

Presented by
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PSEG Map Amendment Recommendation

Presented to the State Planning
Commission (SPC)

1 September 2021

Background

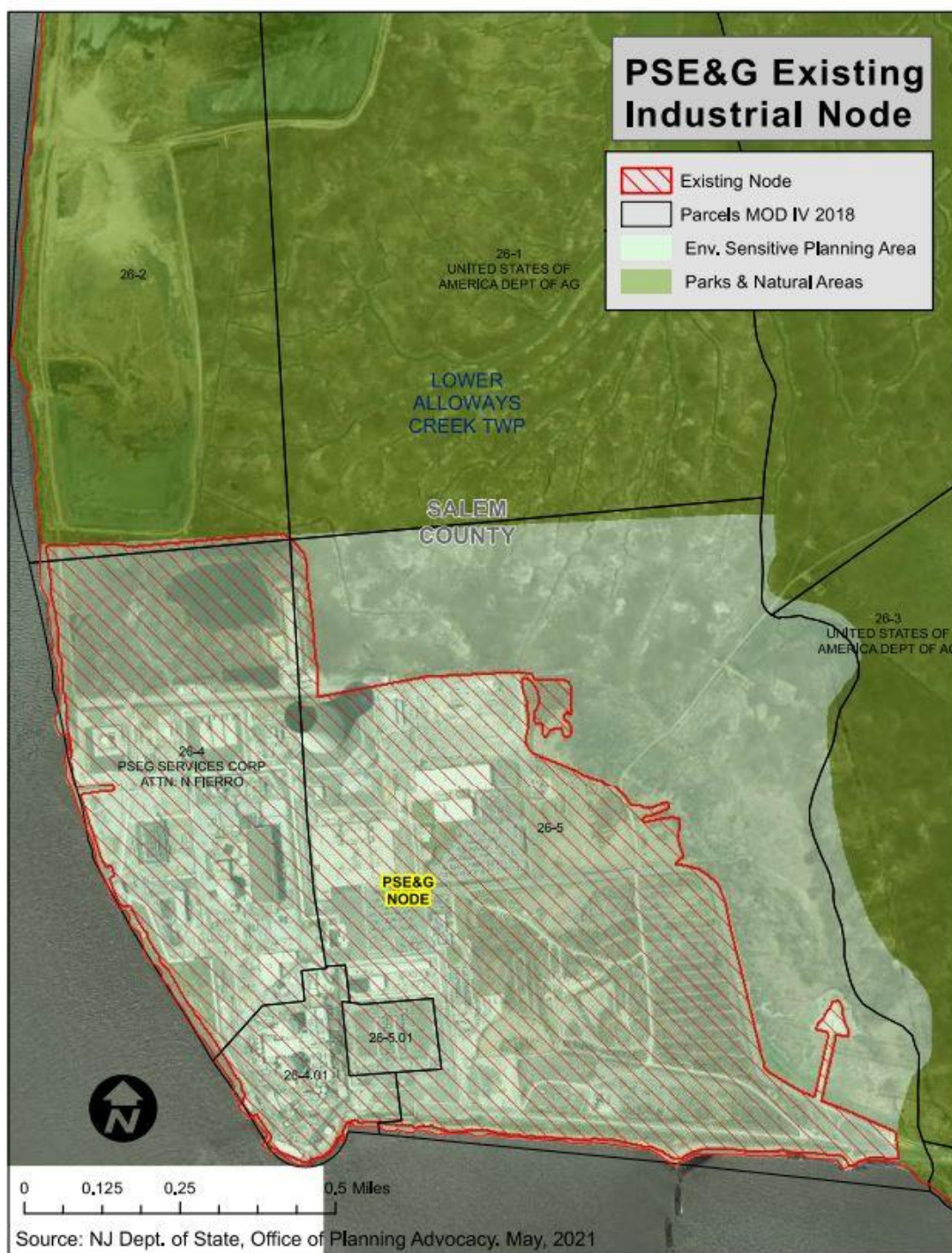
PSEG Salem and Hope Creek Nuclear Generating Station

- *Artificial Island, Lower Alloway's Creek (LAC), Salem County

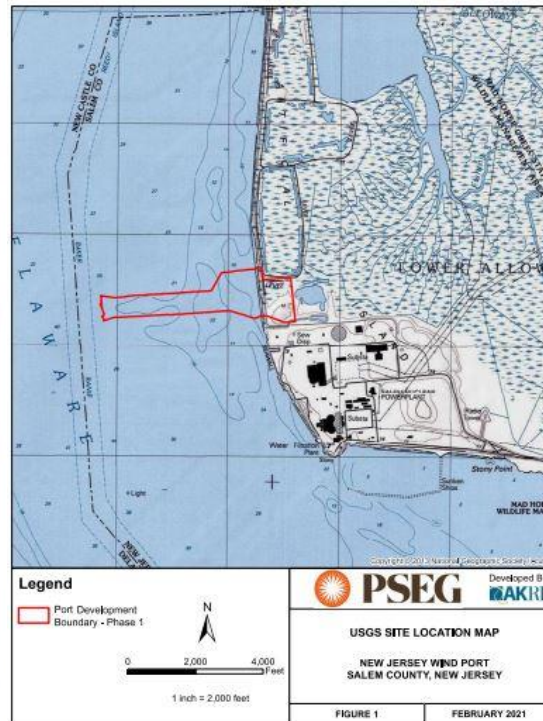
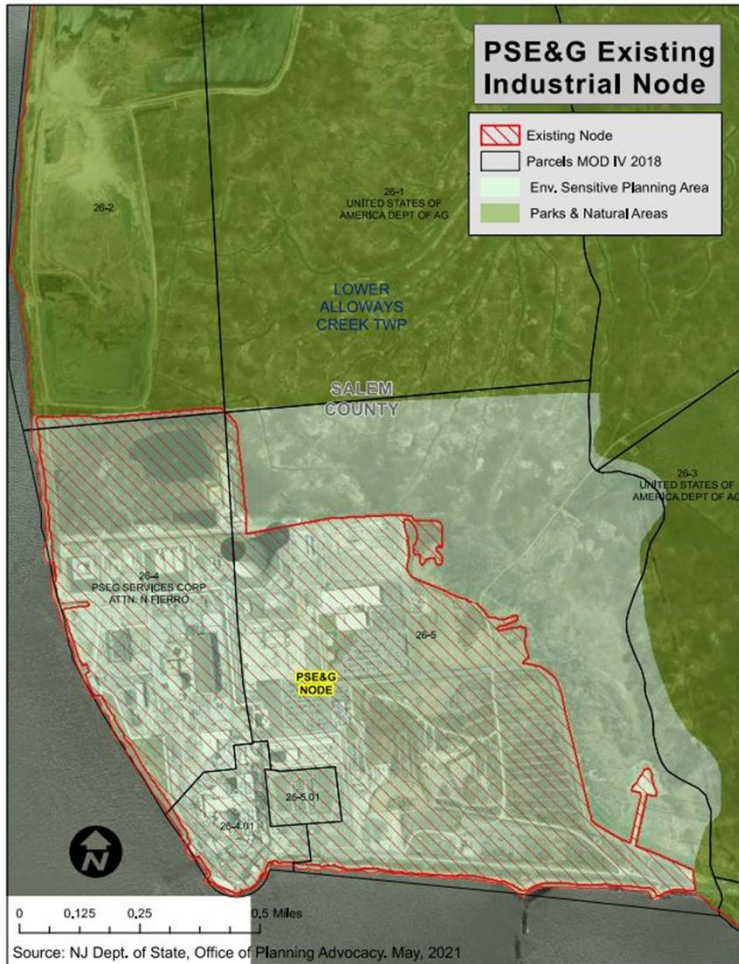
- *Contains 3 nuclear generating stations

- *Built on what once was a CDF (Contained Disposal Facility for dredge materials)






- *Currently it is a Heavy industry-transportation-utility Node. Designated 7/24/2002



Phase 1 of the proposed Wind Port is contained within the existing Node, plus in the open water of the Delaware River which is outside of the NJ State Plan jurisdiction.



PSEG Proposed Industrial Node

-  PSEG Proposed Node
-  Existing Node
-  Wetlands 2015
-  Env. Sensitive Planning Area
-  Parks & Natural Areas

LOWER
ALLOWAYS
CREEK TWP

SALEM
COUNTY

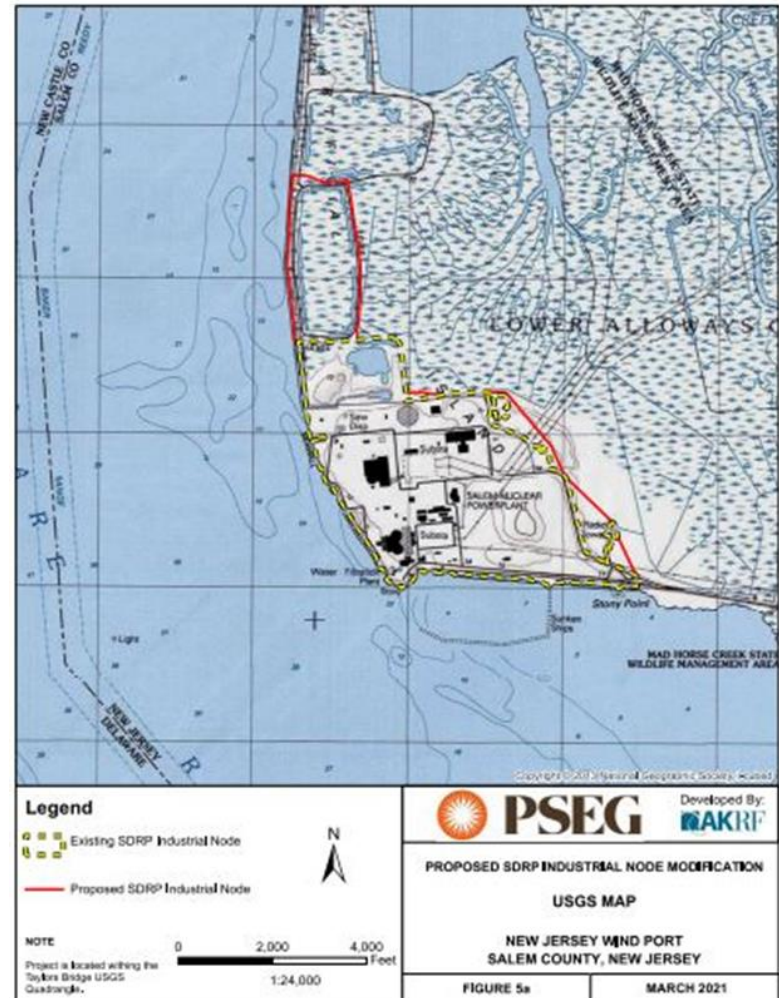
PSE&G
NODE



0 0.125 0.25 0.5 Miles

Source: NJ Dept. of State, Office of Planning Advocacy, May 28, 2021

Phase 2 calls for expanding the Node for additional assembly of wind turbines and potential ancillary manufacturing as a “marshalling port and construction hub” for NJ’s nascent offshore wind industry.



This Map Amendment is presented in support of implementation of NJ's 2020 Energy Master Plan and Offshore Wind Strategic Plan and in partnership with NJ EDA.

Key Points Presented by PSEG:

- *Governor Murphy is committed to 100% clean energy by 2050
- *Energy Master Plan Executive Orders 8 (BPU implement Offshore Wind Economic Development Act) and 92 (7,500MW by 2035)
- *New port facility (2 phases) to support offshore wind development
 - 'early mover', supply chain 'hub'
- *Anticipated minimal impacts to ecological and coastal resources (existing industrial site)

NOTE: Phase 1 received DEP Waterfront Development, Coastal Wetlands Individual Permit, and a CAFRA Individual Permit on 6/24/21 and the Freshwater Wetlands Individual Permit was approved on 7/23/21.

"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."

From PSEG Map Amendment Petition

State Plan Consistency

The PSEG Map Amendment is either consistent with or not inconsistent with all 8 of the goals of the State Plan and it actively achieves elements of goals #2, #3, #5, #7 and #8.

Goal 2 It **conserves natural resources and systems** by utilizing disturbed land for the development of the wind port that otherwise may have been developed in an area of pristine wetlands since it needs to be at the water's edge at a place with no overhead powerlines or bridges.

Goal 3 Promoting economic development and renewal for all residents of NJ is perhaps the biggest consideration as an area with many challenges will be offered an economic opportunity that has the potential to be transformative for the region.

Goal 5 Adequate public facilities at a reasonable cost is met through the efficiencies of developing such a significant facility where infrastructure and an industrial node already exist.

Goal 7 Preservation of historic, cultural scenic, open space and recreational value is accommodated through siting this facility at a place where it will not significantly impact any of these resources and will protect other sites by co-locating it at a previously developed industrial site.

Goal 8 Sound and integrated planning and implementation statewide is epitomized as this siting is the result of a statewide search for the appropriate place to develop this wind port in order to achieve the state's energy and climate resilience goals.

Local & Regional Consistency

Lower Alloway's Creek, the host community, was consulted for this application and their local and regional plans reviewed and referenced as consistent with the petition. The remote nature of the site and its containment of its industrial uses in proximity to preexisting industrial and utility uses where the infrastructure exists supports the township and county's desire to retain its rural, agricultural and environmentally sensitive nature while offering jobs and economic growth to a struggling region.

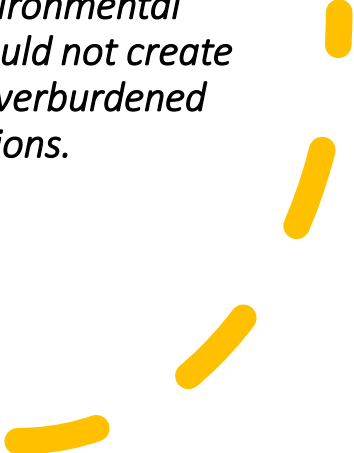
At OPA's recommendation, the applicant reached out to Salem City which responded with enthusiasm for the project as per the PSEG correspondence dated 5-6-2021 (attached).



Other Considerations

As with Centers, Cores and Nodes within the Plan Endorsement Process; there should be an expectation of resiliency planning for projects within this Map Amendment which expands an industrial water dependent node including some areas that are in the 100 year flood zone and subject to sea level rise.

Proposals for development within the noded should need to be evaluated for potential equity and environmental justice concerns and should not create additional burdens for overburdened communities or populations.



Response to Agency Comments

Agency Comments

Agency Comments Received: (1) USFWS 6/8/2021

Agency Comment #1 USFWS:

Use dredge materials for wetland restoration.

OPA Response to Agency Comment #1: Though this is primarily related to Phase 1 while the Map Amendment is related to Phase 2; the SPC cannot mandate this action, but could strongly endorse and encourage it as the current Best Management Practice.

#1a Wolfe: NJ EDA support quantified?

#1a OPA: Not directly relevant to appropriateness of Node expansion, comments referred to NJEDA.

#1b Wolfe: Quantify reduced demand for fossil fuels and associated air quality benefits.

#1b OPA: Petition is responsive to EOs 8, 28, 98, NJ Energy Master Plan and NJ Offshore Wind Strategic Plan. Comment referred to BPU and DEP.

#1c Wolfe: Climate change impacts on nuclear generating station?

#1c OPA: Unrelated to Map Amendment but Climate Change & SLR should be considered in new development.

#1d Wolfe: Oversight and risk issues by the Nuclear Regulatory Commission?.

#1d OPA: The Map Amendment petition is for an offshore wind port, It is not related to the nuclear power plant.

#1e Wolfe: Cooling tower issues and fish and aquatic life kills?

#1e OPA: Not related to a Map Amendment for a wind port.

#1f Wolfe: Environmental justice considerations?

#1f OPA : No nearby community to be impacted, though could be regional traffic burdens. The applicant was asked to address impacts on neighboring communities related to traffic, infrastructure and development pressure. The proposed wind port traffic volume is not anticipated to exceed capacity of existing roadways as materials are expected to arrive via ship.

Concluding Comments Wolfe: Urges withdrawal and resubmission of application. Also asks that Duck Island property sale be ‘unwound’ and donated to NJ to become a State Park.

OPA Response Concluding Comments: The Map Amendment was deemed to be complete, answering all the required points in the SPC Rules for Map Amendments per N.J.A.C. 5:85-8.3-8.7. The Duck Island Power Plant is unrelated to this Map Amendment Petition.

Response to one Public Comment

Bill Wolfe 5/24/2021

Overall Response: Most of the comments were outside of the purview of a State Planning Commission (SPC) map amendment. No SPC Agency Representatives identified concerns.

Timeline

- ✓ April 16, 2021 Complete petition Received (supplement May 6, 2021)
- ✓ May 18, 2021 Complete petition presented to the PIC
- ✓ June 2, 2021 Complete petition presented to the SPC
- ✓ May 21 & 24, 2021 Written notification to relevant regional, State & Federal Agencies & SPC 'interested parties'
- ✓ July 5, 2021 45 day State/Federal Agency review and comment period ended
- ✓ August 18, 2021 OPA Recommendations approved by the PIC to be forwarded to the SPC

Next Steps

*per N.J.A.C 5:85-8.3-8.7
Map Amendments*

- 90 day Public Comment Period ends August 29, 2021
- Review of any additional public comments.
- September 1, 2021 SPC Consideration