



IN FOCUS: PEERMONT SUBSTATION - “CAMO-TECTURE” DOWN THE SHORE

Sometimes, you want to stand out...and sometimes you just want to blend in with the crowd.

Case in point, the shore house pictured below certainly blends in with the neighborhood, possibly as one of the nicest homes on the street. But while it may seem like the perfect Jersey Shore dream house to own or maybe rent for the summer season, in this case, a house is not a home.



In early 2013, Atlantic City Electric Company (ACE) recognized that in order to continue to provide reliable service to the Boroughs of Avalon and Stone Harbor (also known as New Jersey’s Seven Mile Island), the aging Peermont Substation would need to be demolished and rebuilt on the same site in Avalon. When the original substation facility was built in 1969, it was housed in a 3,000 square foot Cape-style structure. In 1969, the Avalon community was largely made up of one-story Capes spread out among many undeveloped lots. Fast-forward to 2013, and the little Peermont Substation found itself in a fully-developed neighborhood of high-priced, multi-story single-family residences. Current electric demand required tripling station capacity for the fast-growing area.

The challenge for PS&S was to enclose all the substation equipment in a structure that would resemble a contemporary single-family seashore residence and, thereby, secure community support and regulatory approvals for the project. Working with ACE, and using Revit and Lumion software, PS&S developed a 3-D model of the building and neighborhood. Drive-by and flyover animations were then produced and used at public outreach and planning board meetings.

“Our team designed a 12,000 square foot building on this site and met all local zoning bulk standards and post-Sandy flood elevation requirements,” said Walt Judge, a 24-year PS&S veteran and Project Manager for the PS&S effort. “Hard to believe it’s a 69kV substation, but it fits perfectly in this upscale beach community, and it will provide reliable power to its residents for years to come.”

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Once local approval was obtained, PS&S worked with Sargent & Lundy, LLC (substation engineers) and Graycor Industrial Constructors (EPC Contractor) to generate construction documents. PS&S provided the architectural and engineering building design, survey, civil site and stormwater design and landscape architecture services. PS&S was also responsible for obtaining all permits/approvals including the NJDEP CAFRA Permit, NJDCA and Municipal construction approvals, NJDEP construction dewatering approvals, Soil Erosion Certification and a Tidelands conveyance for the project.

Construction began in the spring of 2015 and, after a required summer hiatus, resumed and was completed in May 2016, just in time to meet the resort community’s increased summer electricity demand.

“Perhaps most rewarding was that this multi-disciplinary project brought together so many talented professionals from nearly every PS&S department,” said Judge. “It’s clearly one of the best examples of our all-inclusive model of offering full-service architecture, engineering, design and environmental consulting services.”

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