



January 12, 2026  
*Via Hand Delivery*

Mark Healy, PP, AICP, Planning Director/Senior Zoning Officer  
Township of Franklin  
Division of Planning & Zoning  
475 DeMott Lane  
Somerset, NJ 08873

**RE: PUBLIC SERVICE ELECTRIC AND GAS COMPANY (PSE&G)  
BENNETT’S LANE SUBSTATION  
160 SOUTH MIDDLEBUSH ROAD (COUNTY ROUTE 615) AND 135 DAHMER ROAD  
BLOCK 84.03, LOTS 1, 2.02. AND 2.10  
FRANKLIN TOWNSHIP, SOMERSET COUNTY, NJ  
APPLICATION FOR PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL**

Dear Mr. Healy:

Public Service Electric and Gas Company (PSE&G) is pleased to submit this application for Preliminary and Final Major Site Plan Approval for PSE&G’s proposed improvements at the existing Bennett’s Lane Substation located in the Township of Franklin. This letter will provide a detailed description of the proposed project and present supporting application documents.

**Project Need & Description**

The existing Bennetts Lane Substation (Station) is a 230/69kV switching station and a 230/13kV substation that was previously upgraded in 2009. The existing Station serves roughly 17,500 customers in Franklin Township and the surrounding communities.

The upgrades to the Station are being facilitated as part of a larger new Class H station project in the Harlingen area. Once installed, the proposed Station upgrades will help to satisfy the growing electric energy requirements in the area as well as offload the overloaded Sunnymead and Mount Rose Substations.

The existing Station is located at 160 South Middlebush Road (Somerset County Route 615) and situated on Block 84.03, Lots 1 and 2.02 in the Township of Franklin, Somerset County, New Jersey. PSE&G purchased 135 Dahmer Road, Block 84.03, Lot 2.10 in 2022 as “property for future use” and is enclosed by a 6-foot-high perimeter chain-link fence. Lots 1 and 2.02 are currently developed as an electrical substation with a combination of transformers, breakers and a switchgear. The Station is surfaced with loose crushed gravel throughout the station yard and a macadam access drive around the station. The Station is enclosed with a 7-foot-high chain-link fence topped with 1-foot of barbed wire, except along Bennetts Lane. Access to the Station is provided from Bennetts Lane.

The proposed improvements include demolition of the existing 13kV switchgear and control house, installation of a six (6) row a 13kV sheltered aisle switchgear with twelve (12) 13kV circuits; new 69kV breaker to expand the existing ring bus to a seven breaker ring bus, new 230/69kV transformer, expansion of the existing 69kV control house that will store 13kV relaying and communication equipment, demolition of one (1) existing lattice tower and installation of one (1) new monopole and demolition of one (1) A-frame structure and installation of one (1) “double” A-frame structure.

All proposed equipment is anticipated to be supported by spread foundations or slab-on-grade type foundations. The expanded Station yard will be surfaced with 6” of ¾” loose clean gravel with a macadam access road and waterbound macadam access drives through the station and a small scale

bioretention basin along the east side of the Station. The existing perimeter fence will be removed, and the Station will be primarily enclosed with new 10-foot-high anti-climb/anti-cut security fence. No barbed wire is proposed on the new fence. A new 13-foot-high pre-cast concrete wall is proposed along the northwest side of the station to provide protection for critical infrastructure.

PSE&G intends to use Lot 2.10 for temporary laydown and staging of material, contractor parking, trailers, etc. for the duration of construction for the proposed Station improvements. All disturbed areas will be restored to existing conditions once construction is complete.

Soil disturbance will be made throughout much of the site for the construction of the below-grade installations such as foundations, duct banks, conduits, grounding cable and new water and sewer connections. Additionally, 39 trees will be removed, 19 replacement trees are required and will be replaced with 31 trees and 57 shrubs at the Station. Upon completion of grading, construction of utility process equipment, construction of a stormwater bioretention basin, and installation of landscaping, total impervious coverage will be 2.54 acres, an increase of 0.11 acres.

The Station is and will remain an unmanned facility, visited periodically by PSE&G personnel for routine maintenance and inspections with estimated 2-4 employees visiting the site approximately 2 times per month. The visits involve trips to and from the location for scheduled checks, equipment servicing and general upkeep to maintain reliable operation. Access to the Station will remain secured at all times, with controlled entry for authorized personnel only. The internal access drives within the Station will allow for on-site parking for PSE&G personnel and contractors performing maintenance and inspection tasks. No significant traffic impacts are anticipated as visits will be infrequent and limited to small crews using standard service vehicles.

In support of this request, please find the following for your review and consideration:

1. One (1) original, ten (10) copies of Application forms and documents:
  - a. Site Plan Application Form: Part A – Part G;
  - b. Schedule 9 - Site Plan Submission Checklist;
  - c. Variance Application Form: Part A – Part H;
  - d. Schedule 8 – Variance Submission Checklist.
2. Checks and W9 Form:
  - a. Application Fee Check in the amount of \$7,556.00, PSE&G check #4000507575, dated December 19, 2025;
  - b. Site Plan Review Deposit Fee Check in the amount of \$7,500.00, PSE&G check #4000507576, dated December 19, 2025; and
  - c. Signed W9 Form.
3. One (1) copy of Certification of Taxes, Water, and Sewer and Certified Property Owners Lists:
  - a. Taxes and Water Utility paid current for Block 84.03, Lot 1, Lot 2.02, and Lot 2.10. Email confirmation dated January 7, 2026 from Rossana Gutierrez, Township of Franklin Collector of Revenue;
  - b. Sewer Inactive confirmation for Block 84.03, Lot 2.10. Email confirmation dated November 13, 2025 from Daniela Burl, Franklin Township Sewerage Authority. Please note that no sewer connection exists for Block 84.03, Lots 1 and 2.02, currently serviced by on-site septic system;
  - c. 200' Radius Request Property Owners List for Block 84.03, Lots 1, 2.02, and 2.10, dated December 16, 2025.

4. One (1) copy of Deeds and Easements:
  - a. Transmission ROW Easement dated March 23, 1958;
  - b. Middlebush Road and Bennetts Lane Public Road Right-of -Way dedication, dated July 2, 1958;
  - c. Easement for Street Purposes, dated May 20, 1968;
  - d. Indenture for Street Purposes, dated June 24, 1968;
  - e. Sewer Easement, dated February 24, 1978;
  - f. Block 84.03 Lot 2.10, Property Purchase, dated April 25, 2018.
5. One (1) copy Conservation Easement and Maintenance Agreements between PSE&G and Delaware Raritan Canal Commission:
  - a. Conservation Easement Agreement (Stream Corridor) in Block 84.03, Lot 1, dated February 17, 2010 as filed in Somerset County, Instrument #2010010826, Deed Book 6307, Deed Page 1663-1674 on March 15, 2010;
  - b. Conservation and Maintenance Agreement (Stormwater) in Block 84.03, Lot 2.02, dated February 9, 2010 as filed in Somerset County, Instrument #2010010827, Deed Book 6307, Deed Page 1675-1684 on March 15, 2010.
6. One (1) copy of Previous Approvals and Resolutions:
  - a. Request for Administrative Approval, submitted to the Township of Franklin, June 25, 2018;
  - b. Certificate of Approval from Delaware and Raritan Canal Commission, Project Number 09-3869, dated March 16, 2010;
  - c. Resolution of the Planning Board to the Township of Franklin, granting Preliminary and Final Major Site Plan Approval for PSE&G Company concerning Bennett's Lane Substation, Block 84.03, Lots 1 and 2.02, Docket Number PLN-09-00018, memorialized December 16, 2009.
7. One (1) copy of the following documents regarding jurisdictional submissions:
  - a. Cover letter of transmittal to Somerset County for Site Plan Exemption, dated January 12, 2026
  - b. Cover letter of transmittal to Somerset-Union Soil Conservation District for Soil Erosion and Sediment Control Certification, dated January 12, 2026;
  - c. Cover letter of transmittal to Delaware-Raritan Canal Commission for Individual Permit Approval, dated January 12, 2026;
  - d. Will Serve letter from Franklin Township Sewerage Authority, sanitary sewer service availability for 160 South Middlebush Road & 135 Dahmer Road, dated November 20, 2025;
  - e. Will Serve letter from Franklin Township Department of Public Works, water service availability for South Middlebush Road, dated December 22, 2025;
  - f. Will Serve letter from Franklin Township Department of Public Works, water service availability for 135 Dahmer Road, dated December 22, 2025;
  - g. NJDEP – Freshwater Wetlands Letter of Interpretation: Line Verification, File and Activity No. 1808-24-0005.1 LLI240001, dated July 28, 2025.
8. Ten (10) copies of the Compliance Statement dated January 9, 2026;

9. Five (5) copies of a report entitled “Environmental Impact Assessment,” prepared by E2 Project Management, LLC and dated January 2026;
10. Five (5) copies of a report entitled “Acoustical Study,” prepared by Ostergaard Acoustical Associates and dated January 6, 2026;
11. Three (3) copies of a report entitled “Stormwater Management Measures Maintenance Plan & Field Manuals”, prepared by Burns & McDonnell Engineering Company, Inc., Revision 0, dated December 31, 2025;
12. Three (3) copies of a report entitled “Stormwater Management Plan,” prepared by Burns & McDonnell Engineering Company, Inc., Revision 0, dated December 31, 2025; and
13. Ten (10) sets of the following plans:
  - a. Plans entitled “Boundary & Topographic Survey”, consisting of two (2) sheets, prepared by PSEG Services Corporation Surveys & Mapping, dated December 18, 2025;
  - b. Plans entitled “Site Plan”, consisting of two (2) sheets, prepared by Burns & McDonnell and PSEG Services Corporation Surveys & Mapping dated December 26, 2025;
  - c. Plans entitled "Tree Location Plan" and “Tree Location and Tree Removal Plan”, prepared by PSEG Services Corporation Surveys & Mapping dated December 30, 2025;
  - d. Plans entitled "Landscape Plan – Sheet 1, L-1” “Landscape Plan – Sheet 2, L-2” and “Landscape Notes and Details, L-3”, consisting of three (3) sheets, prepared by E2 Project Management, LLC, dated January 5, 2026;
  - e. Project plans, consisting of the following drawings as prepared Burns & McDonnell Engineering Company, Inc.:

	<u>Drawing#</u>	<u>Plan Description</u>	<u>Dated</u>
1	308756	Ultimate Plan	12/15/2025
2	308764	Control House Floor Plan	12/15/2025
3	807080	Bus Sections B-B, C-C, D-D	12/15/2025
4	807082	Ultimate Lighting Plan and Details	12/15/2025
5	815879	Removal Plan	11/14/2025
6	815880	Civil Site Plan	11/14/2025
7	815881	Grading and Drainage Plan	11/14/2025
8	815882	Storm Drain Plan	11/14/2025
9	815883	Utility Profiles	11/14/2025
10	815884	Utility Plan	11/14/2025
11	815885	Soil Erosion and Sediment Control Plan	11/14/2025
12	815886	Soil Erosion and Sediment Control Details - Sheet 1 of 2	11/14/2025
13	815887	Soil Erosion and Sediment Control Details - Sheet 2 of 2	11/14/2025
14	815888	Civil Site Details - Sheet 1 of 4	11/14/2025
15	815889	Civil Site Details - Sheet 2 of 4	11/14/2025
16	815890	Civil Site Details - Sheet 3 of 4	11/14/2025
17	815891	Civil Site Details - Sheet 4 of 4	11/14/2025
18	815892	Temporary Trailer and Parking Plan	11/14/2025

14. One (1) CD containing PDF's of all of the above materials.

If you have any questions or require any additional information, please contact me at (609) 712-4427 or by email at [Cady.Piarulli@pseg.com](mailto:Cady.Piarulli@pseg.com). Thank you for your assistance in this matter.

Sincerely,



Cady Piarulli  
Permitting Specialist IV  
PSE&G – Electric Transmission & Distribution - Projects & Construction

cc: Neil Pieszchala, PSE&G  
Glenn Kienz, Esq., Counsel for PSE&G