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June 6. 2025  
22074 02

Re: PSE&G Substation Improvements  
**Waiver of Development Standard and Submission Waivers  
Completeness Review**  
225 Sharp Road  
Block 15, Lot 2  
Application # P25-08

Ms. Jennifer Newton, Board Secretary  
Township of Evesham  
984 Tuckerton Road  
Marlton, NJ 08053

Dear Ms. Newton:

The Applicant is a Waiver of Development Standard and a Submission waiver to proposed improvements to the referenced parcel. The site contains 54.402 acres and is the Cox's Corner switching station location on approximately 5 acres. The remainder of the site consists of woods, wetlands and fallow agriculture fields. A new Sharp Road switch station will be constructed and improvements to the Cox's Corner switching station are proposed.

The site has frontage along Sharp Road and has an existing driveway to access Cox's Corner switch station. A new driveway is proposed to access the Sharp Road switch station. The site is located in the Institutional (INS) zoning district. The site is encumbered by numerous critical areas such as wetlands, wetlands transition area, riparian buffer and state open waters.

Our office has reviewed the following information, prepared by PSE&G unless otherwise noted, for completeness:

1. Project Introduction, dated May 14, 2025.
2. Land Development Application with Checklists.
3. Green Development Checklist
4. Land Use and Zoning Ordinance Compliance Statement, dated May 2025.
5. Memorandum, Sharp Road Switch Station, Traffic Statement, prepared by Black and Veatch (B&V), dated April 30, 2025.
6. Acoustical Evaluation of Additional Equipment and Systems, prepared by Ostergaard Acoustical Associates, dated April 2, 2025.
7. Preliminary Assessment Report, prepared by Matrix New World, dated December 2024.
8. Phase II Archaeological Investigation, pared by PS&S, dated July 19, 2024.
  - a. Memo from SHPO recommending no additional archaeological consideration (August 30, 2024).
9. Stormwater Management Report, Sharp Road Switch, prepared by B&V, dated April 23, 2025.
10. Boundary and Topographic Survey, 3 sheets, dated April 28, 2025.
11. Landscape Plans, prepared by Matrix New World, 1 sheet, dated April 25, 2025.
12. Site Plan – Cox's Corner and Sharp Road Switching Stations, prepared by PSE&G and B&V, 2 sheets, dated April 28, 2025.
13. Site Plan – Sharp Road Switch, prepared by B&V, 22 sheets, dated April 23, 2025.

14. Site Plan – Cox’s Road Switch, prepared by B&V, 13 sheets, various dates for original plans, revised to April 23, 2025.
15. Tree Removal Plan, 4 sheets, dated April 28, 2025.
16. Environmental Impact Report, prepared by E2 Project Management, LLC, dated May 2025.

### **General Information**

Applicant: PSE&G  
 Owner: c/o Kathleen L. Hering PE Permitting Specialist  
[katherine.hering@pseg.com](mailto:katherine.hering@pseg.com)

Engineer: Nicholas Gaspar, PE / Tyler Schumacher, PE  
 Black and Veatch  
[gasparn@bv.com](mailto:gasparn@bv.com) / [schumachert@bv.com](mailto:schumachert@bv.com)

Planner: Paul Ricci, PP, AICP  
 Ricci Planning, LLC  
[paul@ricciplanning.com](mailto:paul@ricciplanning.com)

Attorney: Marc Liebman, Esq.  
 Chiesa, Shahinian & Giantomasi PC  
[mliebman@csglaw.com](mailto:mliebman@csglaw.com)

### **Completeness Review**

Our office has reviewed the above referenced documents for completeness. The Land Development checklists were utilized as a guide and the requested submission waivers are noted.

1. NOTE: all plans and reports should be signed and sealed by the professional who has prepared the documents.
2. The items which require further revisions or submissions are listed below:

#### 94 Attachment 1 Land Development Checklist

Item # 6 Map size: *A submission waiver is requested for the size of the plans provided. Our office recommends this submission waiver.*

Item # 86 Items to be covered by a performance bond: *A submission waiver has been requested. This item can be provided as a condition of approval should the Board act favorably on this application.*

#### Attachment 2.2

Item # 17 Copy of deed restrictions – *a stormwater management deed restriction will be required. This item can be provided as a condition of approval should the Board act favorably on this application.*

Item # 18 Proposed easement – *a stormwater easement will be required. This item can be provided as a condition of approval should be Board act favorably on this application.*

Our office finds this application complete.

**Permits and Approvals**

1. The following is a list of outside agency approval which may be required for this application (this summary is provided as a response to various checklist item submission requirements:
  - a. Evesham Township Construction Code Official
  - b. Evesham Township MUA, application for water and sanitary sewer service, dated May 13, 2025.
  - c. NJ DEP, Fresh Water Wetlands Letter of Interpretation: Line Verification, dated March 14, 2024.
  - d. NJ DEP, Flood Hazard Area Verification Approval, dated January 6, 2025.
  - e. Burlington County Planning Board, application dated April 30, 2025.
  - f. Burlington County Soil Conservation District, application dated April 30, 2025.
  - g. Any and all others that may be required.

**Administrative**

2. All future re-submissions of the plans shall clearly indicate a revision date and be accompanied with a point-by-point response letter to the comments of the Board's professional staff.
3. We reserve the opportunity to make further comments in our review of plans and documentation should additional information become available to address this initial review.

Should you or the Applicant have any questions, please do not hesitate to contact our office.

Sincerely,



Rakesh R. Darji, PE, PP, CME, CFM  
*Planning Board Engineer*

RRD/mbs

Cc: Kevin Rjis, Director of Community Development, ([rjisk@evesham-nj.gov](mailto:rjisk@evesham-nj.gov))  
Public Service Electric and Gas, Applicant, c/o [Katherine.hering@pseg.com](mailto:Katherine.hering@pseg.com) / [Robert.pollock@pseg.com](mailto:Robert.pollock@pseg.com))