-Sectors.*
  - *Goal 7.4: Capitalize on offshore wind economic opportunities, including establishment of The Wind Institute, to provide the coordination and connection to resources, including workforce training, research and development, and capital investments to make New Jersey the home Of The U.S. Offshore Wind Industry.*

The Wind Port, both Phase 1 and Phase 2, is proposed to support the development of offshore wind off the coast of New Jersey as well as other US East Coast States, and as a consequence, will support acceleration of the deployment of renewable energy, including offshore wind within the state. The full build-out of the Wind Port will support the development of New Jersey's offshore wind supply chain, which will in turn assist the state in furthering development of a "Clean Energy" economy supportive of state goals. The deployment of offshore wind and development of an offshore wind supply chain hub in New Jersey will lead to economic growth for the state as a leader in the clean energy economy. As noted in New Jersey's September 2020 Offshore Wind Strategic Plan (OWSP) "Developed ports can support not only the development of wind farms supplying power to New Jersey but also the development of wind farms in the Mid-Atlantic region, on the East Coast, and in future market areas. Port development and offshore wind manufacturing and operation in New Jersey presents a unique opportunity to expand economic benefit and job creation leveraged from anticipated offshore wind activities" (OWSP, p. 62).

P. 99 of the New Jersey EMP notes that "[t]he state can use its clean energy target as an opportunity to grow the economy, establish New Jersey as a center for energy innovation, reduce greenhouse gas emissions enough to meet or exceed the 2050 Global Warming Response Act (GWRA) and the U.S. Climate Alliance targets, and bolster resiliency both to increasingly extreme weather events and fossil fuel price fluctuations." It is further noted on p. 100 of the EMP that, "[t]he emerging offshore wind industry is expected to produce roughly 25,000 full-time equivalent jobs through 2035 to build and operate the infrastructure". Page 105 of the EMP notes that in-state renewable energy generation produces ongoing, local jobs in innovation-centered STEM careers such as planning, installation, maintenance, and operations.

The EMP indicates that "Offshore wind is a highly promising opportunity for New Jersey to produce renewable energy, to create ongoing, unionized (and non-union) jobs, and to grow the economy.... New Jersey is leading its fellow states along the eastern seaboard to bring the market to the U.S. and develop a home-grown supply chain" (EMP, p. 113). It is further stated that "As part of New Jersey's efforts to ensure that the state is a leader in offshore wind in the Northeast, New Jersey is targeting high-value companies in the wind industry supply chain to encourage them to base their operations in the state...New Jersey is committed to attracting offshore wind supply chain jobs across the project and talent spectrum. Given the state's current labor market profiles, New Jersey is in a prime position to capture supply chain jobs including manufacturing, painting, installation, logistics, project development, engineering, finance, and technology

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development” (EMP, pp 117-118). The plan continues on page 120 noting “given New Jersey’s geography and coastline, the state is well-positioned to develop occupations for offshore wind production and the establishment of the supply chain to support the growing offshore wind industry throughout the East Coast.

The importance of port infrastructure is discussed under Goal 2.2.4 of the EMP, which calls for supporting the offshore wind industry through port infrastructure development and inter-regional collaboration. It is noted that “[s]trategic investment in port facilities is a key component to attracting developers and Original Equipment Manufacturers (OEMS) to situate supply chain jobs in New Jersey. Several state agencies are currently considering various options for how to support the required investment in port infrastructure, including options for public-private partnerships” (EMP, p 121).

Strategy 7 calls for support for the growth of in-state clean energy industries through workforce training, clean energy finance solutions, and investing in innovative research and development programs. Page 216 of the EMP notes that “New Jersey must move to capture more than its fair share of the future clean energy economy.... In considering clean energy focus areas, New Jersey should not only look for opportunities to develop and implement projects within its own borders. It should also invest in developing clean energy knowledge, services, and products that can be exported to other regions around the country and around the world. To do this, New Jersey should identify clean energy economy sub-sectors where the state can.....attract supply chain businesses to create dynamic new clean energy industry clusters.....By focusing on building knowledge, services, and products that can be sold to other markets, New Jersey’s clean energy economy can bring an influx of investment and jobs that will support many other sectors in our state’s economy”.

In terms of capitalizing on the economic opportunities created by the growing offshore wind industry, the EMP notes that “The growing offshore wind industry on the U.S. East Coast is now projected to generate almost 24 GW of clean, cost-effective power in seven states by 2035, representing more than \$85 billion in capital investment over the next decade. The launch of this new industry on the East Coast has created a once-in-a-generation economic development opportunity for New Jersey.....to lead and serve as a national hub for offshore wind” (EMP, p 223).

The OWSP notes that the emergency of offshore wind “creates a unique opportunity for New Jersey to invest in a new industry... that encourages New Jersey economic benefit through the development of a New Jersey offshore wind supply chain.” The OSWP continues noting “it is anticipated that more than 35 GW of offshore wind energy will be developed along the East Coast, representing an unprecedented opportunity for New Jersey to lead the offshore wind industry. Because of the state’s central location and with investment in the state’s existing port and coastal infrastructure, New Jersey is positioned to become a major hub for offshore wind development. By fostering the development of ports, New Jersey can attract offshore wind developers, original equipment manufacturers, and supply chain companies to establish operations within the state. Marshaling, manufacturing, and laydown port development are key components for meeting New Jersey’s offshore wind goals and will require significant capital investment and time to permit and construct.” (OWSP, p 69).

The OWSP indicates that “investment in New Jersey ports is key to supporting the offshore wind industry in New Jersey” and further identifies “that the development of marshaling ports — from where construction of an offshore wind project is launched — is critical. Once the port infrastructure is in place, manufacturers and developers will choose to locate facilities and operations at nearby ports. The development of local facilities and manufacturing in turn will create local jobs and drive down the overall cost of developing offshore wind projects and/or provide net economic benefits for New Jersey.” (OWSP, p. 67).

The OWSP specifically identifies the New Jersey Wind Port as a manufacturing and marshaling site to be developed in two phases. Phase 1 development will result in an approximately 30-acre site to accommodate marshaling activities. Phase 2, which requires the requested SDRP Node amendment, would add another

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150+ acres to accommodate expanded marshaling activities and extensive manufacturing facilities for turbine components like blades and nacelles and other ancillary support activities.

In conclusion, the requested modification of the SDRP Industrial Node boundary is supportive of state goals. The full build-out of Phase 2 of the New Jersey Wind Port, which can only be completed following approval of the request boundary amendment, will allow for a full realization of the state's intent for the Wind Port to become a major "hub" for offshore wind development. The full build-out of the Wind Port will assist New Jersey in not only accelerating the deployment of offshore wind off the state's coast in support of the goal of 100% clean power by 2050, but also provide New Jersey the prospect to capitalize on the unprecedented opportunity to become a major hub for offshore wind development across the eastern United States. By fostering the development of ports, New Jersey can attract offshore wind developers, original equipment manufacturers, and supply chain companies to establish operations within the state in accordance with state goals to support a growing clean energy economy. A growing clean energy economy includes leveraging the investment in offshore wind infrastructure to create jobs and economic benefits for the state while also providing the benefit of providing improved air quality and assisting in mitigating climate change by developing a clean, renewable energy source.

#### **Local Goals and Objectives – Lower Alloways Creek**

The 2012 Re-Examination of the Lower Alloways Creek Township Master Plan notes "the positive fiscal impact" that the Salem and Hope Creek Generating Stations have had on the township (2012 Master Plan Re-Examination, p. 4). The 2012 Re-Examination further notes that the principal policy of the Lower Alloways Creek Township Master Plan "is to make land use decisions which continue the strong agricultural economy, preserve the rural character of the community and conserve natural resources" (2012 Master Plan Re-Examination, p.1). This overriding policy is further established by the Town Vision Statement contained within the 2012 Re-Examination, which is as follows:

*"The Township's planning intent is to uphold its agricultural economy by preserving farmland from intrusive development which will also conserve limited natural resources, particularly wetlands and forested area. Inherent in this vision statement is the continuation of the rural atmosphere of the community and acknowledgement of the role the nuclear plant plays in the Township's character." (2012 Master Plan Re-Examination, p.6)*

The development of Phase 2 of the New Jersey Wind Port, primarily within the site of an existing Combined Disposal Facility (CDF) utilized for the storage of dredge spoils and immediately adjacent to the existing development associated with PSEG's Salem and Hope Creek Generating Stations is consistent with the Town's Master Plan Vision and overarching land use policy to preserve the township agricultural economy and rural character. The siting of the proposed Wind Port development will not displace agricultural land, will minimize the potential for impacts to coastal resources, and due to the site's location on Artificial Island, will not impact the existing rural character of the community. Further, in light of the master plans noted "positive fiscal impact" of the existing PSEG operations at Artificial Island, development of Phase 2 of the Wind Port primarily within the site of an existing CDF, will result in a "higher" use of the Phase 2 site in terms of fiscal benefits to the town and County. Finally, further development of Artificial Island to support construction of Phase 2 of the Wind Port will create local construction jobs for the Salem County and regional trades bringing economic benefit to the community, during both construction and operation. Offshore wind represents a new industry for the state whose individual development projects require workers from diverse occupations, including engineers, technical specialists, office workers, and laborers, who can be involved in project development prior to construction, during construction, and throughout operation and maintenance of the wind farm over 25 years or more. For these reasons, the requested modification of the SDRP Industrial Node boundary is viewed as promoting local land use policies.



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### **Regional Goals and Objectives – Salem County**

The 1972 Salem County Comprehensive Plan sought to guide high and medium density development in certain areas of the County, focusing development in growth centers around existing transportation networks while preserving the character of the land and to protecting the natural resources. While not identified as an area for future development, the Plan recognizes the importance of the Delaware River to industrial growth within the County, “Industrial growth is shown along the Delaware River in the western part of the county, because of the transportation importance of the river...” The 1972 plan also referred to important events taking place at the time that could be seen as significant indicators of the future and promoting population expansion in the County, including “a huge nuclear generating plant is under construction at Artificial Island.”

Salem County’s 2004 Final Cross-acceptance Report also recognizes the impact of the PSEG facilities on employment within the County. The Report indicates in October 2001, PSEG was one of Salem County’s four major employers, accounting for approximately 1,800 employees. The Report also states “the PSE&G Artificial Island Nuclear facility is designated as an Industrial Node under the State Plan,” representing a place for more intensive redevelopment with the County.

Finally, the Salem County 2016 Growth Management Plan (“SCGMP”) states the goals and objectives include “promote economic development in appropriate locations” and “encourage job growth for County residents.” The Plan identifies the area around Artificial Island as a single use center (node) which is defined as “primarily existing or zoned industrial/commercial areas identified on the map to show their relationship to the centers listed above (SCGMP, p. 18).”

The development of Phase 2 of the New Jersey Wind Port, immediately adjacent to the existing development associated with PSEG’s Salem and Hope Creek Generating Stations is consistent with the County’s Comprehensive Plan and supporting documents. The siting of the proposed Wind Port development will not displace agricultural land, will minimize the potential for impacts to coastal resources, and due to the site’s location on Artificial Island, will not impact the existing rural character of the community. Further, in light of the County Plans noting the economic benefits (e.g., employment) of the existing PSEG operations at Artificial Island, further development of Artificial Island to support construction of Phase 2 of the Wind Port will create local construction jobs for the Salem County and regional trades bringing economic benefit to the community, during both construction and operation. For these reasons, the requested modification of the SDRP Industrial Node boundary is viewed as promoting and consistent with County land use policies.

### **EFFECTS ON PUBLIC SECTOR DECISIONS**

This section provides a statement describing how the amendment will impact public sector decisions in accordance with N.J.A.C. 5:85-8.4(b)3ii.

Extending the SDRP Industrial Node will support the development of Phase 2 of the New Jersey Wind Port, allowing the New Jersey Department of Environmental Protection’s (NJDEP) Division of Land Use Regulation (DLUR) to receive and review applications in support of the Phase 2 development. Similarly, applications will be able to be submitted to other applicable Federal, state and local authorities (e.g., USACE, Lower Alloways Creek, Cumberland Salem Conservation District, etc.) in support of the Phase 2 development.

The effect of the approval of the requested SDRP Industrial Node extension under the CAFRA regulations will be an increase the allowable impervious cover onsite and reduction in the tree planting and/or preservation requirements pursuant to Subchapter 13 of the Coastal Zone Management Rules at N.J.A.C. 7:7.

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The approval of the SDRP Node amendment will also allow for New Jersey to make the infrastructure investments deemed necessary to capitalize on New Jersey's "early mover advantage" to fully establish the state as an offshore wind supply chain hub for offshore wind development across the eastern United States as part of the new clean energy economy. By fostering the development of ports, New Jersey can attract offshore wind developers, original equipment manufacturers, and supply chain companies to establish operations within the state in accordance with state goals to support a growing clean energy economy. A growing clean energy economy includes leveraging the investment in offshore wind infrastructure to create jobs and economic benefits for the state while also providing the benefit of providing improved air quality and assisting in mitigating climate change by developing a clean, renewable energy source.

### **MAP AMENDMENT TIMELINE**

This section provides a statement explaining the reason why the amendment cannot wait until the next revision of the State Development and Redevelopment Plan in accordance with N.J.A.C. 5:85-8.4(b)3iii.

As the offshore wind industry is rapidly growing in the State of New Jersey and several offshore wind projects are currently undergoing Federal regulatory review, the state is looking to be well-positioned to support offshore wind construction prior to the commencement of construction and support facilities are selected by the developers. NJEDA is seeking to maintain and capitalize on its "early mover advantage" to fully establish the state as an offshore wind supply chain hub as part of the new clean energy economy. As such, it is critical that the map amendment be completed prior to the next revision of the State Development and Redevelopment Plan so that the NJEDA can continue the evaluation, planning and design effort required to support the future build-out of Phase 2 of the Wind Port, which is viewed as a critical development to fully realize the NJEDA's intent for the Wind Port to become a major "hub" for offshore wind development on the US East Coast.

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

This section provides a statement describing how the proposed amendment is consistent with the provisions of the State Development and Redevelopment Plan in accordance with N.J.A.C. 5:85-8.4(b)4i. Consistency with adjoining municipal, county or regional plan endorsed by the State Planning Commission is presented above.

In 1986, New Jersey adopted the State Planning Act. The act mandated the creation of the State Development and Redevelopment Plan (the "State Plan"), as well as the formation of the State Planning Commission and its staff, now housed at the Office of Planning Advocacy in the Department of State. The most recent update of the State Development and Redevelopment Plan was adopted in 2001. In October 2011, a proposed update to the 2001 plan was released - called the State Strategic Plan. The State Strategic Plan went through a series of public hearings, but was never adopted, leaving New Jersey to be guided by the 2001 update of the State Development and Redevelopment Plan. Accordingly, this section provides an assessment of the proposed SDRP Node amendment's compliance with the provisions of the 2001 Plan.

The 2001 State Development and Redevelopment Plan ("2001 Plan") established the following statewide goals and strategies:

- Goal #1: Revitalize the State's Cities and Towns
- Goal #2: Conserve the State's Natural Resources and Systems
- Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey
- Goal #4: Protect the Environment, Prevent and Clean Up Pollution
- Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost

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- Goal #6: Provide Adequate Housing at a Reasonable Cost
- Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value
- Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide

The approval of the requested SDRP Node amendment in support of the development of Phase 2 of the New Jersey Wind Port will not contravene the goals and objectives of the 2001 Plan relative to revitalization of the State's cities and Towns. The Wind Port will be located at Artificial Island, and as a consequence, be well removed from city and town centers. Similarly, the proposed Wind Port will not have an impact of housing within New Jersey's municipalities. The proposed amendment's consistency with the remaining applicable and potentially applicable policies is discussed below.

*Goal #2: Conserve the State's Natural Resources and Systems – Conserve the state's natural resources and systems as capital assets of the public by promoting ecologically sound development and redevelopment in the Metropolitan and Suburban Planning Areas, accommodating environmentally designed development and redevelopment in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, and by restoring the integrity of natural systems in areas where they have been degraded or damaged. Plan, design, invest in and manage the development and redevelopment of Centers and the use of land, water, soil, plant and animal resources to maintain biodiversity and the viability of ecological systems. Maximize the ability of natural systems to control runoff and flooding, and to improve air and water quality and supply.*

The approval of the proposed map amendment will not conflict with and is consistent with the above goal. The existing Industrial Node located at the PSEG Salem and Hope Creek Generating Stations is located within a designated Environmentally Sensitive Planning Area (Planning Area No. 5). The proposed SDRP Node amendment will result in the extension of the boundary of the existing Industrial Node at the PSEG Salem and Hope Creek Generating Station site, thereby allowing this critical infrastructure project, which is supportive of the state's clean energy goals, to occur immediately adjacent to existing utility/industrial development present at Artificial Island. It is noted that the extension of the Industrial Node will allow for the development of Phase 2 of the Wind Port primarily within areas currently operating as Confined Disposal Facilities (CDFs) by the USACE for the deposition of dredge spoils. As such, grading and filling are on-going operations on a large portion of the proposed property comprising the requested Industrial Node expansion, minimizing the extent of existing regulated natural resources, such as coastal wetlands associated with the tidal Delaware River. Other potential Phase 2 Wind Port development would occur immediately adjacent to areas currently developed as part of the PSEG Salem and Hope Creek Generating Stations.

Future applications submitted in support of the development of Phase 2 of the Wind Port will provide inventories and assessments relative to the limited natural resources potentially affected by potential developments. Moreover, one of the primary purposes of the development of the New Jersey Wind Port is to support acceleration of the deployment of renewable energy, in the form of offshore wind, within the state in support of the goal of 100% clean power by 2050. The increased deployment of renewable energy, such as offshore wind that is supported by the requested SDRP Node amendment, will result in a drastic reduction in New Jersey's demand for fossil fuels and associated air emissions. The reduction in air emissions will assist the state in achieving the goals of the 2007 Global Warming Response Act (GWRA), which calls for a reduction in state greenhouse gas emissions to levels that are 80% below 2006 levels by 2050. Accordingly, the requested SDRP Node amendment will support significant reductions in air emissions (and associated air quality benefits) within the state. As such, Phase 2 of the New Jersey Wind Port is viewed as being an ecologically and environmentally sensitive design that minimizes the potential for impacts to coastal and natural resources, to the maximum extent practicable, and supportive of the state's clean energy goals, and therefore, is consistent with this policy.



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*Goal #3: Promote Beneficial Economic Growth, Development and Renewal for All Residents of New Jersey - Promote socially and ecologically beneficial economic growth, development and renewal and improve both the quality of life and the standard of living of New Jersey residents, particularly the poor and minorities, through partnerships and collaborative planning with the private sector. Capitalize on the state's strengths—its entrepreneurship, skilled labor, cultural diversity, diversified economy and environment, strategic location and logistical excellence—and make the state more competitive through infrastructure and public services cost savings and regulatory streamlining resulting from comprehensive and coordinated planning. Retain and expand businesses, and encourage new, environmentally sustainable businesses in Centers and areas with infrastructure. Encourage economic growth in locations and ways that are both fiscally and environmentally sound. Promote the food and agricultural industry throughout New Jersey through coordinated planning, regulations, investments and incentive programs—both in Centers to retain and encourage new businesses and in the Environs to preserve large contiguous areas of farmland.*

PSEG's requested SDRP Node amendment is consistent with this policy. One of the primary goals of the New Jersey Wind Port is to foster economic development within the growing "clean energy" economy. The full build-out of Phase 2 of the New Jersey Wind Port, which will only be possible through the approval of the requested SDRP Node amendment, will assist New Jersey in not only accelerating the deployment of offshore wind off the state's coast in support of the goal of 100% clean power by 2050, but also provide New Jersey the prospect to capitalize on the unprecedented opportunity to become a major hub for offshore wind development across the eastern United States. By fostering the development of ports, New Jersey can attract offshore wind developers, original equipment manufacturers, and supply chain companies to establish operations within the state in accordance with state goals to support a growing clean energy economy. A growing clean energy economy includes leveraging the investment in offshore wind infrastructure to create jobs and economic benefits for the state while also providing the benefit of assisting in mitigating climate change by developing a clean, renewable energy source, consistent with this policy. Therefore, the proposed SDRP Node amendment is viewed as promoting "socially and ecologically beneficial economic growth, development and renewal" that will improve the quality of life of New Jersey residents through a partnership and collaborative planning process between the State of New Jersey and PSEG.

Moreover, the encouragement of this "socially and ecologically beneficial" and "environmentally sustainable" economic opportunity, which supports the expansion of a new industry in the state, will occur on Artificial Island, directly adjacent to the existing PSEG Salem and Hope Creek Generating Stations, thereby building upon existing infrastructure, where possible, and avoiding the need to displace active agricultural or other conservation lands, also consistent with this policy.

*Goal #4: Protect the Environment, Prevent and Clean Up Pollution - Develop standards of performance and create incentives to prevent and reduce pollution and toxic emissions at the source, in order to conserve resources and protect public health. Promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion. Actively pursue public/private partnerships, the latest technology and strict enforcement to prevent toxic emissions and clean up polluted air, land and water without shifting pollutants from one medium to another; from one geographic location to another; or from one generation to another. Promote ecologically designed development and redevelopment in the Metropolitan and Suburban Planning Areas and accommodate ecologically designed development in Centers in the Fringe, Rural and Environmentally Sensitive Planning Areas, to reduce automobile usage; land, water and energy consumption; and to minimize impacts on public health and biological systems, water and air quality. Plant and maintain trees and native vegetation. Reduce waste and reuse and recycle materials through demanufacturing and remanufacturing.*

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The requested SDRP Node amendment is consistent with this policy. As noted previously, one of the primary purposes of the development of the New Jersey Wind Port is to support acceleration of the deployment of renewable energy, including offshore wind within the state in support of the goal of New Jersey obtaining 100% of its power from clean energy resources by 2050. The increased deployment of renewable energy, such as offshore wind, will result in a drastic reduction in New Jersey's demand for fossil fuels that will assist the state in achieve the goals of the 2007 GWRA, which calls for a reduction in state greenhouse gas emissions to levels that are 80% below 2006 levels by 2050. Accordingly, the requested SDRP Node amendment will support significant improvements in air quality within the state with corresponding public health benefits. As such, the full build-out of the Wind Port will "promote the development of businesses that provide goods and services that eliminate pollution and toxic emissions or reduce resource depletion" without shifting pollutants from one medium and/or geographical location to another, consistent with this goal.

Further, in the development of the New Jersey Wind Port, the NJEDA has actively pursued a public/private partnership with PSEG to capitalize on the growing clean energy economy offered, in part, by the development of offshore wind. Full build-out of the port, which can only be accomplished with the SDRP Node amendment, will more fully realize the NJEDA's intent for the Wind Port to become a major "hub" for offshore wind development by attracting offshore wind developers, original equipment manufacturers, and supply chain companies to establish operations within the state in accordance with state goals to support a growing clean energy economy. A growing clean energy economy includes leveraging the investment in offshore wind infrastructure to create jobs and economic benefits for the state while also providing the benefit of assisting in mitigating climate change and other positive environmental benefits by developing a clean, renewable energy source.

*Goal #5: Provide Adequate Public Facilities and Services at a Reasonable Cost - Provide infrastructure and related services more efficiently by supporting investments based on comprehensive planning and by providing financial incentives for jurisdictions that cooperate in supplying public infrastructure and shared services. Encourage the use of infrastructure needs assessments and life-cycle costing. Reduce demands for infrastructure investment by using public and private markets to manage peak demands, applying alternative management and financing approaches, using resource conserving technologies and information systems to provide and manage public facilities and services, and purchasing land and easements to prevent development, protect flood plains and sustain agriculture where appropriate.*

The approval of the requested SDRP Node amendment is consistent with this policy. As noted above, in the development of the NJ Wind Port, the NJEDA has actively pursued a public/private partnership with PSEG to support the development of infrastructure improvements that are viewed as critical to the ability of New Jersey to capitalize on the growing clean energy economy offered, in part, by the development of offshore wind. Additionally, the encouragement of this "environmentally sustainable" economic opportunity will occur on Artificial Island, directly adjacent to the existing PSEG Salem and Hope Creek Generating Stations, thereby building upon existing infrastructure, where possible, and avoiding the need to displace active agricultural or other conservation lands. Accordingly, the requested SDRP Node amendment is consistent with this policy.

*Goal #7: Preserve and Enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value - Enhance, preserve and use historic, cultural, scenic, open space and recreational assets by collaborative planning, design, investment and management techniques. Locate and design development and redevelopment and supporting infrastructure to improve access to and protect these sites. Support the important role of the arts in contributing to community life and civic beauty.*

The approval of the requested SDRP Node amendment will not conflict with this policy. Prior studies completed by PSEG and submitted to the New Jersey Historic Preservation Office have confirmed that no historic properties were found within the boundaries of Artificial Island. Further, as the Artificial Island site is "reclaimed land", that was created, beginning early in the twentieth century, by disposing of hydraulic

## Attachment C Project Statement

dredge spoils within a progressively enlarged diked area established around a natural bar that projected into the Delaware River, it is not expected that any cultural resources would be present at the Wind Port site. This will be confirmed as part of future land use development applications to support the Phase 2 build-out.

Additionally, the development of Phase 2 of the Wind Port will not adversely impact scenic and recreational resources. The portion of the Delaware River on which Artificial Island is located is not classified as a wild, scenic, or recreational river under the criteria of the National Wild and Scenic Rivers System. Further, due to the critical infrastructure nature of the existing PSEG generating stations present on the island, Security and public safety requirements preclude providing public access to the Delaware River at this location. These security and public safety requirements are anticipated to apply to the operations at the Wind Port, once constructed. Finally, proposing the development of the Wind Port immediately adjacent to the PSEG Salem and Hope Creek Generating Station, minimizes the potential visual effects into the site from potential recreational boat users along the Delaware River and the nearby community. The proposed Wind Port facilities will be viewed as incremental to the backdrop of the existing PSEG nuclear generating facilities. Moreover, the project will not preclude or otherwise limit access to historic, cultural, scenic, or other open space within the site area. Finally, the potential impact to cultural and scenic resources will be fully evaluated as part of the state and federal permitting process required in support of the future development of Phase 2 of the Wind Port. Accordingly, the proposed SDRP Node amendment is consistent with this policy.

PSEG notes that the northern portion of the SDRP Node extension that is located on property that is currently owned by the USACE (and for which PSEG and the USACE are in the process of finalizing a land transfer for) is located within an area designated as “Parks and Natural Areas” under the most recent Policy Map of the Development and Redevelopment Plan, dated January 7, 2021. The “New Jersey Department of State Office of Planning Advocacy Locator Map”<sup>1</sup> also designates this area as “Federal Park Planning Area No. 8”. It is noted that this designation is misleading as the portion of this planning area that is proposed to be located within the requested expanded SDRP Node is currently managed by the USACE as an active CDF site for the deposition of dredge spoils generated from the Federal maintenance of the Delaware River’s Federal navigation channel. As such, this area is an operational disposal site that sustains on-going soil stockpiling and grading and filling and is not used as “parkland”. Therefore, the requested SDRP Node amendment will not impact parkland and is consistent with this policy.

*Goal #8: Ensure Sound and Integrated Planning and Implementation Statewide - Use the State Plan and the Plan Endorsement process as a guide to achieve comprehensive, coordinated, long-term planning based on capacity analysis and citizen participation; and to integrate planning with investment, program and regulatory land-use decisions at all levels of government and the private sector, in an efficient, effective and equitable manner. Ensure that all development, redevelopment, revitalization or conservation efforts support State Planning Goals and are consistent with the Statewide Policies and State Plan Policy Map of the State Plan.*

The approval of the requested SDRP Node amendment in support of the development of Phase 2 of the New Jersey Wind Port is consistent with this goal. As demonstrated by this compliance assessment, the proposed SDRP Node amendment is consistent with or does not otherwise conflict with the goals and objectives of the State Development and Redevelopment Plan. The request by the NJEDA to the Office of Planning Advocacy is intended to ensure a coordinated and comprehensive planning review. Further, the request results in the integration of state planning goals with state investments to support the development of renewable energy and the development of a clean energy economy within the state of New Jersey in accordance with state goals. The requested SDRP Node amendment is consistent with the January 2021 State Plan Policy Map as the requested SDRP Node amendment will result in: 1) a modest expansion of the

---

<sup>1</sup> Available at:

<https://dosopa.maps.arcgis.com/apps/webappviewer/index.html?id=fbb0c0a8c7ce4a31b05d123426c4a79a>

## **Attachment C Project Statement**

existing Industrial Node boundary within the existing site boundary of and adjacent to existing development associated with the PSEG's Salem and Hope Creek Generating Station; and 2) will result in the expansion of the SDRP Node to include previously disturbed land that is currently actively used for the management of dredge spoils generated from the USACE's maintenance of the Delaware River's Federal navigation channel; thereby avoiding development in more pristine coastal and natural resources suitable for use as parkland and/or passive open space. Accordingly, the requested SDRP Node amendment is consistent with this policy.

### **SDRP AMENDMENT AND ACHIEVING CONSISTENCY WITH THE STATE PLAN**

This section describes how the proposed SDRP Node amendment helps each municipality, county and regional agency impacted by the proposed amendment achieve consistency with the State Development and Redevelopment Plan, and any adjoining municipal, county or regional plan endorsed by the State Planning Commission in accordance with N.J.A.C. 5:85-8.4(b)4ii.

The proposed SDRP Node amendment was evaluated for consistency with the applicable planning goals and objectives of the following planning documents:

- New Jersey State Development and Redevelopment Plan;
- 2019 New Jersey Energy Master Plan – Pathway to 2050;
- New Jersey Offshore Wind Strategic Plan;
- Lower Alloways Creek Township 1992 Master Plan;
- Lower Alloways Creek 2012 Master Plan Re-Examination;
- 1972 Salem County Comprehensive Plan;
- Salem County 2004 Final Cross-Acceptance Report; and
- Salem County 2016 Growth Management Plan.

As detailed in the consistency assessments above, the proposed SDRP Node amendment is viewed as being consistent with and promoting the goals and objectives of all of the above planning documents. The approval of the requested SDRP Industrial Node modification will further the goals and objectives of the above plans while maintaining compliance with the State Development and Redevelopment Plan.

Phase 2 of the New Jersey Wind Port, which is viewed as a critical element to fully establish New Jersey as an offshore wind supply chain hub as part of the new clean energy economy, cannot be developed without approval of the requested SDRP Industrial Node amendment. The NJDEP would not be able to approve required land use permits for the Phase 2 development. Similarly, applicable county and local authorities would be facing the issue of being requested to grant local approvals for a project that would not be in conformance with the state plan. Approval of the requested SDRP Industrial Node modification will allow for submittal of land development applications to state, county and local authorities in support of the development of Phase 2 of the Wind Port that would be in compliance with the state plan.

As noted within this request, the selection of Artificial Island for development of the New Jersey Wind Port is viewed as environmentally appropriate. The development of the New Jersey Wind Port will occur primarily on previously disturbed land that is currently used for the storage of dredge spoils. Accordingly, development of Phase 2 of the Wind Port will put the site to a "higher use" to the benefit of the host community and County while avoiding many of the environmental impacts typically associated with new waterfront developments. All of the local and regional plans reviewed recognize the importance of the development at Artificial Island to the local economy and the positive fiscal benefits derived therefrom.

In terms of the state plans reviewed, the development of the Wind Port is viewed as a fundamental to the deployment of renewable energy within the state, not only in terms of New Jersey achieving its goal of 100% clean power by 2050 and its associated environmental benefits, but also from an economic



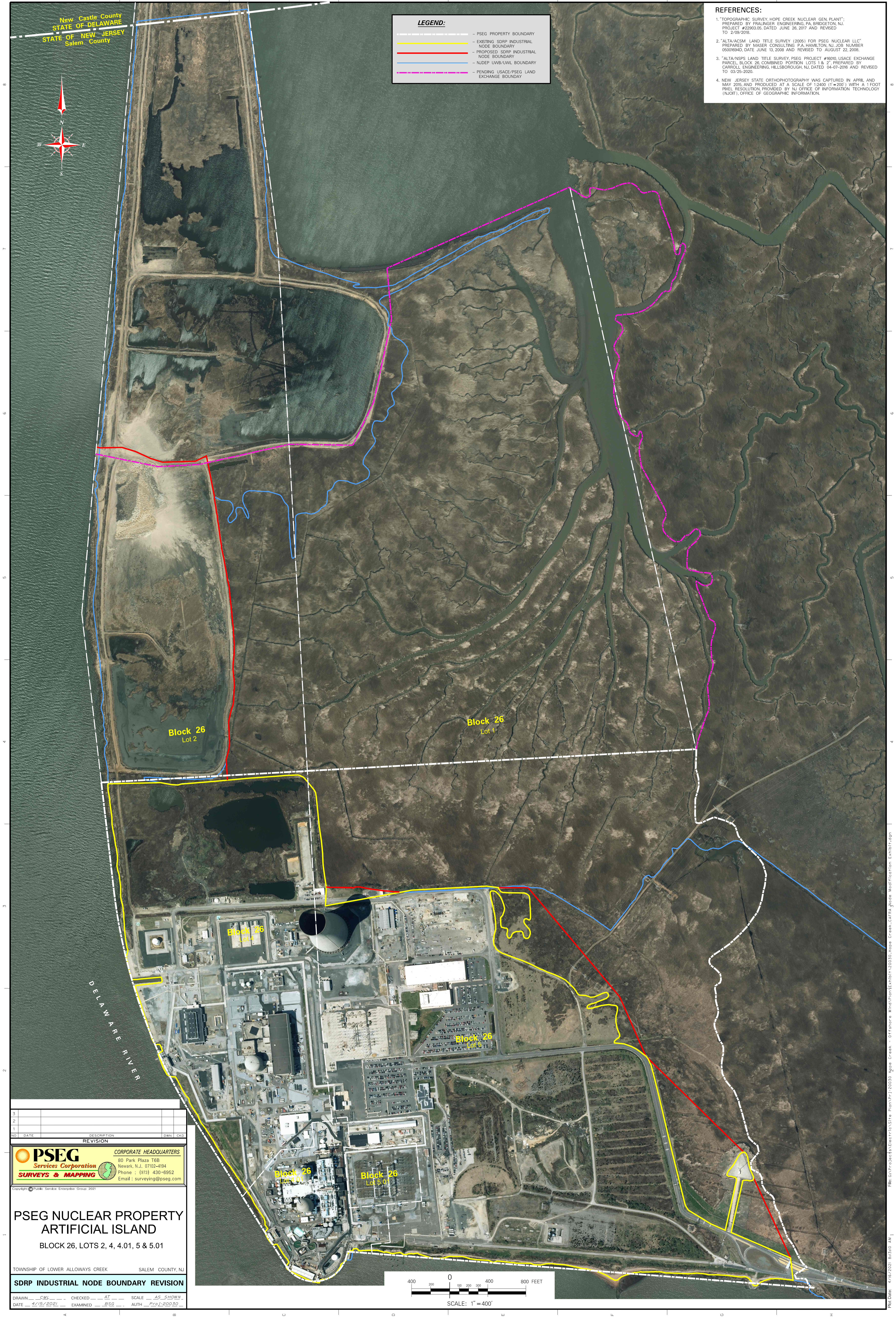
## **Attachment C**

### **Project Statement**

perspective. NJEDA is seeking to maintain and capitalize on its “early mover advantage” to fully establish the state as a national offshore wind supply chain hub as part of the new clean energy economy. By fostering the development of ports, New Jersey intends to attract offshore wind developers, original equipment manufacturers, and supply chain companies to establish operations within the state. Marshaling, manufacturing, and laydown port development are key components for meeting New Jersey’s offshore wind goals and will require significant capital investment and time to permit and construct. As such, it is critical that the SDRP Node amendment be approved, such that the full build-out of the proposed New Jersey Wind Port can occur and the state is in the best position to capitalize on the environmental benefits and economic opportunities that offshore wind development provides to the State of New Jersey and its residents.

**Attachment D**  
**New Jersey Wind Port**  
**SDRP Node Modification Map**





- REFERENCES:**
1. "TOPOGRAPHIC SURVEY, HOPE CREEK NUCLEAR GEN. PLANT"; PREPARED BY FRALINGER ENGINEERING, P.A. BRIDGETON, NJ. PROJECT #22063.05, DATED JUNE 26, 2017 AND REVISED TO 2/09/2018.
  2. "ALTA/ACSM LAND TITLE SURVEY (2005) FOR PSEG NUCLEAR LLC" PREPARED BY MASER CONSULTING P.A. HAMILTON, NJ. JOB NUMBER 05010840, DATE JUNE 13, 2008 AND REVISED TO AUGUST 22, 2008.
  3. "ALTA/NSPS LAND TITLE SURVEY, PSEG PROJECT #16010, USACE EXCHANGE PARCEL, BLOCK 26, COMBINED PORTION, LOTS 1 & 2", PREPARED BY CARROLL ENGINEERING, HILLSBOROUGH, NJ, DATED 04-07-2016 AND REVISED TO 10/25-2020.
  4. NEW JERSEY STATE ORTHOPHOTOGRAPHY WAS CAPTURED IN APRIL AND MAY 2015, AND PRODUCED AT A SCALE OF 1:2400 (1"=200') WITH A 1 FOOT PIXEL RESOLUTION, PROVIDED BY NJ OFFICE OF INFORMATION TECHNOLOGY (NJGIT), OFFICE OF GEOGRAPHIC INFORMATION.

**LEGEND:**

	- PSEG PROPERTY BOUNDARY
	- EXISTING SDRP INDUSTRIAL NODE BOUNDARY
	- PROPOSED SDRP INDUSTRIAL NODE BOUNDARY
	- NJDEP UWB/UWL BOUNDARY
	- PENDING USACE/PSEG LAND EXCHANGE BOUNDARY

3				
2				
1				
NO	DATE	DESCRIPTION	DWN	CHK
REVISION				

**PSEG**  
Services Corporation  
SURVEYS & MAPPING

**CORPORATE HEADQUARTERS**  
80 Park Plaza T6B  
Newark, N.J. 07102-4194  
Phone : (973) 430-6952  
Email : surveying@pseg.com

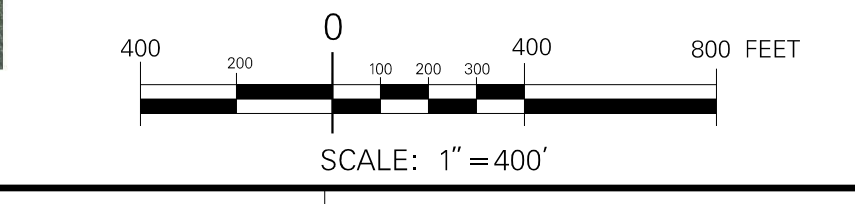
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**PSEG NUCLEAR PROPERTY  
ARTIFICIAL ISLAND  
BLOCK 26, LOTS 2, 4, 4.01, 5 & 5.01**

TOWNSHIP OF LOWER ALLOWAYS CREEK      SALEM COUNTY, NJ

**SDRP INDUSTRIAL NODE BOUNDARY REVISION**

DRAWN	CMF	CHECKED	AT	SCALE	AS SHOWN
DATE	4/15/2021	EXAMINED	BSS	AUTH	Proj 20030



File: G:\Projects\Electric\Site Plan\Proj 20030 - Hope Creek - Offshore Wind\Draw\Enlight-20030-Hope Creek.dwg, Note Modification Exhibit.dgn, Plot Date: 4/16/2021 8:31:04 AM



**Attachment E**

**Certification Statement**



**SIGNATURE OF APPLICANT**

I certify that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete.



---

Signature of Applicant

---

3/26/2021

---

Date

---

Eric Carr, PSEG President and Chief Nuclear Officer

---

Print Name

---

Signature of Applicant

---

Date

---

Print Name**APPLICANT'S AGENT**

I Eric Carr, the Applicant/Owner authorize to act as my agent/representative in all matters pertaining to my application the following person:

Robert Rech

---

Name of Agent

---

AKRF, Inc., Vice President

---

Occupation/Profession of Agent

---

Signature of Applicant/Owner**AGENT'S CERTIFICATION:**

I agree to serve as agent for the above-referenced applicant:



---

Signature of Agent

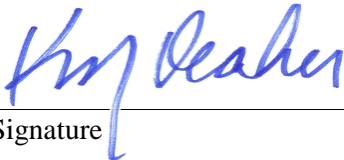
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AKRF, Inc.

---

Name of Firm**STATEMENT OF PREPARER OF APPLICATION, REPORTS AND/OR SUPPORTING DOCUMENTS**

I certify that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining and preparing the information, I believe that the information is true, accurate, and complete.



---

Signature

---

Kevin J. Maher, AICP

---

Print Name

---

Senior Vice President, AKRF, Inc.

---

Position and Name of Firm

## **Attachment F**

### **Documentation of Public Notice**



**LOWER  
ALLOWAYS CREEK  
TOWNSHIP**

MUNICIPAL BUILDING  
HANCOCK'S BRIDGE, NJ 08038  
PHONE (856) 935-1549

May 6<sup>th</sup>, 2020

Attn: Emily Collins  
AKRF, Inc.  
307 Fellowship Rd.  
Suite 214  
Mt. Laurel, NJ 08054

RE: 200' Certified Property Owner List  
Block 26, Lots 2, 4, 4.01, 5 & 5.01

Dear Ms. Collins:

Per your request attached is a certified property owner list within 200' of the above captioned block and lot.

If you have any questions, please feel free to contact me.

Very truly yours,

TOWNSHIP OF LOWER ALLOWAYS CREEK

Lisa J. Perella, CTA  
Assessor

Encl.

# Salem County

## Buffer Report

### Highlighted feature(s)

#### Subject Property (5)

Municipality	Block	Lot	Qualifier	Location	Owner Name	Address	City\State\Zip
Lower Alloways Creek Township	26	2		ALLOWAYS CREEK NECK RD	UNITED STATES OF AMERICA DEPT OF AG	1400 INDEPENANCE AVE SW	WASHINGTON DC 20405
Lower Alloways Creek Township	26	4		ALLOWAYS CREEK NECK RD	PSEG SERVICES CORP ATTN: N FIERRO	80 PARK PLAZA 6TH FL	NEWARK, NJ 07102
Lower Alloways Creek Township	26	4.01		ALLOWAYS CREEK NECK RD	PSEG SERVICES CORP ATTN: N FIERRO	80 PARK PLAZA 6TH FL	NEWARK, NJ 07102
Lower Alloways Creek Township	26	5		ALLOWAYS CREEK NECK RD	PSEG SERVICES CORP ATTN: N FIERRO	80 PARK PLAZA 6TH FL	NEWARK, NJ 07102
Lower Alloways Creek Township	26	5.01		ALLOWAYS CREEK NECK RD	PSEG SERVICES CORP ATTN: N FIERRO	80 PARK PLAZA 6TH FL	NEWARK, NJ 07102

§

### List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

#### Adjoining Properties - Salem County (4)

Municipality	Block	Lot	Qualifier	Location	Owner Name	Address	City\State\Zip
Lower Alloways Creek Township	26	1		ALLOWAYS CREEK NECK RD	UNITED STATES OF AMERICA DEPT OF AG	1400 INDEPENANCE AVE SW	WASHINGTON DC 20405
Lower Alloways Creek Township	26	3		ALLOWAYS CREEK NECK RD	UNITED STATES OF AMERICA DEPT OF AG	1400 INDEPENDENCE AVE SW	WASHINGTON DC 20405
Lower Alloways Creek Township	26	3.01		ALLOWAYS CREEK	NJ DEPT ENVIRONMENTAL PROTECTION	CN 229 JOHN FITCH PLAZA	TRENTON NJ 08625
Lower Alloways Creek Township	26	3.02		HOPE CREEK	NJ DEPT ENVIRONMENTAL PROTECTION	CN 229 JOHN FITCH PLAZA	TRENTON NJ 08625



**Salem County - Map**  
Buffer Report

created on 5/6/2020



Developed by Civil Solutions using myIDV

The following must also be notified:

**Salem County Planning Board**

110 Fifth St., Suite 500

Salem, NJ 08079

**Atlantic City Electric Company**

Real Estate Department

5100 Harding Highway

Mays Landing, NJ 08330

Only notify NJDOT if subject property is located on State Highway:

**New Jersey Department of Transportation**

1035 Parkway Avenue

Trenton, NJ 08625

\*Note: The Subject properties are not farmland assessed.

New Jersey State Planning Commission  
New Jersey Business Action Center  
Office of Planning Advocacy  
Department of State  
P.O. Box 820  
Trenton, New Jersey 08625-0820

Donna Rendeiro  
Executive Director  
Office of Planning Advocacy  
New Jersey Business Action Center  
Department of State  
P.O. Box 820  
Trenton, New Jersey 08625-0820

Ellen B. Pompper, Mayor  
Lower Alloways Creek Township  
Township Municipal Building  
501 Locust Island Road  
Hancocks Bridge, NJ 08038

Ronald L. Campbell, Sr.  
Lower Alloways Creek Township Municipal Clerk  
501 Locust Island Road  
PO Box 157  
Hancocks Bridge, NJ 08038

Irene Carney, Secretary  
Lower Alloways Creek Township Planning/Zoning Board  
501 Locust Island Road  
PO Box 157  
Hancocks Bridge, NJ 08038

Salem County Board of Chosen Freeholders  
Fifth Street Office Complex  
110 Fifth Street, Suite 400  
Salem, NJ 08079

Jeffrey Ridgway  
Salem County Administrator  
110 Fifth Street  
Salem, NJ 08079

Stacy L. Pennington  
Salem County - Clerk of the Board  
Fifth Street Office Complex  
110 Fifth Street, Suite 400  
Salem, NJ 08079

Matthew Goff, Secretary  
Salem County Planning Board  
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Salem, NJ 08079



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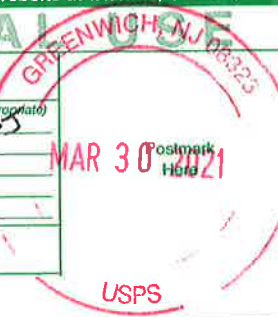
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New Jersey State Planning Commission  
 New Jersey Business Action Center  
 Office of Planning Advocacy  
 Department of State, PO Box 820  
 Trenton NJ 08625-0820

For Instructions



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 Real Estate Department  
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 Mays Landing NJ 08330

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NJDEP  
 CN 229 John Fitch Plaza  
 Trenton NJ 08625

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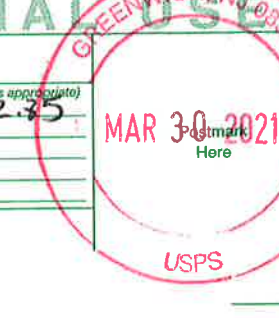
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N. Fierro  
 PSEG Services Corp.  
 80 Park Plaza, 6th Floor  
 Newark NJ 07102

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 Washington DC 20405

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Matthew Goff  
 Secretary Salem County Planning Board  
 110 Fifth Street, Suite 500  
 Salem NJ 08079

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Salem County - Clerk of the Board Fifth Street  
Office Complex  
110 Fifth Street, Suite 400  
Salem NJ 08079

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Salem County Administrator  
110 Fifth Street  
Salem NJ 08079

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Secretary Lower Alloways Creek Township  
Planning/Zoning Board  
501 Locust Island Road  
PO Box 157  
Hancocks Bridge NJ 08038

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Lower Alloways Creek Township Municipal Clerk  
501 Locust Island Road  
PO Box 157  
Hancocks Bridge NJ 08038

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Salem NJ 08079

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Lower Alloways Creek Township  
Township Municipal Building  
501 Locust Island Road  
Hancocks Bridge NJ 08038

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Donna Rendeiro  
Executive Director Office of Planning Advocacy  
New Jersey Business Action Center  
Department of State, PO Box 820  
Trenton NJ 08625-0820

For Instructions



## AD TEXT

### Variances

PUBLIC NOTICE Take notice that an application has been submitted to the New Jersey Department of State, Office of Planning Advocacy for a Coastal Area Facilities Review Act (CAFRA) Node Map Amendment for the property described below: Applicant: PSEG Nuclear LLC Map Amendment Description: expansion of the "Heavy Industry-Transportation-Utility Node" ("Utility Node") and "Designated Center" boundary established at the PSEG Salem and Hope Creek Nuclear Generating Station site Site Location: End of Alloway Creek Neck Road, Block 26, Lots 2, 4, and 5 in Lower Alloways Creek Township, Salem County, New Jersey This map amendment is being requested in support of the expansion of the "Heavy Industry-Transportation-Utility Node" ("Utility Node") and "Designated Center" boundary established at the PSEG Salem and Hope Creek Nuclear Generating Station site by PSEG Nuclear LLC, who is currently working with the New Jersey Economic Development Authority (NJEDA) to support the development of a marshalling port and construction hub to support the growing offshore wind industry in the State of New Jersey. As part of this effort, the NJEDA is planning future development to bring new jobs to New Jersey residents by providing offshore wind developers (and their associated manufacturing supply chain) with a hub for receiving, fabricating, and/or delivering components of offshore wind turbines to construction areas within New Jersey and nearby coastal waters. Information regarding the map amendment request can be obtained by contacting the Office of Planning Advocacy at: New Jersey Business Action Center Office of Planning Advocacy Department of State P.O. Box 820 Trenton, New Jersey 08625-0820 Tel: 609-292-7156 Cost: \$45.88 3/31/2021 1T (9924724)

Related Categories: Notices and Announcements - Legal Notice

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Tel: 609-292-7156

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3/31/2021 1T (9924724)

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03/31/2021	Variances NJ	PUBLIC NOTICE Take notice that an application has been submitted to the	Notice	
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Affidavit Fee - 03/31/2021	\$12.00
Basic Ad Charge - 03/31/2021	\$45.88
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<b>CLAIMANTS CERTIFICATION AND DECLARATION</b>	
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Signature: <u>Chris Tighe</u>	Official Position: <u>AR Manager</u>
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State of New Jersey,) ss

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Louisa Stewart being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that South Jersey Times is a public newspaper, with general circulation in Camden, Cumberland, Gloucester, and Salem Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

South Jersey Times 03/31/2021

  
Principal Clerk of the Publisher

Sworn to and subscribed before me this 1st day of April 2021

  
Notary Public

LORETTA A. DORAN  
NOTARY PUBLIC OF NEW JERSEY  
ID # 50035436  
My Commission Expires 4/6/2021

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