



City of Atlantic City
Atlantic Shores Offshore Wind
Green Acres Scoping Hearing

July 27, 2023

Atlantic Shores Project Team



Introductions

- Jim Boyd, Archer & Greiner, Moderator
- Atlantic Shores Representatives:
 - Jennifer Daniels, Development Director
 - Kate Bohanan, Project 1 Developer
 - Terence Kelly, External Affairs Manager
- City of Atlantic City Representative(s)
- Brian McPeak, PS&S
- Scott McBurney, EDR



Meeting Agenda

- Meeting Overview
- About Atlantic Shores
- About Green Acres Diversions
- Project 1 Route Overview
- Proposed Green Acres Diversions
- Alternatives
- Public Comments



Meeting Overview

- Purpose of Scoping Hearing
 - Describe the proposed diversion of parkland
 - Explain the compelling public need for the project
 - Discuss efforts to identify alternatives to the proposed diversion, reasons for rejecting the alternatives, and anticipated compensation
 - Accept public comments on alternative sites or alternative methods of achieving the project objectives without the diversion
- Comments should be submitted directly to NJDEP in writing for the formal record of the proceeding. Comments will also be received by Atlantic Shores. Written comments should be submitted by August 10, 2023 (per N.J.A.C. 7:36-26.8(c)3iv).

Notice for this Hearing



- This public hearing has been properly noticed and is being conducted in compliance with N.J.A.C. 7:36-26.8 et seq. and all applicable law and code.
- Provided written notice to the NJDEP Green Acres, the Atlantic City Council and its various boards and commissions as well as any other regulatory agencies with jurisdiction over the subject property as identified by the NJDEP;
- Posted on City of Atlantic City website;
- Published in the Press of Atlantic City newspaper on June 26 and July 11, 2023;
- Mailed written notice via certified mail to all persons who own land, or any easement located within 200 feet of the land subject to this hearing; and
- Posted physical signs with notice of this hearing at all locations as required by law and code.

About Atlantic Shores

50/50 JOINT VENTURE

EDF Renewables

- Over **30** years of experience developing renewable energy assets in the US
- Actively developing and operating offshore wind projects in **France, Belgium, UK & Germany**
- Operating and developing solar and wind projects in **New Jersey and New York**

Shell New Energies

- **40+** years of oil and gas operations in the US offshore
- **15+** years in wind
- Actively developing and operating offshore wind projects in the **Netherlands and US**

Who We Are

The Atlantic Shores team includes members of both the Shell and EDF companies who come with decades of experience developing onshore and offshore energy projects across the globe.

These individuals are purpose-driven professionals who have come together to deliver a portfolio of up to **5+ GW** of offshore wind energy capable of powering millions of households across our target markets in NJ and NY.



Atlantic Shores – Values and Vision

Our Values

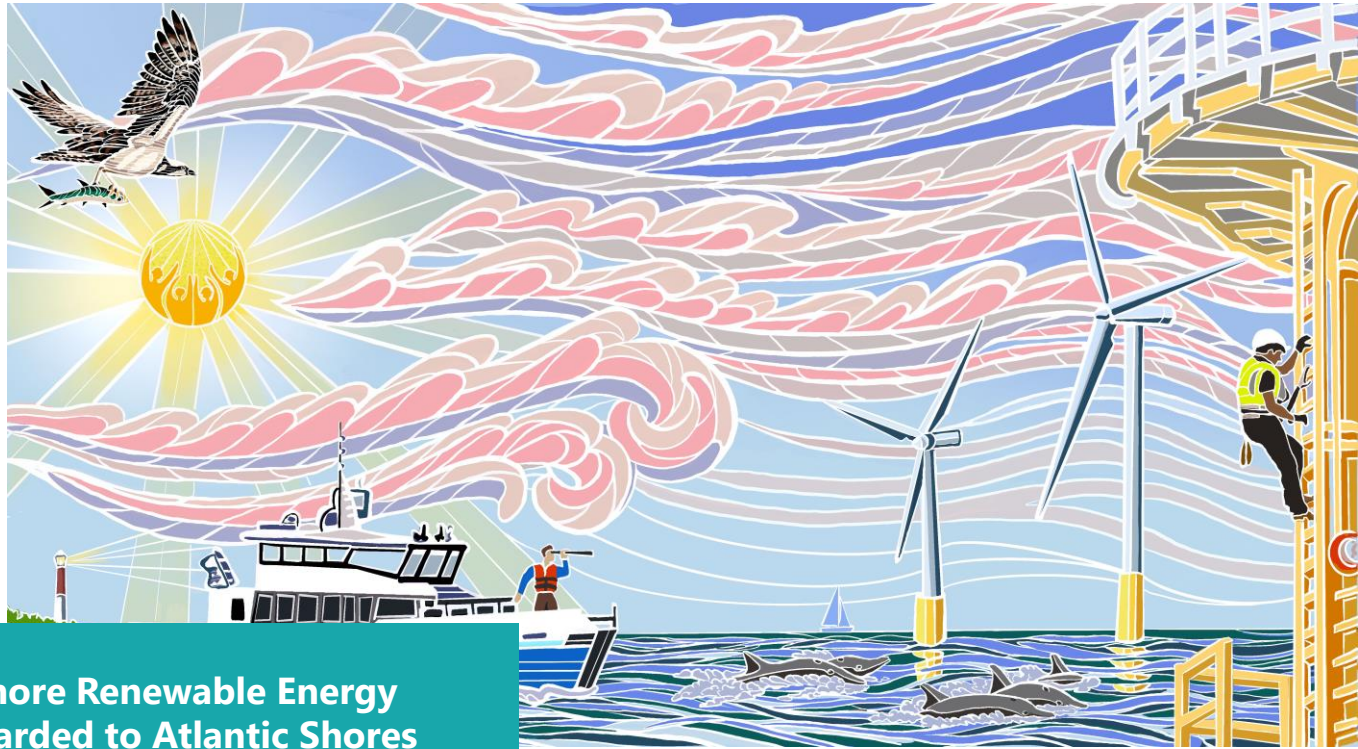


- **BE SAFE:** Healthy, safe and reliable approach to Project development and delivery, targeting Goal Zero and putting health and safety at the forefront of all our activities
- **BE A GOOD NEIGHBOR:** Collaboration, coordination and respect for our neighbors, stakeholders – in particular, other ocean users, and team members
- **BE A GOOD STEWARD OF OUR ENVIRONMENT:** Long term and balanced approach to a shared use of our ocean, seeking to understand and mitigate any potential affects our Project may have on the environment, wildlife and industries that fuel our local economies
- **LEAD WITH SCIENCE:** Scientific, rational approach to Project design, leveraging on-site surveys, expert studies and assessments led by reputable third parties

Our vision is to be the offshore wind developer of choice by delivering on our promises

This hearing is an important aspect of our process as we greatly value public input.

Atlantic Shores is developing the largest clean energy project in the State of New Jersey to support the State's energy goals.



In June 2021, an Offshore Renewable Energy Credit (OREC) was awarded to Atlantic Shores to supply NJ with $\pm 1,510$ MW of offshore renewable wind energy in accordance with Governor Murphy's Clean Energy Act of 2018.

Atlantic Shores Project 1 Overview and Benefits

- **1,510 MW** offshore wind project will generate enough energy to power over **700,000** households each year or ~20% of all NJ households.
- Located approximately 10-20 miles off the coast of NJ in BOEM Lease Area.
- Project has been under federal review since 2021; onshore construction is expected to begin in 2024.
- Project will have an overall economic impact of \$1.9 billion for NJ and \$160 million investment in Atlantic City's economy including,
 - Contributions to local community organizations such as the Boys & Girls Club of AC
 - Creation of the Education and Community Outreach (ECO) Center on the Boardwalk at Stockton University
 - Planned Electric Vehicle (EV) infrastructure in AC
 - Operations & Maintenance (O&M) facility located in Atlantic City for the lifetime of the project providing ~90 permanent jobs



About Green Acres Diversions

Overview of Green Acres Diversion

- The City of Atlantic City and Atlantic Shores will apply to the New Jersey Department of Environmental Protection for the diversion of portions of certain Green Acres encumbered parcels owned by the City of Atlantic City.
- “Diversion” means to use or allow the use or control of parkland for other than recreation and conservation purposes.
- This Public Scoping Hearing is being held to solicit public input on the proposed diversion of +/- 2.4-acre of Atlantic City-owned parkland with the project in accordance with N.J.A.C. 7:36-26.8(d).
- The law requires that the project provide compensation for the total acreage to be diverted.

Compelling Public Need for the Project

Pursuant to N.J.A.C. 7:36-26.1(d), applicants must demonstrate that the proposed diversion is for a project that will either:

- Fulfill a compelling public need [...] by mitigating a hazard to the public health, safety or welfare; or
- Yield a significant public benefit [...] by improving the delivery by the local government unit or nonprofit, or by an agent thereof, of essential services to the public or to a segment of the public having a special need;

Atlantic Shores' Project is expected to result in the following:

- Improved regional air quality through the net reduction of regional air pollution over the life of the Project;
- Additional artificial reef habitats for a diverse community of finfish and aquatic invertebrates through the construction of Wind Turbine Generators which will provide hard substrate;
- Reduce carbon emissions and mitigate global climate change; and
- Protect natural resources in the State.

Route Overview

Project 1 Onshore Route

- ~12 Mile Route (entirely underground, primarily in the paved roadway)
- **All cables and components are buried**; only permanent, visible structures will be manhole covers for access and maintenance
- Complexity introduced by crossing multiple waterways
 - Shore Landing
 - Inside Thorofare Crossing
 - Great Thorofare Crossing
 - Jonathan Thorofare



Project 1 in Atlantic City

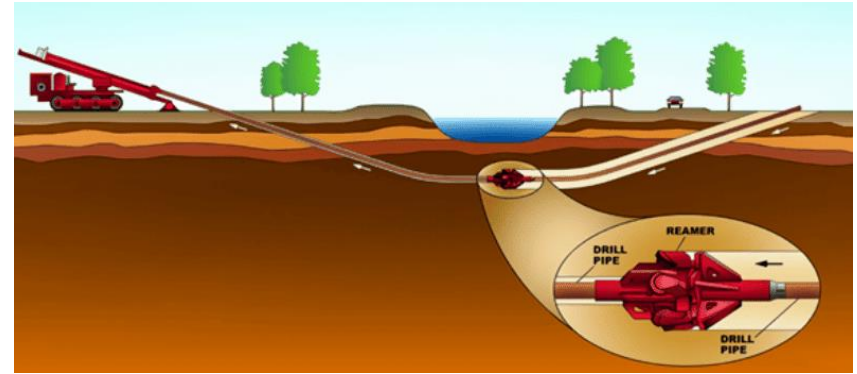


Four Green Acres Sites

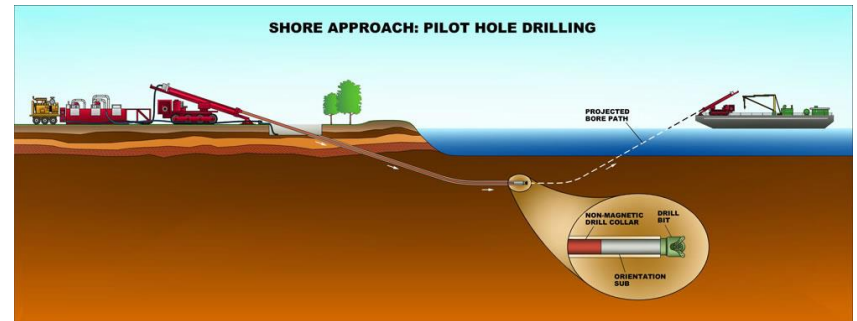
- Beach
- Pallitto Field
- Board of Education
- Bader Field

Horizontal Directional Drilling (HDD)

Minimally invasive, trenchless installation technique used to install underground utilities and cross under sensitive environmental resources or critical infrastructure. This construction practice is commonly used globally.



Source: Vertexeng.com



Source: hadleeandbrunton.co.nz

Proposed Diversions

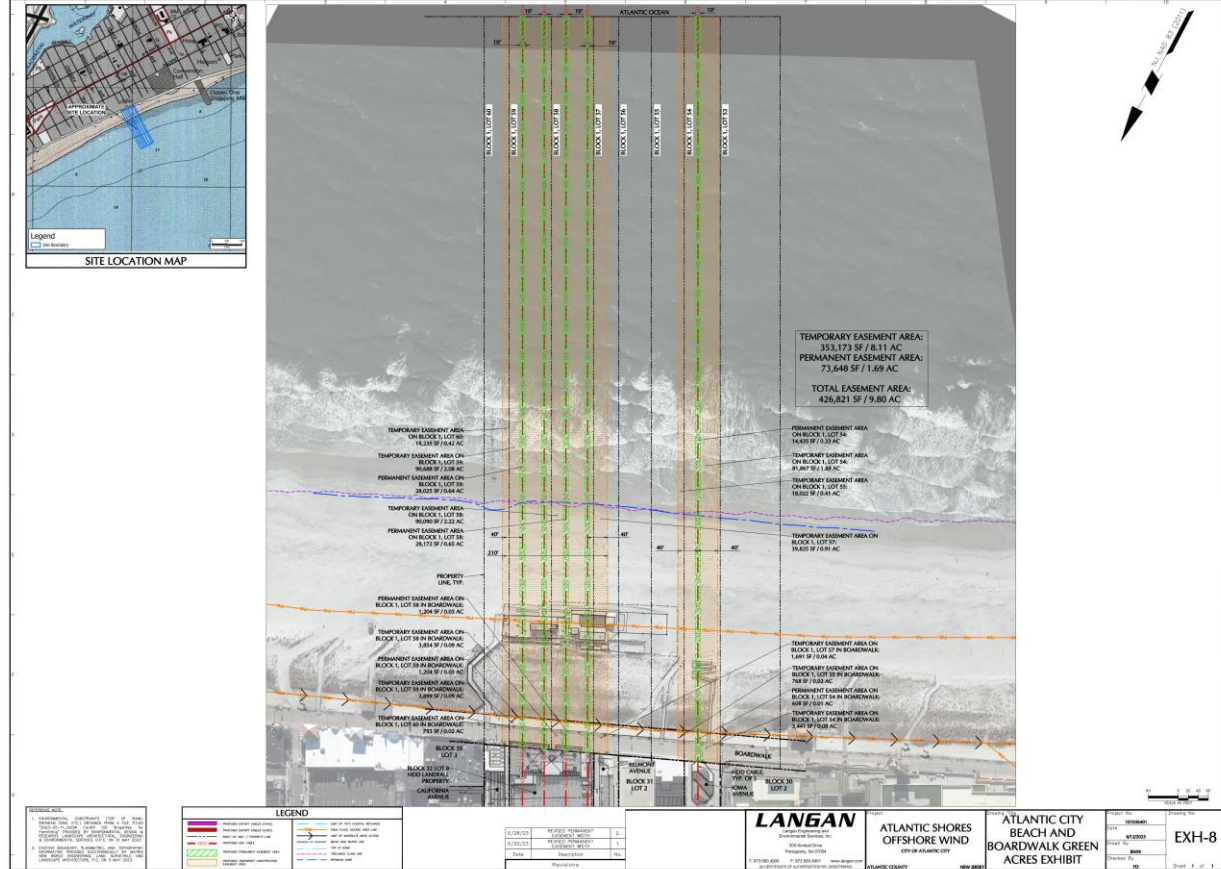
Proposed Diversions

Diversions are proposed on the following Green Acres encumbered sites in the City of Atlantic City:

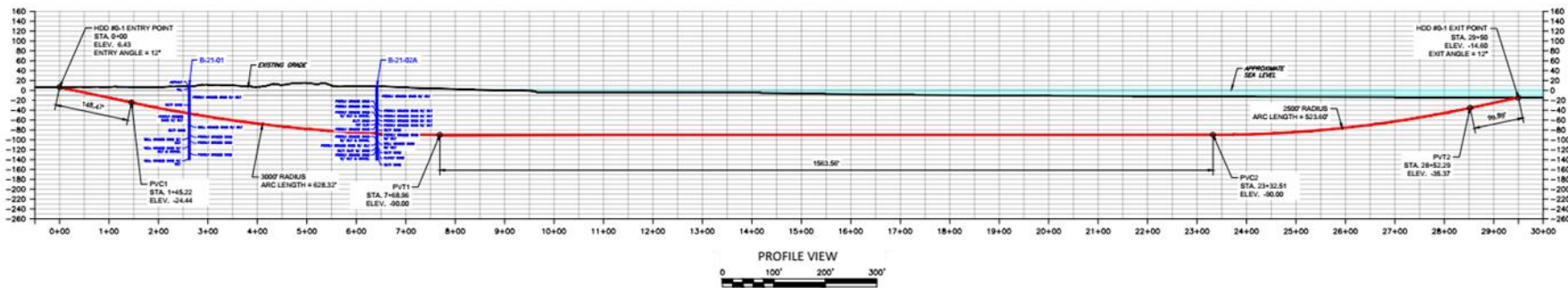
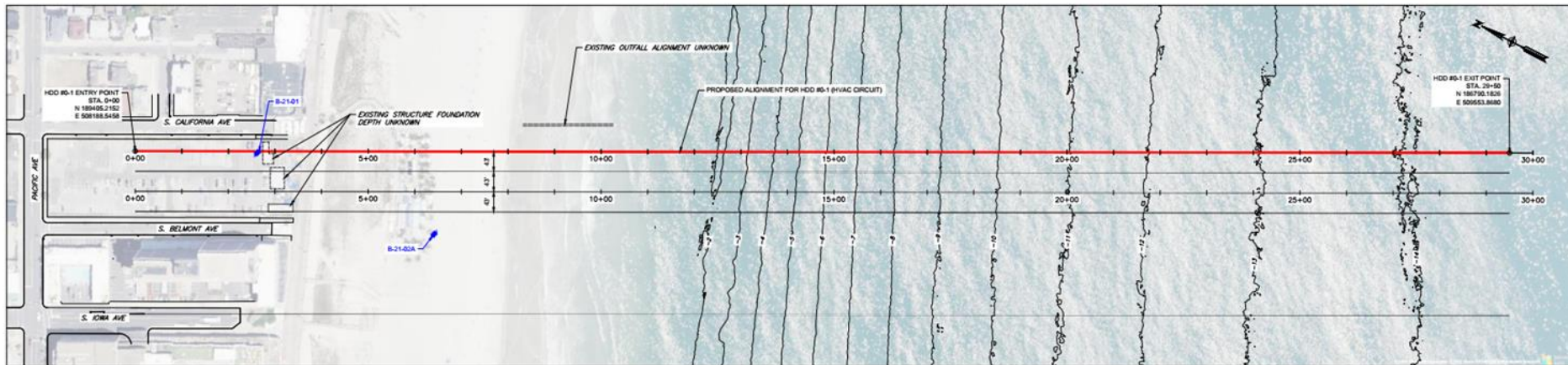
Property	Block	Lot	Parcel Size in Acres (Based on Tax Map Data)	Area of Proposed Diversion in Acres: Permanent Easement*
Beach	1	53-60	20.07	1.69
Pallitto Field	370	2 and 2.01	3.77	0.29
Board of Education	370	1 and 1.01	1.26	0.11
Bader Field	794	1	142.59	0.27
	TOTAL		167.69	2.36
* Size of the permanent easements subject to change.				

Beach Parcels

Block	1
Lot	53-60
Parcel Size in Acres (Based on Tax Map Data)	20.07
Area of Proposed Diversion in Acres: Permanent Easement	1.69



Beach Parcels HDD Profile



Diversion Parcel: Beach Parcels

Atlantic Shores proposes to install underground transmission cables under the beach between South Iowa and California Avenues using Horizontal Directional Drill Technology.

- Cables will be buried more than 40 feet below the beach.
- No aboveground improvements are proposed.
- The project will not result in any change in public access or recreational use of the beach or boardwalk.

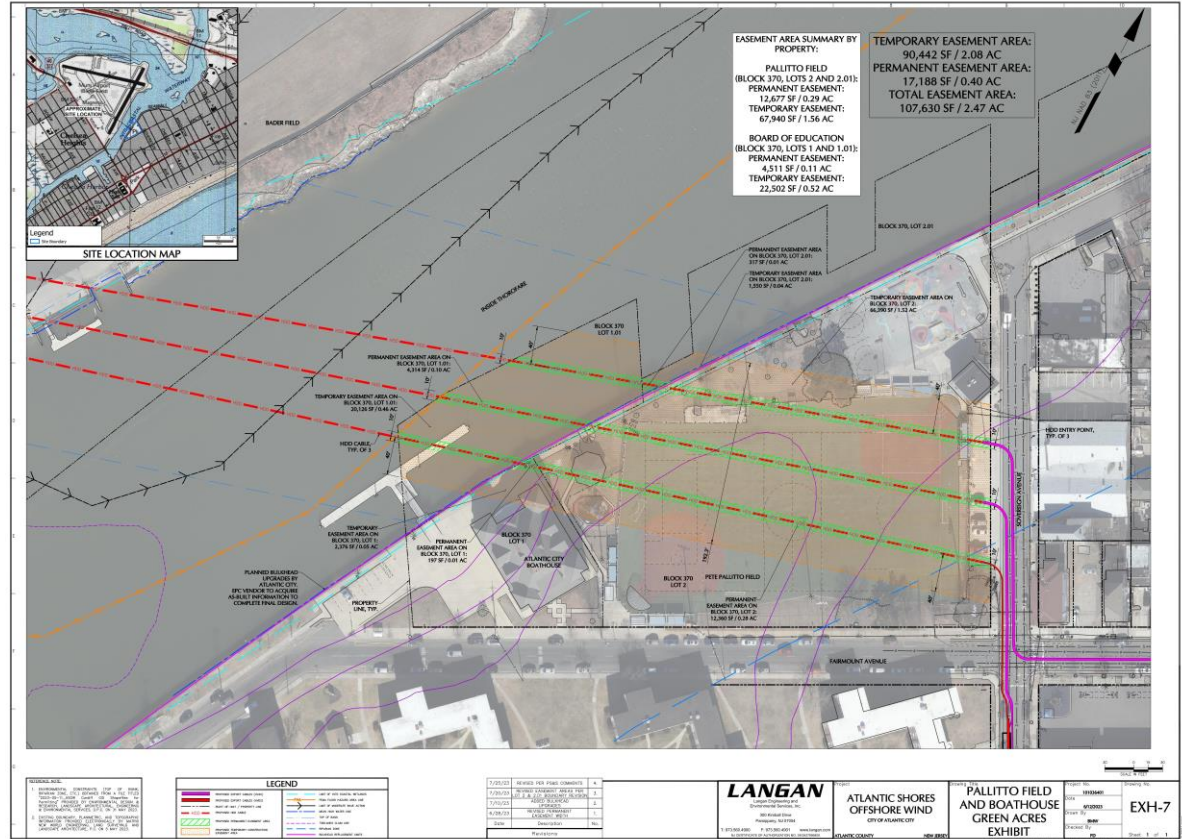
Atlantic Shores is seeking a 10-ft wide non-exclusive subsurface easement across these parcels. The property will remain under the ownership of Atlantic City.

No surface impacts are proposed, and the easement will not prevent existing uses from continuing.

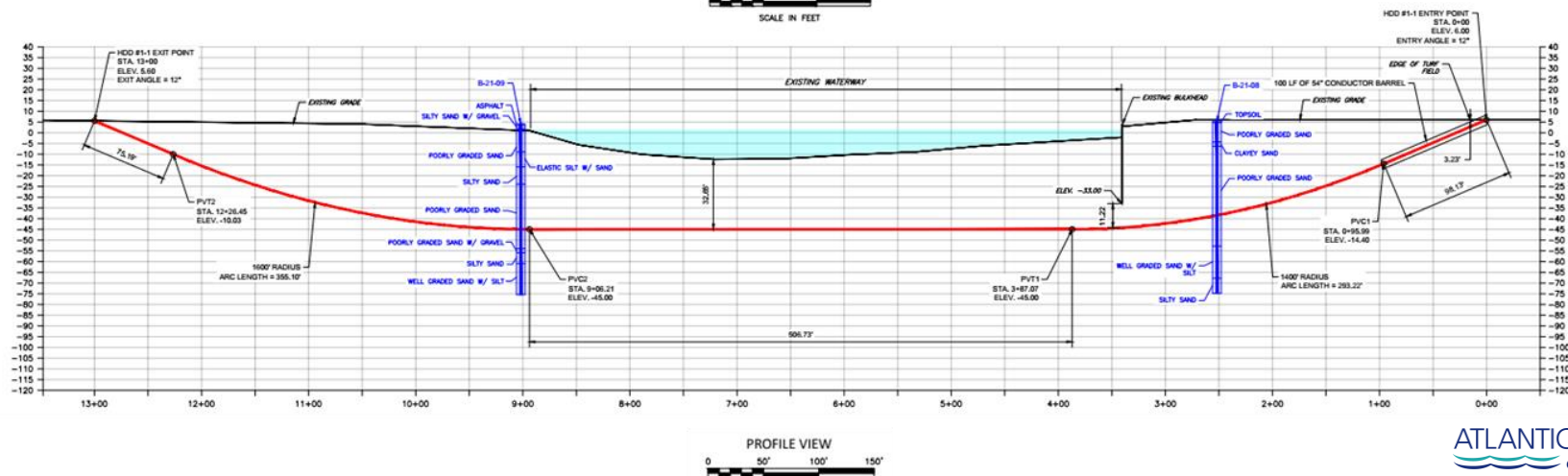
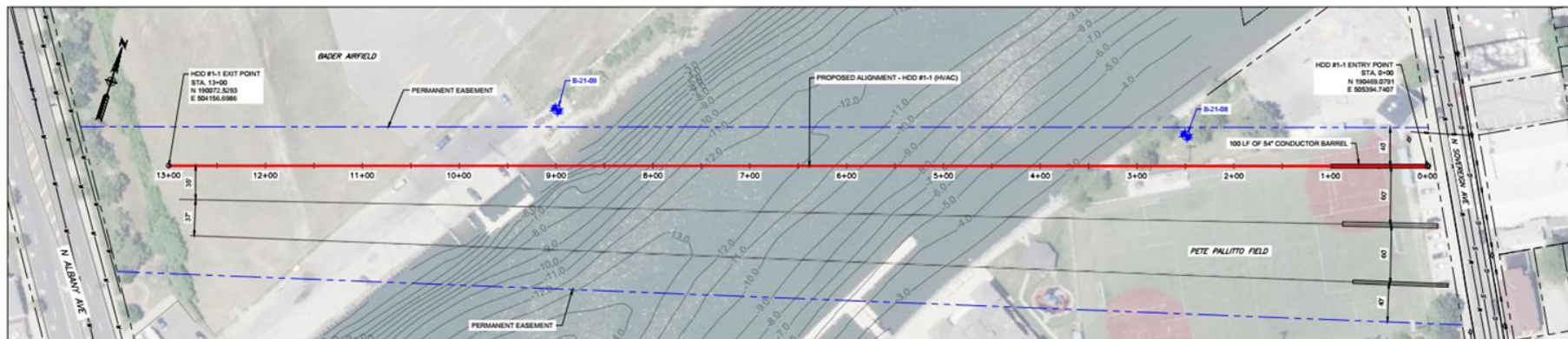
The proposed location for the cable landing was selected because this location allows Atlantic Shores to consolidate the cable landings at a small area of the beach, landfall on Atlantic Shores owned property, and reduce the extent of cable conduit within City streets.

Pallitto Field & Board of Education Parcels

Block	370
Lot	1, 1.01, 2, 2.01
Parcel Size in Acres (Based on Tax Map Data)	5.03
Area of Proposed Diversion: Permanent Easement	0.40



Inside Thorofare HDD Profile



Diversion Parcels: Pallitto Field and Board of Education

Atlantic Shores proposes to install underground transmission cables under Pallitto Field and the adjacent Board of Education parcel using HDD Technology.

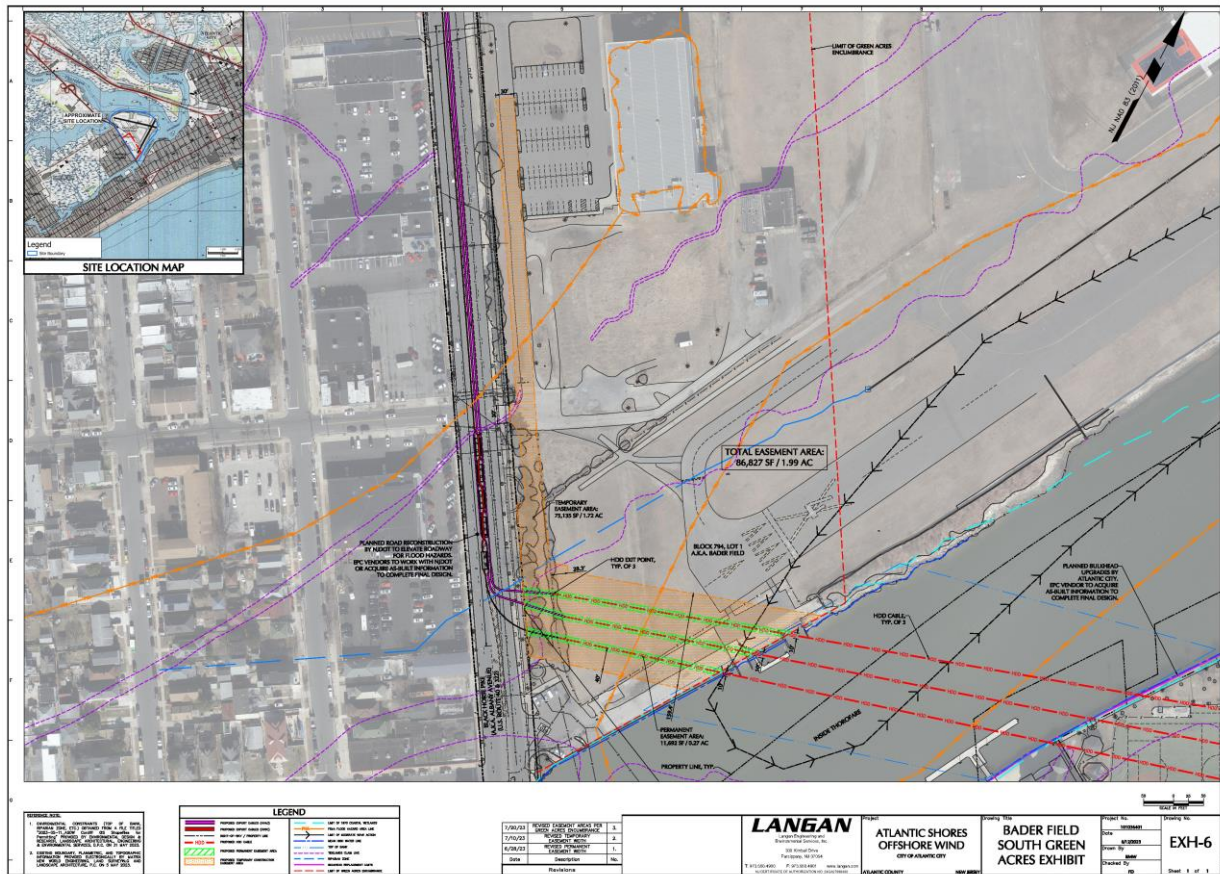
- A portion of the parking area for Pallitto Field along Sovereign Avenue will be temporarily utilized for the HDD crossing of Inside Thorofare.
- During construction there will be temporary closures of Pallitto Field. Construction is proposed off-season to minimize disruptions to recreational use.
- Permanent aboveground improvements are not proposed.
- The Project will not result in a change in public access or recreational use of the properties.

Atlantic Shores is seeking a 10-ft wide non-exclusive subsurface easement across these parcels.

- Pallitto Field will remain under the ownership of Atlantic City.
- Pallitto Field will be restored to pre-construction conditions.
- Structures and activities on the Board of Education parcel will not be affected.

Bader Field

Block	794
Lot	1
Parcel Size in Acres (Based on Tax Map Data)	142.59
Area of Proposed Diversion: Permanent Easement	0.27



Diversion Parcel: Bader Field (Green Acres Encumbered Portion of Parcel)

Atlantic Shores proposes to install underground transmission cables under Inside Thorofare with the HDD entry pit on the southwest portion of Bader Field.

- Permanent aboveground improvements are not proposed.
- During construction there will be temporary impacts to recreational use on this portion of Bader Field.
- The Project will not result in any change in public access or recreational use of the property.
- The Project is also located in the southernmost corner of Bader Field in an area that is not anticipated to interfere with Atlantic City's redevelopment objectives.

Atlantic Shores is seeking a 10-ft wide non-exclusive subsurface easement across this parcel.

- The property will remain under the ownership of Atlantic City.
- The disturbed portion of Bader Field will be restored to pre-construction conditions.

Diversion Compensation

Atlantic Shores intends to propose monetary compensation for the proposed disposals and diversions of parkland. Per Table 1 at N.J.A.C. 7:36-26.10(g)

Diversion Compensation Ratios for Private Subsurface Easements
(N.J.A.C. 7:36-26.10(i)2)

The monetary compensation, which may be used by Atlantic City for parkland improvements or open space land acquisition, Atlantic Shores proposes to offer the ratio set forth in the regulations:

10:1

Appraisals are to be conducted in accordance with NJDEP Green Acres appraisal procedures.

Tree Removal Compensation

Atlantic Shores is evaluating the potential for impacts to trees and is working to avoid impacts to trees to the maximum extent practicable.

The Green Acres tree removal compensation requirements are applicable to:

- The removal of any tree with a DBH greater than six (6) inches, or
- The clear-cutting of greater than 0.50 acres of trees.

If evaluation of the project results in impacts to trees, a compensation plan will be prepared pursuant to N.J.A.C. 7:36-26.10(c)4

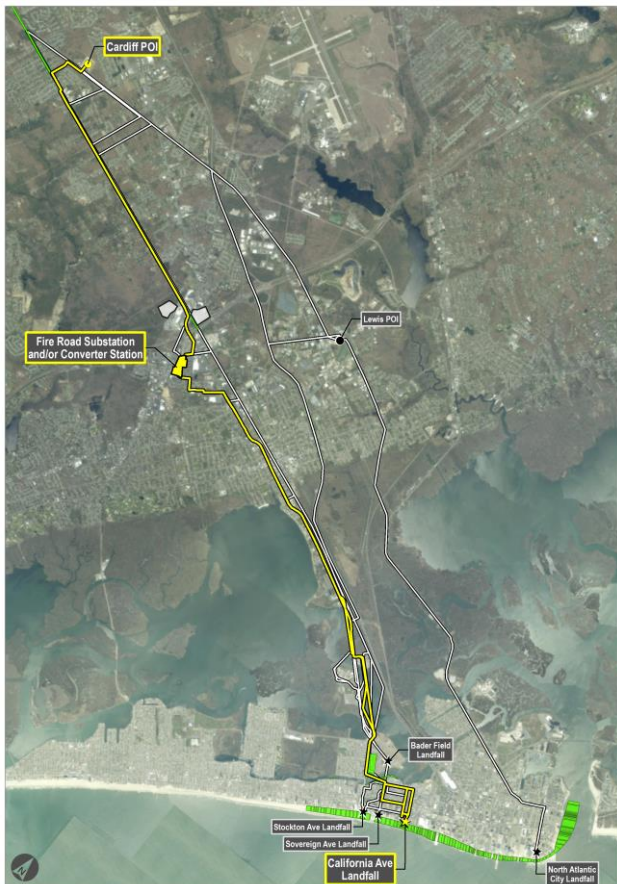


Alternatives

Alternative Analysis: Siting Criteria

- Technical considerations
 - Shorter route lengths were preferred to reduce overall potential impacts.
 - A lower number of hard route angles is preferred since hard route angles are more challenging, potentially more disruptive to local traffic, and construction infeasibility.
 - Landfall sites required to be within 1,000m of beach, 200m by 100m in size for HDD setup.
- Site characteristics
 - Establishing a new route is infeasible; therefore, routes utilizing established ROWs (e.g., highways, state routes, existing transmission lines, or railroads) are preferred.
 - Landfall site require undeveloped or only surface development (e.g., parking lots).
- Existing uses and sensitive areas
 - Routes that avoid or minimize the distance of the onshore interconnection cable route in or proximate to residential neighborhoods are preferred to reduce temporary, construction-related impacts (e.g., noise, new traffic patterns).
 - Routes that minimize impacts to mapped threatened and endangered species habitat, tidelands, and wetlands are preferred.

Alternatives Evaluation: City of Atlantic City



- Design Goals
 - Minimize project length
 - Maximize use of paved Rights-of-Way
 - Minimize impact to communities and habitats
- Primary Constraints
 - Waterway crossings
 - Existing underground utilities
 - Engineering constraints
- Total Alternatives Evaluated: 13

Alternative Analysis: No Action

- The No Action Alternative prevents the delivery of $\pm 1,510$ MW of offshore renewable wind energy to be provided by Atlantic Shores.
- The No Action Alternative significantly delays or prevents progress towards clean energy goals set forth in Governor Murphy's Clean Energy Act of 2018
 - Executive Order 28, established the goal of setting NJ on the path to 100% clean energy by 2050
 - Executive Order 92 raises NJ's offshore wind goal from 3,500MW by 2030 to 7,500MW by 2035
 - Executive Order 307, increases NJ's offshore wind goal by nearly 50 percent to 11,000MW by 2040
- The No Action alternative would result in the essential project purpose not being met.

Alternative Analysis: Beach/Boardwalk

- Project cannot be accomplished without crossing the beach and Boardwalk.
- Routes through the inlets to the north and south of the beach are not feasible since it would cause adverse impacts to navigation and increase the complexity of construction and cable burial risk.
- The Beach Parcels site provides access to parcels owned by Atlantic Shores (Block 32, Lots 1-11). The parcels are currently used as a surface parking lot.
- No alternative would avoid Green Acres parcels

Selected alternative minimizes the footprint of the installation by consolidating the shore landings at a small area of the beach adjacent to an underutilized property owned by Atlantic Shores.

Alternative Analysis: Inside Thorofare Crossing (Pallitto Field, ACBOE and Bader Field)

- Project cannot be accomplished without crossing Inside Thorofare
- Alternatives that would avoid Green Acres parcels
 - Attach to the Albany Avenue Bridge
 - Not permitted by NJDOT
 - Infeasible because it is a draw bridge
 - HDD under or adjacent to the bridge using Albany Avenue as staging / operations area
 - HDD underneath bridge foundation is not permitted by NJDOT
 - Areas adjacent to bridge are already occupied by other utilities (gas, fiber)
 - HDD operation in right-of-way would cause multi-month disruption to traffic on heavily traveled arterial roadway that is also a Coastal Evacuation Route

Proposed crossing location / methodology minimizes disruption to the community and overcomes engineering / regulatory feasibility issues

Public Comment

Green Acres Scoping Hearing: Public Comment

Housekeeping Notes:

- Comments should only be made at the microphone location to ensure we and the court reporter can hear you.
- All questions and comments will be addressed in writing as part of the application being submitted to the NJDEP.
- Each commentor will be provided 3 minutes.
- When it is your turn to comment, please state your name – and spell your last name – to ensure your comment is acknowledged.
- To give everyone the opportunity to be heard, please respect each person's time to articulate their comments on the record.
- **Please be reminded to focus your comments on the scope of this hearing, i.e.:**
 - To gather public comment on the proposed route, as well as additional alternatives that serve to achieve project objectives without the diversion of parkland

Written Comment Submission

NJDEP Deadline to submit questions or comments after this hearing is two weeks (August 10, 2023) per N.J.A.C. 7:36-26.8(c)3iv.


- Email:

- PublicLandCompliance@dep.nj.gov

- US Mail:

New Jersey DEP
Green Acres Program
Bureau of Legal Services and Stewardship
401 East State Street, 7th Floor,
Mail Code 401-07B, P.O. Box 420
Trenton, New Jersey 08625-0420
Attn: Atlantic Shores Offshore Wind Application

Terence Kelly
Public Relations / Government Relations Manager
Atlantic Shores Offshore Wind
1 Dock 72 Floor 7
Brooklyn, New York 11205
Attn: Atlantic Shores Offshore Wind Application
terence.kelly@atlanticshoreswind.com

- To learn more about our projects, please visit the Atlantic Shores Offshore Wind website: www.atlanticshoreswind.com and connect with us on social media 

- This PowerPoint will be posted at www.atlanticshoreswind.com

- All comments will be transcribed and recorded during this meeting

- All comments received by DEP will be delivered to Atlantic Shores after the public comment period.