

# BOROUGH OF STRATFORD

Joint Land Use Board

307 Union Avenue

Stratford, NJ 08084

856-783-0600

## APPLICATION FORM

1. Applicant's Name: Atlantic City Electric Company  
Address: 5100 Harding Highway  
Mays Landing, NJ 08330  
Phone: John.Declemente@Exeloncorp.com (609) 579
2. Owner's Name: Same as Applicant  
(if different than above)  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_
3. Name and location of site: Stratford Substation - 306 S. Atlantic West  
Block: 69 Lot: 10  
Present Use: Public Utility Electric Substation Proposed Use: Upgraded Public Utility Electric Substation  
Lot Area: 1.47 Acres Building Area: 2,112 s.f.  
(Total) (Ground Floor)  
Building Area: 2,112 s.f. No. Parking: 0 (unmanned facility)  
(Total) (Spaces)
4. Does this constitute:  a. New Application  
 b. Revision or resubmission of a prior application
5. Attach a copy of any deed restrictions or covenants that will apply. (None known to Applicant)  
Atlantic City Electric Company Steven A. Krup  
By: Steven A. Krup Manager; Real Estate  
Signature Title

# BOROUGH OF STRATFORD

## Joint Land Use Board

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### SITE PLAN CHECKLIST

The following checklist is designed to assist applicants in preparing site plans for board review. Applicant should check off each item to ensure that it is included on the plan. ITEMS OMITTED MAY DELAY CONSIDERATION BY THE BOARD. Utility plans, landscape plans, architectural elevations, etc. may be shown on separate sheets.

1. Name and title of applicant, owner and person preparing map.
2. Place for signature of chairman and secretary of Joint Land Use Board.
3. Place for signature of Borough Engineer.
4. Tax map lot and block number(s).
5. Date, scale and "north" arrow designation.
6. Key map of the site with reference to surrounding areas and to existing street locations.
7. Zone district in which the property in question falls, zone district of adjoining properties and all property within a 200-foot radius of the property in question.
8. Names of owners of all contiguous land and adjacent property.
9. Dimensions of lot, setbacks of front yard, side yards and rear yard; size, kind and location of fences.
10. Location dimensions and details of all signs and exterior lighting including type of standards, location, radius of light and intensity in foot-candles.
11. The outside dimensions of existing and/or proposed principal building(s) and all accessory structures.
12. Storm drainage plan showing location of inlets, pipes, swales, berms and other storm drainage facilities including roof leaders, indicate existing and proposed runoff calculations.
13. Rights-of-way, easements and all lands to be dedicated to the municipality or reserved for specific uses.

- X  
\_\_\_ 14. The entire property in question, even though only a portion of said property is involved in the site plan provided, however, where it is physically impossible to show the entire property on the required sheet, a separate map at an appropriate scale may be submitted.
- N/A  
\_\_\_ 15. Significant existing physical features including streams, water courses, rock outcrops, swampy soil, etc.
- X  
\_\_\_ 16. Bearings and distances of property lines.
- X  
\_\_\_ 17. Plans of off-street parking area layout and off-street loading facilities showing location and dimensions of individual parking spaces, loading areas, aisles, traffic patterns and driveways for ingress and egress.
- X  
\_\_\_ 18. All driveways and streets within 200 feet of site.
- X  
\_\_\_ 19. All existing and proposed curbs and sidewalks.
- X  
\_\_\_ 20. All existing and proposed utility lines within and adjacent to the subject property.
- X  
\_\_\_ 21. Typical floor plans and elevations.
- N/A  
\_\_\_ 22. Existing and proposed sanitary sewerage disposal system. Show percolation test holes and results and soil log data.
- N/A  
\_\_\_ 23. Water supply system.
- N/A  
\_\_\_ 24. Method of solid waste disposal and storage.
- X  
\_\_\_ 25. Existing and proposed spot elevations based upon the U.S. Coastal Geodetic datum at all building corners, all floor levels, center lines of abutting roads, top and bottom curbs, property corners, gutters and other pertinent locations.
- X  
\_\_\_ 26. Existing and proposed contours of site at 2 foot intervals for areas less than 5 percent grade and 10 foot intervals above 5 percent grade.
- N/A  
\_\_\_ 27. Location of all existing trees or tree masses, indicating general sizes and species of trees.
- X  
\_\_\_ 28. Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants and trees and dimensions, approximate time of planting and method of planting (base rooted, ball and burlap).
- X  
\_\_\_ 29. Any other pertinent information as may be required by the Board.

**BOROUGH OF STRATFORD**  
**SITE PLAN APPLICATION CHECKLIST**  
(Per Ordinance 16.28.040)

**PRELIMINARY**

Any preliminary site plan applications submitted under the provisions of this title shall include the following:

1. A Completed application form and the payment of the application fee.
2. A true and accurate plot plan at a scale of not less than one (1) inch equals fifty (50) feet, or in the case of an area of ten (10) acres or more, the plot plan shall be drawn to a scale of one (1) inch equals one hundred (100) feet. All submissions must be on a uniform sheet size.
3. The zoning classification of the property, the tax plate and block and lot numbers, the tract names and the owner of record as listed in the official tax book.
4. The location of any existing and proposed buildings, structures, open spaces, trees, water bodies, or other natural features on the property in question, and park or recreation areas if the use is residential.
5. Soil conversation service soil classification.
6. Acreage of the tract to the nearest tenth of an acre.
7. Both existing and proposal contour at a two-foot interval maximum; contours should be references to the United States Geological Survey datum, extended two hundred (200) feet beyond the lot lines.
8. The location of water courses and their extent, surface elevation, depth and their floodplains.
9. All lot lines, setback lines, railroads and their right-of-way, the location and purpose of any easements, underground or over head utility lines of any street which abuts the property.
10. A Parking schedule in accordance with the zoning ordinance.
11. A parking and circulation plan showing the location and arrangement of vehicular accessways and the location, size and capacity of all parking and loading areas.
12. Landscaping and buffering plan showing what will remain and what will be planted, indicating names of plants and trees and dimensions, approximate time of planting and method of planting (base rooted, ball and burlap).
13. Pavement construction detail.
14. A drainage plan containing the following:
  - a. The size, locations and slope of any existing or proposed pipes.
  - b. The size, type, invert elevation and location of any existing or proposed drainage inlets.
  - c. The disposition of all off-site drainage.

- d. Proposed contour with intervals of one (1) foot where slopes are more than three (3) percent but less than fifteen (15) percent and five (5) feet when fifteen (15) percent or more. The location of any ditches, swales, berms or streams shall also be showing.
  - e. The drainage calculations to substantiate the capacity of the storm drainage system.
15. Existing and proposed curbs, sidewalks and other areas devoted to pedestrian use.
  16. The buildings front, side and rear elevations and floor plan.
  17. Key map showing the location of the site within the borough.
  18. The site lighting plan.
  19. A copy of any protective covenant or deed restrictions applying to the tract to be developed shall be submitted along with the site plan.
  20. Any other information which is deemed to be necessary for the review of the site plan by the planning board.

#### FINAL

The following regulations shall apply to the applications for final site plan approval:

1. Upon receiving preliminary site plan approval, a developer shall become eligible to apply for final site plan approval.
2. The applicant shall submit six (6) copies of the site plan to the administrative officer at least two (2) weeks prior to the next regularly scheduled meeting of the planning board. The administrative officer shall then forward one (1) copy of the site plan to the borough engineer and three (3) copies of the site plan to the county planning board, if the proposed development will have any impact on a county facility.
3. The administrative officer and borough engineer shall review the site plan to assure that it conforms to the graphic standards of this title, the zoning ordinance, the conditions imposed under the terms of the preliminary site plan approval and any other applicable municipal regulations.
4. Final approval shall be granted or denied within forty-five (45) days after submission of a complete application to the administrative officer or within such further time as may be consented to by the applicant. Failure of the planning board to act within the period prescribed shall constitute final approval and a certificate of the administrative officer as to the failure of the planning board to act shall be issued on request of the applicant, and it shall be sufficient in lieu of the written endorsement or other evidence of approval, here required.



**CERTIFICATE OF OWNERSHIP OF APPLICANT  
AS REQUIRED BY NEW JERSEY LAW  
(P.L.1977, CHAPTER 336)**

Listed below are names and addresses of all owners of 10% or more of the stock/interest\*in the undersigned applicant corporation/partnership:

NAME	ADDRESS
1.	Please see attached Corporate Disclosure Statement
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

\*Where corporations/partnerships own 10% or more of the stock/interest in the undersigned or in another corporation/partnership so reported, this requirement shall be followed until the names and addresses of the noncorporate stockholders/individual partners exceeding the 10% ownership criterion have been listed.

Steven A. Krup      04/28/22  
Signature of Officer/Partner      Date  
Atlantic City Electric Company  
By Steven A. Krup, Manager, Real Estate

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Name of Applicant Corporation/Partnership

## **CORPORATE OWNERSHIP DISCLOSURE INFORMATION STATEMENT**

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons or entities having a 10% or greater interest in Atlantic City Electric Company are:

**Atlantic City Electric Company, is a wholly owned subsidiary of PEPCO Holdings, LLC, 701 Ninth Street NW, Washington DC 20068-0001**

Pursuant to N.J.S.A. 40:5D-48.2, the names and addresses of all persons or entities having a 10% or greater interest in PEPCO Holdings, LLC, are:

**Pepco Holdings LLC is a wholly owned subsidiary of PH Holdco LLC, 701 Ninth Street NW, Washington DC 20068**

Pursuant to N.J.S.A. 40:5D-48.2, the names and addresses of all persons or entities having a 10% or greater interest in PH Holdco LLC, are:

**PH Holdco LLC is a wholly owned subsidiary of Exelon Energy Delivery Company LLC, 10 S. Dearborn Street, Chicago, Illinois 60603**

Pursuant to N.J.S.A. 40:5D-48.2, the names and addresses of all persons or entities having a 10% or greater interest in Exelon Energy Delivery Company LLC, are:

**Exelon Energy Delivery Company LLC is a wholly owned subsidiary of Exelon Corporation, 10 S. Dearborn Street, Chicago, Illinois 60603**

Pursuant to N.J.S.A. 40:5D-48.2, the names and addresses of all persons or entities having a 10% or greater interest in Exelon Corporation, are:

**Exelon Corporation is a publicly traded company trading as EXC on the Nasdaq Stock Exchange.**



# BOROUGH OF STRATFORD

Joint Land Use Board  
307 Union Avenue  
Stratford, NJ 08084  
856-783-0600

## VARIANCE APPLICATION

To the Joint Land Use Board:

An appeal is hereby made for a variance from or an exception to the terms of

Sections of the Zoning Ordinance so as to permit

A fenced convenience enclosure within the Front and Rear Yard Setbacks

PREMISES AFFECTED: Block No. 69 Lot No. 10

Located at: 306 S. Atlantic West, Stratford, NJ 08084

Owner: Atlantic City Electric Company

Leasee: N/A

Zone: Industrial Last Occupancy: Public Utility Electric Substation

Percentage of lot occupied by building: 5%

Setback of building from front property line: 51 feet Rear line: 79 feet

Setback of building from side left property line: 56.8 feet Right line: 45.2 feet

Prevailing setback of adjoining buildings within block: \_\_\_\_\_

Has there been any previous appeal involving these premises: None known to Applicant

If so, state character of appeal and date of disposition: \_\_\_\_\_

The reason(s) for the present application or appeal are as follows: Upgrades/replacement

of the existing Public Utility Electric Substation on the property as described in the attached submission letter.

Atlantic City Electric Company

By: Steven A. Krup  
Signature Steven A. Krup, Manager, Real Estate

# BOROUGH OF STRATFORD

Joint Land Use Board

307 Union Ave.

Stratford, NJ 08084

(856) 783-0600

## AGREEMENT TO PAY FEES

THIS AGREEMENT, made and entered on this \_\_\_\_\_ day of April, 20 22, by and between the Borough of Stratford, a Municipal Corporation of the State of New Jersey (hereinafter "Borough") and Atlantic City Electric Company (hereinafter "Developer"), is made upon the following terms and conditions:

PROJECT NAME: Stratford Substation Upgrades

PROJECT LOCATION: 306 S. Atlantic West

BLOCK(S): 69 LOT(S): 10

APPLICANT NAME: Atlantic City Electric Company

APPLICANT FED. ID #: 21-0398280 SS#: \_\_\_\_\_

APPLICANT ADDRESS: 5100 Harding Highway  
Mays Landing, NJ 08330

1. AGREEMENT TO PAY FEES: DEVELOPER hereby covenants and agrees to pay all charges and fees imposed by the Borough in connection with the application for filed contemporaneously herewithin. Such fees include, but are not limited to, application fees, attorney's review fees, engineer's review fees, planner's review fees, copy costs and postage applicable to this application.
2. ESCROW DEPOSIT: The Borough hereby acknowledges receipt of \$ 5,000.00, said sum being cash deposit to be placed in a Borough Trust Account to cover the cost of the aforementioned review and inspection fees. Such Sum shall be charged periodically as fees and charges accrue and the balance of the escrow sum, if any, after all charges and fees have been paid shall be returned to Developer. When any escrow amount has been depleted so that less than one-half thereof remains, developer shall replenish the escrow to the full amount within fifteen (15) days of written notice from the Borough.

3. **ADDITIONAL PAYMENTS:** The Developer agrees to pay any additional sum required to pay charges and fees not covered by the escrow deposit within fifteen (15) days after the date of receipt of a notice of deficiency by the Borough. The Developer understands and agrees to pay such sum notwithstanding any dispute as to the reasonableness of fees and charges.
4. **CONTEST OF REASONABLENESS:** Developer agrees that the reasonableness and/or accuracy of any fee or charge may be challenged in accordance with the procedure set forth in the Municipal Land Use Law at N.J.S.A. 40:55D-53.2a.
5. **NOTICE:** Developer agrees that all notices of refunds shall be mailed to the follow address:

John DeClemente, Project Engineer

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Atlantic City Electric Company  
5100 Harding Highway, Mays Landing, NJ 08330

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john.declemente@Exeloncorp.com

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6. **TRANSFERABILITY:** Developer understands and agrees that this Agreement is not transferable, in whole or in part, nor can the Developer be relieved from obligations as state in this Agreement until such time as the Developer provides an acceptable dated replacement Agreement to relieve the Developer of any further obligation as state in this Agreement. This transfer of obligation shall commence on the date of the acceptance by the Borough of the replacement Agreement.
7. **COLLECTION:** Should the Developer fail to pay any amount required to be paid hereunder when due, the Borough shall be entitled to pursue all remedies at law or equity. Interest shall accrue at the rate of 18% per annum simple interest on all sums unpaid after the due date. The Borough may collect a reasonable attorney's fee which shall not be less than \$300.00 should litigation be commenced for the purpose of collecting any sum from the Developer.

Atlantic City Electric Company

By:

  
DEVELOPER

Steven A. Krup, Manager, Real Estate

  
DATE

**SCHEDULE A**  
**STORMWATER MAINTENANCE PLAN**  
for  
Atlantic City Electric

**RESPONSIBLE PARTY**

- Atlantic City Electric  
Block 69, Lot 10  
Stratford, NJ 08084
  
- The responsible party shall keep detailed logs of all preventative and corrective maintenance performed at each stormwater management measure.

**MAINTENANCE**

General Maintenance

- Infiltration/retention basins and components expected to receive or trap debris shall be inspected for clogging and excessive debris and sediment accumulation at least four (4) times annually as well as after every storm exceeding one-inch (1") of rainfall. Components to be inspected include, but are not limited to, basin bottom, rip rap apron and inflow point.
  
- Sediment removal shall take place when the basins are thoroughly dry. Disposal of debris, trash, sediment, and other waste material shall be done at suitable disposal/recycling sites in compliance with all local, state and federal waste regulations.

Vegetated Areas:

- Moving and/or trimming of vegetation shall be performed on a regular schedule based on specific site conditions.
  
- Grass shall be mowed at least once a month during the growing season.
  
- Vegetated areas shall be inspected at least once a year for erosion and scour.

in accordance with all applicable local, state and federal regulations. A new six-inch (6") thick sand layer shall be installed on the basin bottom with light mechanical equipment.

Required Maintenance Plan Procedures:

- Originals or copies of manufactured warranties on structural components shall be included with the maintenance plan.
- As-built construction plans of the stormwater management system and copies of construction documents, test results, permits and completion certificates shall be included with the maintenance plan.
- Upon completion of the maintenance plan, NJDEP Stormwater Management Rules require that copies be provided to the owner and operator of the stormwater management facilities. Copies shall also be submitted to all reviewing agencies as part of each agency's approval process. A copy shall also be provided to the local mosquito control or extermination commission upon request.
- The title and date of the maintenance plan, as well as the name, address and phone number of the party responsible for maintenance as specified in the plan, must be recorded on the property deed on which the facility is located. Any changes to this information (i.e. ownership change) must be recorded on the deed.