

## **SUMMARY STATEMENT**

**ITEM NO.: DRPA-17-009**

**SUBJECT: Grant of Permanent Easements to PSE&G to Construct, Install and Maintain Transfer Switches at a Transfer Station to Be Constructed on a Concrete Pad at the Waterfront Tech Parking Lot Located at Block 139.02, Lots 1 & 2**

**COMMITTEE:**

**Operations & Maintenance**

**COMMITTEE MEETING DATE:**

**January 10, 2017**

**BOARD ACTION DATE:**

**January 18, 2017**

**PROPOSAL:** That the Board authorize staff to negotiate permanent easements and construction of a transfer station at Block 139.02 Lots 1 and 2 upon a concrete pad for the installation of improved electrical service lines to the Waterfront area. All construction will be completed at the sole expense of PSE&G.

**PURPOSE:** The purpose of the proposed conveyance of a permanent easement is to allow PSE&G to construct an updated and increased capacity electrical transfer station at the Waterfront Tech parking lot. This new facility will permit the provision of more efficient and higher capacity electrical service to the Waterfront area

**BACKGROUND:** In the context of increased development at the Waterfront area, it has become clear that electrical service must be increased. PSE&G wishes to construct a high capacity transfer station and install new power lines underground to service the anticipated higher energy requirements. Block 139.02 Lots 1 and 2 occupy 407,617 square feet. The easement will occupy 1108 square feet of this total area. The new transfer station will replace outdated systems located at the site.

The fee to be charged is based upon an appraisal by PATJO Appraisal Services, Inc. dated October 10, 2016 submitted to the DRPA by PSE&G. The appraised value of the 536 square foot easement in the south west corner of Block 139.02 Lots 1 & 2 is \$7,000.00. The appraised value of the 572 square foot easement at Block 139.02 Lot 1.01 is \$8,000.00.

Staff has reviewed the easement plans for the project and has

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O&M – 1/10/17**

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Pad at the Waterfront Tech Parking  
Lot Located at Block 139.02, Lots 1 & 2**

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**determined that the conveyance of permanent easements to PSE&G  
would not be detrimental to the interests of the DRPA and would not  
adversely impact upon the operations of the DRPA.**

**It is recommended that permanent easement agreements be  
negotiated with PSE&G, to allow for the operation, maintenance and  
provision of improved electrical service to the Waterfront area.**

|                 |                                |                                 |
|-----------------|--------------------------------|---------------------------------|
| <b>SUMMARY:</b> | <b>Amount:</b>                 | <b>\$15,000.00 paid to DRPA</b> |
|                 | <b>Source of Funds:</b>        | <b>PSE&amp;G</b>                |
|                 | <b>Capital Project #:</b>      | <b>N/A</b>                      |
|                 | <b>Operating Budget:</b>       | <b>N/A</b>                      |
|                 | <b>Master Plan Status:</b>     | <b>N/A</b>                      |
|                 | <b>Other Fund Sources:</b>     | <b>N/A</b>                      |
|                 | <b>Duration of Contract:</b>   | <b>Perpetual Easements</b>      |
|                 | <b>Other Parties Involved:</b> | <b>PSE&amp;G</b>                |

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**Committee Meeting Date: January 10, 2017**

**Board Date: January 18, 2017**

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Located at Block 139.02, Lots 1 & 2**

**RESOLUTION**

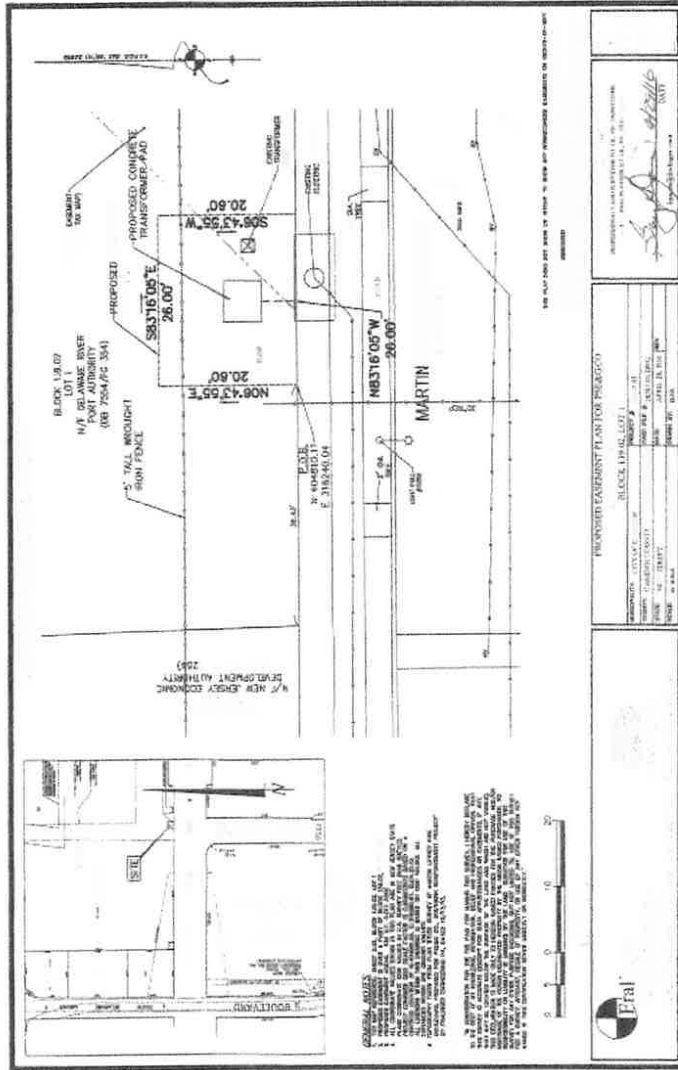
**RESOLVED:** That the Board authorizes the conveyance of specified permanent easements to PSE&G for consideration based upon an appraisal dated October 10, 2016. This will permit PSE&G to construct a transfer station upon a concrete pad to provide upgraded electrical service and lines to the Waterfront area at the locations designated on the surveys showing "Easement Area 1" and "Easement Area 2" attached hereto; and be it further

**RESOLVED:** The Chair, Vice Chair and the Chief Executive Officer must approve and are hereby authorized to approve and execute all necessary agreements, contracts, or other documents on behalf of the DRPA. If such agreements, contracts, or other documents have been approved by the Chair, Vice Chair and Chief Executive Officer and if thereafter either the Chair or Vice Chair is absent or unavailable, the remaining Officer may execute the said document(s) on behalf of DRPA along with the Chief Executive Officer. If both the Chair and Vice Chair are absent or unavailable, and if it is necessary to execute the said document(s) while they are absent or unavailable, then the Chief Executive Officer shall execute such documents on behalf of DRPA.

**SUMMARY:**

|                                |                                     |
|--------------------------------|-------------------------------------|
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| <b>Master Plan Status:</b>     | <b>N/A</b>                          |
| <b>Other Fund Sources:</b>     | <b>N/A</b>                          |
| <b>Duration of Contract:</b>   | <b>Perpetual Easements</b>          |
| <b>Other Parties Involved:</b> | <b>PSE&amp;G</b>                    |

# SURVEY SHOWING EASEMENT AREA #1



# SURVEY SHOWING EASEMENT AREA #2

