

**STATE OF NEW JERSEY  
BOARD OF PUBLIC UTILITIES**

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<b>IN THE MATTER OF THE PETITION OF</b>	:	
<b>PUBLIC SERVICE ELECTRIC AND GAS</b>	:	
<b>COMPANY FOR A DETERMINATION</b>	:	
<b>PURSUANT TO THE PROVISIONS OF</b>	:	
<b>N.J.S.A. 40:55D-19</b>	:	<b>BPU DOCKET</b>
	:	
<b>(SUSQUEHANNA-ROSELAND)</b>	:	
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**TO THE HONORABLE COMMISSIONERS OF THE  
NEW JERSEY BOARD OF PUBLIC UTILITIES:**

**SUMMARY OF PRE-FILED DIRECT TESTIMONY OF ROBERT L. GIBBS ON  
BEHALF OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY**

Robert L. Gibbs, formerly the Manager – Corporate Properties, testifies on behalf of Public Service Electric and Gas Company (“PSE&G”) in this proceeding. In his role as Manager-Corporate Properties, Mr. Gibbs was responsible for managing PSE&G’s real estate portfolio and was specifically responsible for obtaining all of the necessary land rights for the Susquehanna-Roseland 500kV Transmission Line Project (the “Project”).

Mr. Gibbs testifies that PSE&G will construct the Project within the existing right-of-way and will not need to acquire any additional property for the construction of the Project. However, Mr. Gibbs explains that PSE&G will need to acquire additional easement rights from approximately 65 property owners along the route of the Project.

He also states that PSE&G will need to acquire temporary and permanent access rights for construction.

Mr. Gibbs further testifies that PSE&G has hired certified appraisers to appraise the additional rights that PSE&G needs to acquire for the Project. Once completed, the appraisals will be used by representatives from Commonwealth Associates Inc, who have been retained by PSE&G to negotiate with property owners where additional rights are needed. If the appropriate rights cannot be obtained through reasonable negotiations, PSE&G will seek to acquire these properties in a separate BPU proceeding pursuant to N.J.S.A. 48:3-17.6 and 48:3-17.7.

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<b>IN THE MATTER OF THE PETITION OF PUBLIC SERVICE ELECTRIC AND GAS COMPANY FOR A DETERMINATION PURSUANT TO THE PROVISIONS OF N.J.S.A. 40:55D-19</b>	:	
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	:	<b>BPU DOCKET</b>
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<b>(SUSQUEHANNA-ROSELAND)</b>	:	
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**PRE-FILED DIRECT TESTIMONY OF ROBERT L. GIBBS ON BEHALF OF  
PUBLIC SERVICE ELECTRIC AND GAS COMPANY IN SUPPORT OF  
SUSQUEHANNA-ROSELAND TRANSMISSION LINE PROJECT**

1   **I.     BACKGROUND**

2       **Q. What is your full name and business address?**

3       **A.** My name is Robert L. Gibbs and my business address is 80 Park Plaza, T6B,  
4           Newark, NJ, 07102.

5       **Q. By whom are you employed for so long have you been employed?**

6       **A.** I was just hired by PSEG Global LLC on January 5, 2009. Prior to that I worked  
7           for PSEG Services Corporation for approximately 5 years in the role of Manager  
8           – Corporate Properties. From 2001 to 2004, I was employed by Public Service  
9           Electric and Gas Company as Manager – State Governmental Affairs. From 1999  
10          to 2001, I was employed by PSEG Services Corporation as a Senior Attorney.

11      **Q. Please briefly describe your educational and professional background.**

1       **A.** I hold a Bachelor of Arts degree in Political Science/History from the University  
2           of Rhode Island and a Juris Doctor degree from Widener University School of  
3           Law (Delaware). After graduating law school in 1996, I completed a clerkship  
4           with the Honorable John J. Callahan, J.S.C. in Elizabeth, New Jersey. Subsequent  
5           to that, I worked for a small law firm in Bedminster, New Jersey before joining  
6           PSEG as a Senior Attorney in 1999.

7       **Q. What is your current title and nature of your present employment?**

8       **A.** My current title is Manager Development, Energy Renewables for PSEG Global  
9           LLC. At the time, however, that this Project was developed, my title was  
10          Manager – Corporate Properties. In that role, I was responsible for the oversight  
11          and management of the corporation’s real estate assets, including the purchase  
12          and sale of property rights, leasing or licensing company owned property to or  
13          from third parties, and handling day to day property maintenance issues that may  
14          arise. I was also responsible for the PSE&G’s real estate records and its  
15          surveying and mapping department.

16       **Q. What has your role been with respect to the Project?**

17       **A.** In my role as Manager – Corporate Properties, I was responsible for ensuring  
18          PSE&G has the real estate rights necessary to construct the Project on PSE&G’s  
19          existing Roseland-Bushkill Right of Way (the “ROW”).

20       **Q. Are you sponsoring any exhibits to your testimony?**

21       **A.** No.

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**II. PROPERTY ISSUES**

**Q. Please describe the purpose of your testimony.**

**A.** The purpose of my testimony is to explain PSE&G’s real estate rights in connection with the Project and to discuss what additional rights may be necessary.

**Q. When did PSE&G acquire the ROW on which the Project will be built?**

**A.** PSE&G acquired the existing ROW through fee purchase and easement acquisition from 1927 through 1930.

**Q. Does PSE&G own the ROW in fee or by easement?**

**A.** PSE&G owns a portion of the ROW in fee (approximately 15%) while the majority of the ROW is held through easements.

**Q. Does PSE&G need to acquire any new property for the construction of the Project?**

**A.** PSE&G does not need to acquire additional property to construct the Project. PSE&G does need, however, to acquire additional real estate rights associated with its easements in certain areas within the ROW to construct several aspects of the Project. In addition, PSE&G will need to acquire multiple access points and possibly laydown areas from private/public property owners. PSE&G will be negotiating and compensating these property owners for the additional easement, construction access and/or laydown rights.

1 **Q. Approximately how many of the existing easements will PSE&G need to**  
2 **amend in order to construct the Project? How many property owners will be**  
3 **involved in the process?**

4 **A.** PSE&G has determined that it will need to acquire additional easement rights  
5 from approximately 65 property owners to construct the Project. The majority of  
6 these additional easement rights are connected to the number of towers or  
7 conductors that may be present on the ROW on a particular piece of real property.  
8 For example, one of PSE&G's easements limits the number of circuits on the  
9 ROW to one circuit. PSE&G is adding a second circuit to the ROW, so PSE&G  
10 will need to negotiate with the current property owner to acquire the right to  
11 install a second circuit.

12 **Q. How will PSE&G proceed to acquire these modified easements?**

13 **A.** PSE&G has prepared a survey for each of the properties where it needs to acquire  
14 additional rights. PSE&G has also hired the services of several Member of  
15 Appraisal Institute ("MAI") designated appraisers who will prepare a market  
16 analysis of the additional rights PSE&G needs to acquire. PSE&G has also  
17 engaged the services of an experienced land acquisition and engineering firm,  
18 Commonwealth Associates Inc. ("CAI"), to make contact with current property  
19 owners on which PSE&G needs additional easement rights and to begin  
20 negotiations for those additional rights using the appraisals as the basis of  
21 compensation. If CAI is unable to negotiate a settlement with a particular  
22 property owner, PSE&G will seek to condemn the rights pursuant to N.J.S.A.  
23 48:3-17.6 and 48:3-17.7.

1 **Q. Will PSE&G need to acquire easements for construction access?**

2 **A.** PSE&G will need to acquire multiple access points along the ROW for  
3 construction purposes. Many of these access points will be acquired through  
4 temporary agreements with property owners, allowing PSE&G to access the  
5 ROW through these properties for the duration of the Project. Once the Project  
6 has been successfully completed, PSE&G will no longer need many of these  
7 access points and will therefore terminate the temporary easements and return the  
8 properties to a condition similar to or better than before construction began.

9 **Q. How will PSE&G proceed to acquire the necessary access roads?**

10 **A.** CAI will perform a similar process of negotiation and acquisition for temporary or  
11 permanent access points as it is performing for the acquisition of additional  
12 easement rights explained previously. If PSE&G is unable to acquire access  
13 easements through negotiations and is unable to relocate access points, PSE&G  
14 may use its condemnation powers in order to obtain the access easements  
15 pursuant to N.J.S.A. 48:3-17.6 and 48:3-17.7.

16 **Q. Does this conclude your testimony?**

17 **A.** Yes it does.