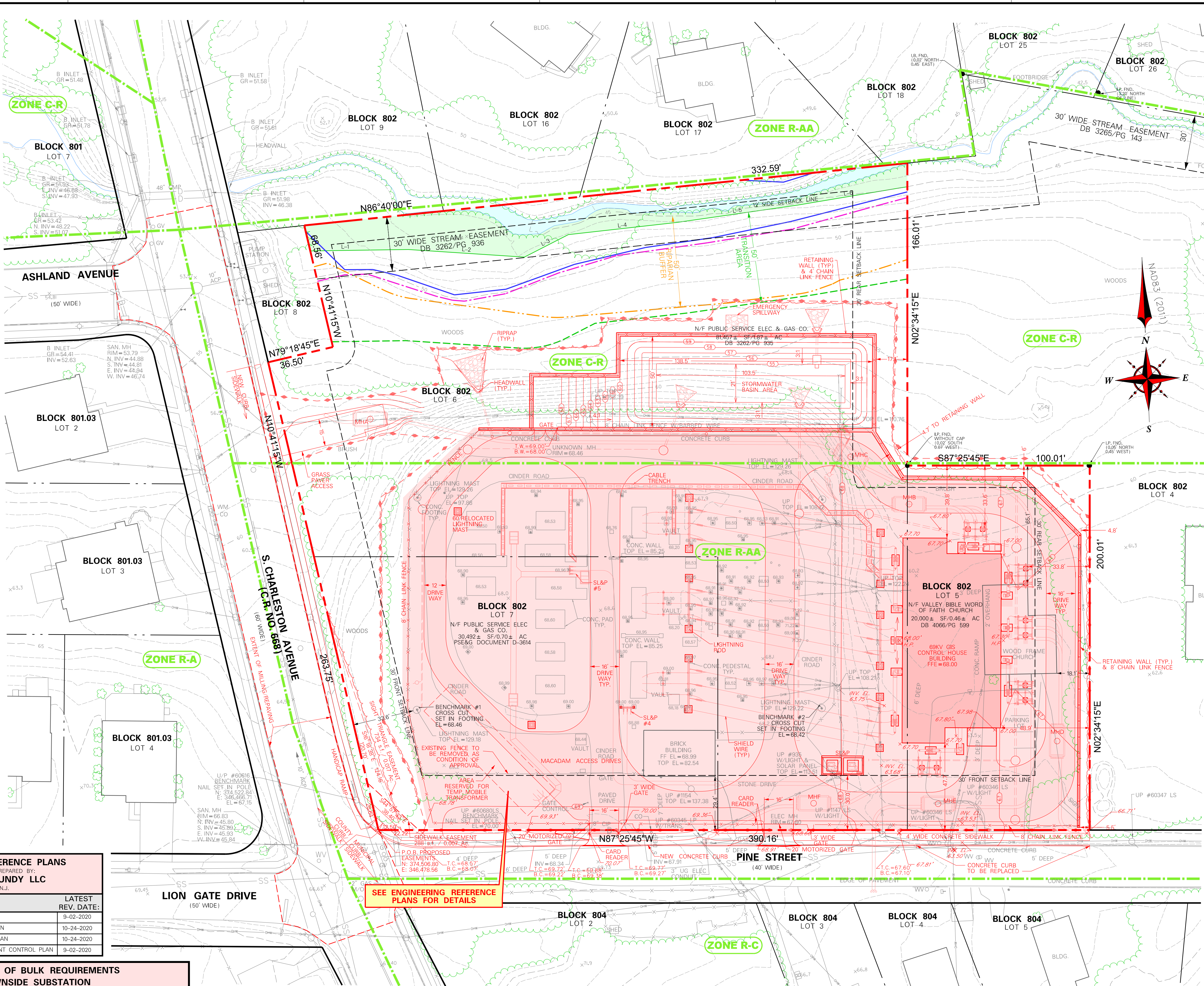


LOTS WITHIN 200'
N.T.S.

BLOCK	LOT	PROPERTY OWNERS	MAILING ADDRESS
802	24	Edge Marlene E	318 FD Roosevelt Terrace Lawnside NJ 08045
802	25	Main Line Property Investment Inc	1909 Arthur Street Philadelphia PA 19122
802	26	Shealey, Macao & Nicole D	531 FD Roosevelt Terrace Lawnside NJ 08045
804	1	Whitney Gay Sharon	415 Sadler Ave Lawnside NJ 08045
804	2	Whitney Gay Sharon	415 Sadler Ave Lawnside NJ 08045
804	3	Gonzalez, Adria & Colon, Cristina R	420 Pine Street Lawnside NJ 08045
804	4	Gonzalez Carmen & Tejada Yamel A	420 Pine Street Lawnside NJ 08045
804	5	Prime Asset Consulting LLC	59 Adams Ave Pine Hill NJ 08021
804	6	Streamwood Assoc./Lawnside LLC	30 Washington Ave, Ste A Haddonfield, NJ 08033
804.04	4	PCREO-23 LLC	X
805.04	5	Walden, Miriam D	404 S Charleston Avenue Lawnside, N J 08045
805.04	6	Phillips, Debrae	405 S Charleston Avenue Lawnside, NJ 08045
805.04	7	Ruz, Debrae	366 South 27th Street Camden, NJ 08005
801	7	Al-Ujjah, Andriy & Harris, Tank V.	47 La Piere Avenue Lawnside, NJ 08045
801.03	1	Booke, Harold & Andre, Danielle	347 Garrett Morgan Drive Lawnside, NJ 08045
801.03	2	Brooks, Core Scott	396 S Charleston Avenue Lawnside, NJ 08045
801.03	3	Ray, Leonard Sr & Marianne	400 S Charleston Avenue Lawnside, NJ 08045
801.03	4	Donaldson Howard & Whight Loma	1100 Sunset Rd Burlington NJ 08016
801.03	5	Jefferson Bruce W	349 Lions Gate Drive Lawnside NJ 08045
801.03	6	Alton Eugene F Jr	345 Pine Street Lawnside NJ 08045
801.03	7	Bull-Willie & Joyce	385 Garrett Morgan Drive Lawnside NJ 08045
801.03	8	Stefly, Ronald	351 Garrett Morgan Drive Lawnside NJ 08045
802	4	Mears, Ervin	411 E Charleston Avenue Lawnside, NJ 08045
802	5	Valley Bible Word of Faith Church	427 Pine St Lawnside NJ 08045
802	8	Lawnside Borough	4 Doctor MLK Jr Road Lawnside, NJ 08045
802	9	Lawnside Borough	Warwick Road Lawnside, NJ 08045
802	10	Avant Kathleen	317 S Charleston Avenue Lawnside NJ 08045
802	15	Lovick, Anne Marie	318 Ellis Court Lawnside NJ 08045
802	16	Floyd, Nora L	320 Ellis Court Lawnside NJ 08045
802	17	Blake, Barbara L	325 Ellis Court Lawnside, N J 08045
802	18	Madden Kristen N	108 Mont Street Lawnside NJ 08045
802	19	Craig, Dwayne & Tracy	315 Ellis Court Lawnside NJ 08045
802	4	Mears, Ervin	411 E Charleston Avenue Lawnside NJ 08045
802	6	Public Service Elec & Gas Corp	80 Park Plaza - 16B Newark, N J 07102
802	7	Public Service Elec & Gas Corp	80 Park Plaza - 16B Newark, N J 07102
802	17	Blake, Barbara L	325 Ellis Court Lawnside, N J 08045
802	18	Madden Kristen N	108 Mont Street Lawnside NJ 08045
802	25	Main Line Property Investment Inc	1909 Arthur Street Philadelphia PA 19122
804	1	Whitney Gay Sharon	415 Sadler Ave Lawnside NJ 08045
804	2	Whitney Gay Sharon	415 Sadler Ave Lawnside NJ 08045
804	3	Gonzalez, Adria & Colon, Cristina R	420 Pine Street Lawnside NJ 08045
804	4	Gonzalez Carmen & Tejada Yamel A	420 Pine Street Lawnside NJ 08045
804	5	Prime Asset Consulting LLC	59 Adams Ave Pine Hill NJ 08021
804	6	Streamwood Assoc./Lawnside LLC	30 Washington Ave, Ste A Haddonfield, NJ 08033

UTILITIES & AGENCIES	ADDRESS
PSEG	80 Park Plaza 16B Newark, NJ 07102
South Jersey Gas Company	1 South Jersey Plaza Folsom, NJ 08027
Verizon	650 Park Avenue East Orange, NJ 07027
Comcast	1200 Haddonfield-Berlin Road Cherry Hill NJ 08031
New Jersey American Water Company	500 Grove Street Haddon Heights, NJ 08035
Conectiv	6100 Marston Highway, Suite 309 Mays Landing, NJ 08030
Camden County Planning Board	221 Egg Harbor Road Lawnside, NJ 08045
Camden County Soil Conservation District	423 Commerce Lane, Suite 1 West Berlin, NJ 08091
Camden County Municipal Utilities Authority	1615 Ferry Avenue Camden, NJ 08004
NJ Department of Transportation	1035 Parkway Avenue, CN 613 Trenton, NJ 08625-0613
Colonial Pipeline Company	PO Box 727 Woodbury, NJ 08096
SOJ Pipeline Company	PO Box 18555, Tax Department Cleveland, OH 44101
Transcontinental Gas Pipeline Company	5200 South Wood Avenue Linden, NJ 07036



SEE ENGINEERING REFERENCE PLANS FOR DETAILS

DRAWING TITLE:	LATEST REV. DATE:
740554 A - 0 KEY PLAN & PROFILE	9-02-2020
760760 A - 0 FENCE AND DRIVEWAYS PLAN	10-24-2020
760764 A - 0 DRAINAGE AND GRADING PLAN	10-24-2020
760769 A - 0 SOIL EROSION AND SEDIMENT CONTROL PLAN	9-02-2020

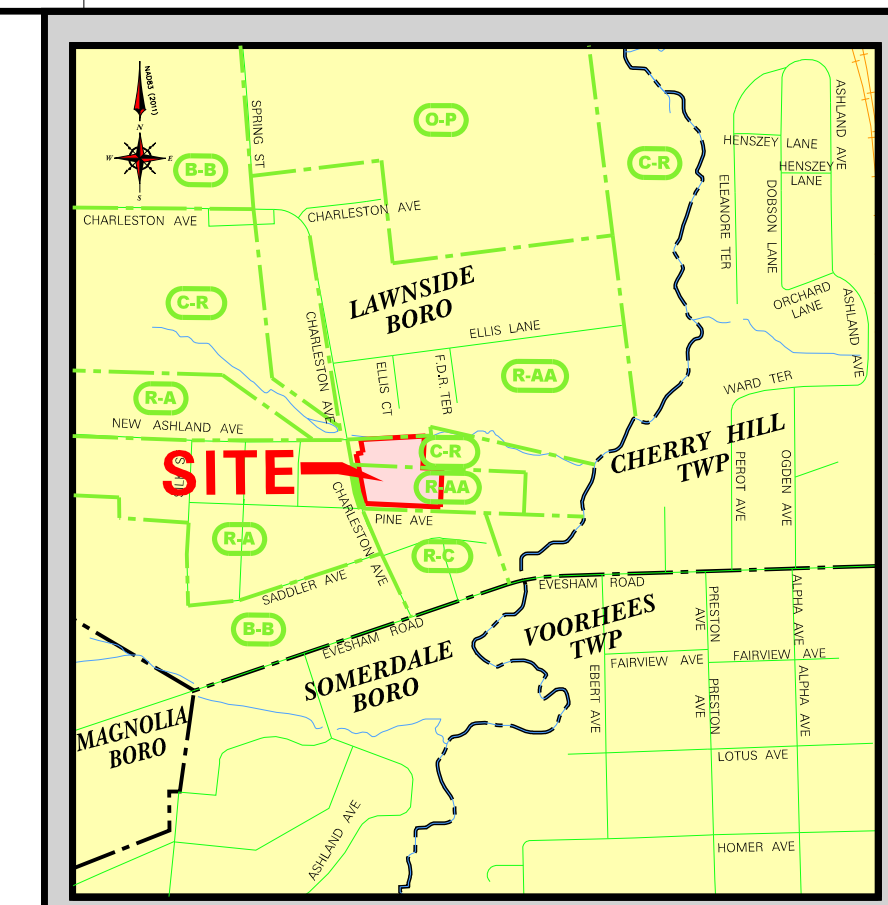
SCHEDULE OF BULK REQUIREMENTS LAWNSIDE SUBSTATION				
BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NEW JERSEY				
R-AA				
AREA & DESIGN STANDARDS	REQUIRED	EXISTING LOTS 5, 6 & 7	PROPOSED	VARIANCE
MINIMUM LOT AREA	10,000 s.f.	131,949 s.f.	No Change	NO
MINIMUM LOT DEPTH	200 ft.	328 ft.	No Change	NO
MINIMUM LOT WIDTH	150 ft.	200 ft.	No Change	NO
MINIMUM LOT FRONTAGE	80 ft.	263.75 ft.	No Change	NO
MINIMUM SETBACKS				
FRONT ¹	30 ft.	29.4 ft.	30.0 ft.	NO
SIDE (ONE/COMBINED) ²	12 ft./30 ft.	18.1 ft.	48.9 ft.	NO
REAR	30 ft.	65.1 ft.	39.8 ft.	NO
MAXIMUM BUILDING HEIGHT	2-1/2 stories 35 ft.	13.6 ft. (ex. control house)	50 ft.	YES
MAXIMUM OCCUPIED AREA	30% OF LOT	0.8%	5.0%	NO

NA - NOT APPLICABLE
1. The minimum front yard setback shall be 30 feet or average setback of other dwellings within 200 feet whichever is greater, up to a maximum of 35 feet.
2. For corner lots, measure from the property line opposite the secondary lot frontage.
3. For corner lots, measure from property line opposite the primary lot frontage.
4. 806-85 - Landscaping Buffers: A landscape fence or evergreen planting shall be provided along property lines where a commercial or industrial establishment abuts a residential district. Screen shall be a minimum of 66 (6) feet high at the time of planting.

- NOTES:**
- HORIZONTAL DATUM = NAD-83(2011)
VERTICAL DATUM = NAVD-83 (GEOID 128)
UNITS = U.S. SURVEY FEET
 - ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. GROUND DISTANCES MAY BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999928822 CALCULATED AT THE FOLLOWING COORDINATE 134.678103, E 347.029206.
 - ALL COORDINATES SHOWN ARE GRID.
 - THESE PLANS ARE FOR DESIGN AND PERMITTING PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION. THE ORIGINAL SIGNED DOCUMENT WITH A RAISED SEAL IS THE DOCUMENT OF RECORD.
 - FLOOD HAZARD AREA LIMIT WAS DETERMINED USING METHOD 6-CALCULATION METHOD IN ACCORDANCE WITH NJAC 7:28-3.6
 - ALL OR A PORTION OF THIS SITE LIES IN A FLOOD HAZARD AREA. CERTAIN ACTIVITIES IN FLOOD HAZARD AREAS ARE REGULATED BY THE NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SOME ACTIVITIES MAY BE PROHIBITED ON THIS SITE OR MAY FIRST REQUIRE A PERMIT. CONTACT THE DIVISION OF LAND USE REGULATION AT (609) 772-2454 FOR MORE INFORMATION PRIOR TO ANY CONSTRUCTION ONSITE.
 - THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF THE SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 2:23-2.1(e) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.201(F) (OSHA COMPETENT PERSON).

- REFERENCES:**
- TAX MAP INFORMATION TAKEN FROM SHEET NO. 8, BLOCK 802, LOTS 1-7, THE BOROUGH OF LAWNSIDE, CAMDEN COUNTY, NEW JERSEY.
 - EXISTING CONDITIONS PLAN PSEG'S LAWNSIDE SUBSTATION, BLOCK 802, LOTS 5-7, 407 PINE STREET PREPARED BY PSEG SERVICES CORPORATION, SURVEYS & MAPPING, NEWARK, N.J., DATED 4/14/2020.
 - "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED FOR PSEG CO., LAWNSIDE SUBSTATION PREPARED BY FRALINGER ENGINEERING, PA, BRIDGETON, NJ 08302, DATED 8-14-2019.
 - "ALTA/NSPS LAND TITLE SURVEY" PREPARED FOR PSEG CO., BLOCK 802, LOT 5 (PROJECT 18054), PREPARED BY FRALINGER ENGINEERING, PA, BRIDGETON, NJ 08302, DATED 7-22-2019.
 - FIRM FLOOD INSURANCE RATE MAP, UNION COUNTY, NEW JERSEY (ALL JURISDICTIONS), PANEL 107 OF 305, MAP NUMBER 34007C001E, EFFECTIVE DATE: 9/28/2007.
 - "LETTER OF INTERPRETATION: LINE VERIFICATION, FILE NO.: 0421-19-0002.1, ACTIVITY NUMBER: FVW9000, BLOCK(S) AND LOT(S): 1802(8) 1802(7), DATED DEC. 03, 2019.
 - "LETTER OF INTERPRETATION: PRESENCE/ABSENCE DETERMINATION, FILE NO.: 0421-19-0001.1, ACTIVITY NUMBER: FVW9000, BLOCK AND LOT: 1802(5), DATED DEC. 03, 2019.
 - "ZONING MAP, BOROUGH OF LAWNSIDE" PREPARED BY REMINGTON & VERNICK ENGINEERS, HADDONFIELD, N.J., DATED 7-20-10.
 - "STREAM CROSS SECTIONS, LAWNSIDE SUBSTATION (PRJ 18054)", PREPARED BY FRALINGER ENGINEERING, PA, BRIDGETON, NJ 08302, DATED 3/20/2020.
 - FLOOD HAZARD AREA LIMITS AND WATER SURFACE ELEVATIONS TAKEN FROM THE HYDRAULIC ANALYSIS CONTAINED WITHIN THE ENGINEERING REPORT PREPARED BY DW SMITH ASSOCIATES DATED APRIL 2020.

<p>Sargent & Lundy LLC 1424 BRIDGE SUITE 300, HAMILTON, NJ 08610</p> <p>EUGENE R. PORZIO N.J. PROFESSIONAL ENGINEER No. 24GE03443100 COA No. 24GA2971100</p>	<p>PSEG SERVICES CORPORATION 80 PARK PLAZA - NEWARK - NEW JERSEY - 07102-4194</p> <p>SHEHZAD C. KHAN N.J. PROFESSIONAL LAND SURVEYOR No. GS43324 COA No. 24GA28078500</p>
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SITE LOCATION MAP
APPROX. SCALE: 1" = 1000'

- ZONE**
- ZONE R-B - GENERAL DISTRICT
 - ZONE C-R - CONSERVATION & RECREATION DISTRICT
 - ZONE R-P - PLANNED OFFICE PARK DISTRICT
 - ZONE R-AA - SINGLE FAMILY DISTRICT
 - ZONE R-AA - SINGLE FAMILY DISTRICT
 - ZONE R-C - SINGLE FAMILY DISTRICT

OWNER LOTS 6 & 7
PUBLIC SERVICE ELECTRIC & GAS COMPANY
BY: PSEG SERVICES CORPORATION, IT'S AGENT
ROGER TRUDEAU
MANAGER CORPORATE REAL ESTATE
80 PARK PLAZA
NEWARK, NJ 07102-4194
973-430-6929

APPLICANT
ROBERT MCCARTHY
LICENSING & PERMITTING MANAGER
PUBLIC SERVICE ELECTRIC & GAS COMPANY
4000 HADLEY ROAD
SOUTH PLAINFIELD, NJ 07080
908-412-6904

APPROVED BY THE ZONING BOARD OF ADJUSTMENT OF THE
BOROUGH OF LAWNSIDE

CHAIRPERSON	DATE
SECRETARY	DATE
BOARD ENGINEER	DATE

- LEGEND:**
- PROPERTY BOUNDARY LINE
 - TAX LOT LINE
 - EASEMENT
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - RIPARIAN BUFFER LINE
 - FLOODWAY (note #5)
 - FHA DELINEATION (note #5)
 - ZONE BOUNDARY LINE (ref.#8)
 - EXISTING BUILDING
 - EXISTING PAVEMENT
 - EXISTING GRAVEL
 - WATER
 - WETLANDS / WATERS BOUNDARY LINE AS VERIFIED BY NJDEP (ref. #6)
 - TREELINE
 - PROPOSED IMPROVEMENTS SEE ENGINEERING REFERENCE PLANS FOR DETAILS
 - PROPOSED FENCE
 - PROPOSED LIMIT OF DISTURBANCE
 - PROPOSED TREE LINE

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11-19-20	PER RESOLUTION OF COMPLIANCE	MP	AT
2	9-14-20	PER RESOLUTION OF COMPLIANCE	CML	AT

PSEG
Services Corporation
SURVEYS & MAPPING

**PSE&G's
LAWNSIDE
SUBSTATION**
BLOCK 802, LOT 5, 6 & 7
407 PINE STREET

BOROUGH OF LAWNSIDE CAMDEN COUNTY, N.J.

SITE PLAN

DRAWN: DLP/CML CHECKED: AT SCALE: AS SHOWN
DATE: 4/14/2020 EXAMINED: BSG AUTH: PRJ-18054