FAQs
for the new PSE&G Montclair Substation

1. **Why is a new substation needed?**

The existing Montclair Substation located at 60 Valley Road is more than a century old and still contains original equipment. Due to its age and deteriorating condition, the risk of equipment failure exceeds 50%. Replacing the station is essential to maintain reliable service for residents and businesses and to support future electrical demand.

2. **Will there be opportunities for public input?**

Yes. In addition to the usual land use board site plan application hearing, PSE&G will hold public outreach meetings to communicate project benefits and potential impacts to the community, share project details, answer questions, and gather community feedback.

3. **Is there data showing that current capacity is insufficient, and what are the risks if the project is delayed?**

The existing substation, built in 1925, still operates with some original equipment and has an assessed failure likelihood of up to 52%. Structural elements such as foundations and walls are also severely deteriorated. The station no longer meets modern electrical standards, and delaying the project increases the risk of outages and equipment failure.

4. **What does outage data show about Montclair's current reliability issues?**

Our outage data indicates several unplanned interruptions caused by aging equipment in the existing substation. Failures are increasingly difficult to repair because replacement parts are hard to source. Additionally, the current configuration and location of feeder electric lines limits PSE&G's ability to reroute electricity during an outage, resulting in longer restoration times. The new station will include modern equipment and a reconfigured feeder setup which will significantly improve reliability.

5. **How much electric load growth is expected in Montclair?**

PSE&G is experiencing, and anticipates increased electric demand in the State and in Montclair due to the growth in the population and other uses with increased electrical needs, such as electrical devices, electrical vehicles, and other personal and business needs. The new substation is designed to support this growth proactively, helping prevent system strain and supporting the Township's and State's clean energy and economic development goals. The station will be designed to meet long term system needs, and any future modifications would depend on system conditions at that time

6. **How will the new station improve system reliability?**

The new station will include modern equipment and expanded capacity, and it will also incorporate redundancy and interconnection to the local electrical system that reduces outage risk and allows faster power restoration when issues occur.

7. **Is this project replacing the existing substation?**

Yes. The new facility will replace the existing one. However, the current station will remain in full operation during construction to ensure uninterrupted service until all circuits are transferred to the new substation.

8. **Will construction disrupt residents or businesses?**

PSE&G is committed to minimizing disruptions. PSE&G will work closely with the police department and community stakeholders to manage impacts throughout construction.

9. **Will the new substation be landscaped or screened?**

Yes. PSE&G, in consultation with Township leadership and the community, will develop a design that reflects neighborhood aesthetics while meeting regulatory standards, safety standards, and operational requirements.

10. **What is the expected construction timeline?**

A typical substation construction period is approximately 16 to 18 months. Once the new substation is fully operational, the existing substation will be decommissioned and demolished. PSE&G will take measures to minimize delays and community impacts.

11. **How will construction noise and work hours be managed?**

PSE&G will follow all State regulations and local ordinances for construction hours and noise control. PSE&G is committed to maintaining site cleanliness, proper traffic management, and minimizing disturbances to the community.

12. **Will any road closures or detours be required?**

No long-term closures are expected. Temporary closures may be needed for specific work or equipment deliveries and will be coordinated with the police department and communicated to the community in advance.

13. **Will neighboring properties be encroached upon during construction or operation?**

No. The project does not require encroachment into neighboring properties.

14. Can the existing substation site be designed as a pocket park or include public-facing features such as EV charging?

PSE&G has no current plans for the future use of the existing substation property on Valley Road after it is decommissioned. PSE&G is open to discussing potential opportunities for the existing substation property with the Township.

15. What are the plans for perimeter walls?

Security around the new substation is required and is provided through perimeter fences and/or walls. PSE&G in consultation with Township leadership and the community will develop a design that reflects neighborhood aesthetics while meeting regulatory standards, safety standards, and operational requirements.

16. Which existing PSE&G substations are comparable in appearance or design?

At the October 20, 2026 Township Council meeting PSE&G presented examples of comparable substations, a copy of that presentation was provided to the Township and is posted on the Township website.

17. Will the new substation include onsite staff or regular on-duty personnel?

No. PSE&G substations are unmanned and visited only as needed for inspections and maintenance.

18. What lighting approach will be used, and will the design meet dark-sky considerations?

Generally, lighting is limited to what is needed for safety and security requirements, and will incorporate dark-sky fixtures to the extent they do not adversely impact safety and security requirements.

19. What are the expected noise levels, and will sound-mitigating measures be implemented?

Noise levels will be evaluated as the design progresses. PSE&G will ensure compliance with all State and local noise regulations and assess mitigation measures as may be needed.

20. Will the new substation produce electromagnetic fields (EMF)?

Electric and magnetic field levels for the new substation will be evaluated as the design progresses. Due to the lack of scientific evidence showing a direct health or safety impact from electric or magnetic fields, there are no legally imposed federal or state regulations limiting electric or magnetic field exposure. The New Jersey Board of Public Utilities (BPU) has only issued a guideline for electric fields of 3.0 kV/m at the property boundary, which applies to voltages of 69 kV and above. As the new Montclair substation will operate at the lower voltages of 26 kV and 4 kV, the guideline does not apply; however, the operation of the new Montclair substation will fall below the guideline. Magnetic fields are measured in milligauss (mG) and for substations, including the new Montclair substation, these levels are typically very low, generally between 0.2 and 6 mG, which is significantly lower than many common household appliances such as vacuum cleaners, hair dryers, or microwaves.

21. Will gas-insulated substation (GIS) equipment technology be used to reduce footprint or allow enclosure in a building?

GIS is typically used for higher voltages (69 kV or higher). The current Montclair Substation and the new substation will operate at 26 kV and 4 kV , GIS equipment is not used for these voltages and therefore GIS equipment technology will not reduce overall station size. Key critical electrical equipment, including transformers, must remain outdoors.

22. Will containment measures be used to protect groundwater and sewers?

All substation equipment that requires containment will be designed with appropriate systems to help safeguard groundwater, sewers and the surrounding environment.

23. What is the expected percent of impervious coverage, and what stormwater improvements will be included?

The amount of impervious coverage will be determined as the design progresses. Stormwater systems will be designed in compliance with all State and local requirements as design progresses.

24. What other sites were considered, and what is an ideal for a substation?

The ideal property size is two acres, this is to ensure PSE&G can meet all electrical, safety, construction, and stormwater, requirements while maintaining practical access to 26 kV and 4 kV circuits. PSE&G evaluated multiple sites, and a Property Analysis and Siting Survey was provided to the Township and is posted on the Township website.

25. Why was an adjacent location to the existing station originally preferred?

The two properties located at 651 Bloomfield Avenue, and 665–679 Bloomfield Avenue was originally preferred as they are immediately adjacent to the existing station. PSE&G had entered into contract with the owner of 665-679 Bloomfield Ave. and neared finalization of a contract with the owner of 651 Bloomfield Ave. to purchase them. In February 2024 PSE&G was advised that the Montclair Center Business Improvement District (BID) and the previous administration did not favor this location for the future substation as they would like to maintain the downtown business nature of this area of Bloomfield Ave. Without that municipal and stakeholder support, the properties were no longer viable, and PSE&G subsequently terminated the contracts.

26. Why was the Valley Road / Portland Place property considered?

After the 651 Bloomfield Avenue, and 665–679 Bloomfield Avenue properties were no longer viable, PSE&G considered acquiring a number of properties essentially at the corner of Valley Road and along Portland Place. In order to utilize these properties, electrical lines and circuits from the existing substation would need to be extended across Valley Road. During PSE&G's analysis of this location it was discovered that there is significant underground utility congestion which adds to the complexity and scope of constructing a new substation at this location.

27. Why is 205 Claremont Avenue now the preferred location?

The municipal building property at 205 Claremont Avenue, including the bank parcel (57 Park St.) and the Cornerstone House parcel (68 N Fullerton Ave.) offers sufficient contiguous area to accommodate the new substation. Preliminary, non-invasive, subsurface utility investigations along Claremont Avenue, North Fullerton Avenue, and Park Street show comparatively lower underground utility congestion than the Valley Road / Portland Place location. This reduced utility congestion provides viable, technically efficient pathways for installing the required 26 kV and 4 kV infrastructure. The site's close proximity to the existing Valley Road Substation also enables PSE&G to intercept and tie into existing 26 kV and 4 kV distribution circuits along their current routes. The combination of these more favorable conditions, and being in a redevelopment area, makes this site PSE&G's preferred location for the new Montclair Substation.

28. If 205 Claremont Avenue is pursued, how will PSE&G address continuity of government during a transition, relocation of the Cornerstone House operations, and other uses of the property?

PSE&G is committed to working collaboratively with the Township and all affected parties to ensure a smooth transition and continuity of operations. A mutually agreeable contract and/or other documents would be entered into between the Township and PSE&G to address the purchase price for the property, continuity of government during a transition, relocation of the Township's municipal operations, relocation of the Cornerstone House operations, and addressing other current uses of the property.