



Township of Evesham.

<https://evesham-nj.org/departments/construction>

984 Tuckerton Road • Marlton • NJ 08053 • 856-983-2900 • Township Code Book: <https://www.ecode360.com/EV0481>

Land Development Application Form

The application must be filed with the board **at least 20-days prior** to the hearing date.

Application Fee is Nonrefundable.

RECEIVED

Application Fee (94-10): \$900.00
Escrow (initial deposit): \$6,226.80

Date received: MAY 14 2025
PB or ZBA #: P25-08
HPC App #: _____

If you are not familiar with the [Township Zoning Code \(Ch. 160\)](#), please see the Township Administrative Officer for assistance or visit the Community Development webpage:

<http://www.evesham-nj.org/index.php/forms-comm-dev> or
[Application Checklists: Attachments to Chapter 94 Land Use Regulations](#)

1. SITE INFORMATION

ZONE DISTRICT: INS - Institutional

Property Address: 225 Sharp Road

Block/s: 15 Lot/s: 2

Development Name: Sharp Road Switch Home Owners Association: YES NO

Is the property within the Pinelands. YES NO

Present Use: Cox's Corner Switching Station to remain Proposed Use: New electrical Sharp Road Switch Station

Proposed Development Name: PSE&G Cox's Corner Switching Station / Sharp Road Switch Station

Proposed Number of Phases of Construction: 1

2. APPLICANT & OWNER INFORMATION

Applicant Name: Public Service Electric & Gas Company (PSE&G) c/o Katherine L. Hering, PE Permitting Specialist

Mailing Address: 4000 Hadley Road, South Plainfield, NJ 07080

Phone #: 732-804-5478 Email: Katherine.Hering@pseg.com

Form of Ownership: Individual Partnership Corporate
 Government Nonprofit Utility

If applicant is not the owner, state applicant's authority to bring this application and specific interest in application (i.e. agent for owner, equitable interest, agreement of sale): _____

Katherine L. Hering, PE PSE&G, Permitting Specialist

Property Owner Name: Public Service Electric & Gas Company, c/o Robert Pollock

Property Owner Address: 4000 Hadley Road, South Plainfield, NJ 07080

Phone #: 848-210-0195 Email: Robert.Pollock@pseg.com

Form of Ownership: Individual Partnership Corporate
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3. APPLICATION TYPE: Check as many items as applicable.

- Bulk Variance/s Use Variance Conditional Use Informal/Concept Review
- Appeal of Decision Site Plan Waiver Interpretation of Zoning Map or Ordinance
- Waiver of Development Standard Submission Waiver Other _____

Subdivision Application: N/A

- Minor Subdivision Major Sub. Preliminary Major Sub. Final
- _____ Total Number of lots to be created _____ Total Proposed Dwellings

Amend Prior Subdivision Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. _____

Site Plan Application:

- Minor Site Plan Preliminary Major Site Plan Final Major Site Plan

Amend Prior Site Plan Approval/s: Please provide copies of the prior resolutions of approval and any supplemental information. _____

4. ROADWAY JURISIDCTION: NJ State County Route Municipal Road

5. PROPERTY DIMENSIONS:

- a. Total Area in square feet or acres: 58.402 acres b. Frontage in feet: 1,025.84'
- c. Corner property: Yes or No

6.A. SUBDIVISION INFORMATION: N/A

1. Number of proposed lots: _____
 2. Average lot size in square feet or acres: _____
Proposed: _____ Required: _____
 3. Average Street Frontage: _____
Proposed: _____ Required: _____
 4. Will any new streets be created? Yes No
 5. Purpose of Subdivision:
Residential Industrial Mixed Use Commercial
Office Agriculture Other (Describe): _____
- _____



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Existing Cox's Corner serviced by potable well and septic to remain. Proposed public water and sewer service to proposed Sharp Road Switch

7. UTILITIES: (Complete if subdivision and/or site plan are requested)

- a. What is the present source of potable water? Well Municipal
- b. Is the present water source adequate to service the proposed development? Yes No
- c. If the present water source is not adequate, how will the development receive potable water? _____
- d. Is municipal water service capacity presently available? Yes No
- e. Has application been made for municipal water connection permits? Yes No
If yes, how many 1 and when 5/13/2025
- f. Will an existing well be used? Yes No
- g. Are any new wells to be used? Yes No
- h. Has the potability of the well water been certified? Yes No
- i. Is the property serviced by municipal sewer? Yes No
- j. Will the development require additional sewer lines? Yes No
- k. Can the existing connection service the development? Yes No
- l. Is sewer capacity presently available? Yes No
- m. Has application been made for municipal sewer connection permit(s)? Yes No
Yes, for proposed Sharp Road Switch Station If yes, how many 1 and when 5/13/2025
- n. Have any municipal water connection permits been obtained? Yes No
If yes, how many 1 and when 5/13/2025
- o. Have any municipal sewer connection permits been obtained? Yes No
- p. Is there any existing septic system? *Existing Cox's Corner serviced by existing septic to remain.* Yes No
- q. Can the existing septic system service the development? *Existing Cox's Corner serviced by existing potable well to remain.* Yes No
- r. Is a new septic system proposed? *Existing Cox's Corner serviced by existing potable well to remain.* Yes No

If yes, state the type:

- Conventional
- Alternative

- Waterless toilet w/ gray water
- Other (describe) _____

- s. Has application been made for an on-site septic system(s)? Yes No
If yes, how many _____ and when _____
- t. Has the application been approved? Yes No
If yes, and when _____

- u. **Gas:** (check) *N/A - None existing, none proposed or needed*
Natural Proposed Existing
Propane Proposed Existing

- Electric:** (check)
Above ground Proposed Existing
Below ground Proposed Existing



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8. SITE PLAN INFORMATION: (complete if site plan requested)

	<u>Existing</u>	<u>Proposed</u>	<u>Required</u>
a. Minimum Lot Area (sf) or acres	58.402 ac.	58.402 ac.	2.0 ac.
b. Building coverage limit (%)	N/A		
c. Front Yard Setback (ft)	711.7 ft.	349.3 ft.	75 ft.
d. Side Yard Setback (ft)	73.2 ft. *	No change	100 ft.
e. Rear Yard Setback (ft)	26.1 ft. *	No change	100 ft.
f. Frontage (ft)	1,025.7 ft.	No change	400 ft.
g. Impervious coverage limit (%)	0.09	0.12	0.65
f. Clearing Limits (%)	0.093	0.15	0.65
h. Vegetated Area (Sq.ft or Acres)	N/A		
i. Number of Curb Cuts	1 to remain	1 new	
j. Parking Spaces	0	0	0
k. Building Height (ft)	N/A	14'-4"	
f. Gross Floor Area (sf)	N/A	1,512 s.f.	

* - Existing non-conformity

Type of Building Construction: Brick Frame Other (describe) Pre-fabricated
Architectural Style: Utility - 28' x 54' pre-fabricated metal siding Control House

Briefly describe what the site plan/project proposes: _____

- Enhance the reliability of the PSE&G electrical grid through the construction of the new Sharp Road Switch Station to the east of the already-existing Cox's Corner Switching Station. Development of the new Sharp Road Switch Station will include the installation of:
- 230/69kV transformer w/ associated oil containment
 - 28' x 54' Control House w/ a single bathroom
 - Electrical equipment of appropriate voltage class
 - Overhead and underground line termination structures, lightning protection
 - Spread footer or slab-on-grade foundations for all equipment
 - Retaining walls
 - 4" thick 3/4" clean stone station surface
 - 16-foot wide water-bound macadam access roads
 - Stormwater management facilities
 - 8-foot high anti-cut/anti-climb security fencing
 - Station lighting
 - Landscaping/buffering

Project also includes the installation of new equipment and steel structures on existing foundations, and perimeter security upgrades at the existing Cox's Corner Switching Station. The new perimeter security upgrades will consist of a combination of a new 8-foot high anti-climb/anti-cut fence and 17-foot high pre-cast concrete walls to replace the existing perimeter fence around the Cox's Corner Switching Station.



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9. VARIANCES: Complete for variance applications. **Public Notice (15-16) must be completed by the applicant in compliance with the requirements of the New Jersey Municipal Land Use Law. A copy of the public notice and proof of service are required.**

A. Briefly describe each variance requested and provide Zoning Code Section from which relief is being sought: See attached Compliance Statement

B. If a "d" variance is requested, what are the special reason(s) which support your application: (This type of variance can only be heard by the Zoning Board of Adjustment) None requested. See attached Compliance Statement

C. If a "c" variance is requested, what are the exceptional property conditions which prevent you from complying with the zoning ordinance? No proposed "c" variances requested. See attached Compliance Statement

D. If a "c" variance is requested and you contend there are no exceptional property conditions, how will the Municipal Land Use Act be advanced if the variance were to be granted and how would the benefits of a variance outweigh any detriment? No proposed "c" variances requested. See attached Compliance Statement

E. Supply a brief statement of facts showing why the requested variance can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the Township's zoning plan and zoning ordinance: _____
See attached Compliance Statement

10. WAIVERS: (Complete if waiver/s requested) Attach additional pages if necessary.

A. Subdivision or Site Plan Filing: Briefly describe each filing requirement (submission) waiver you are seeking: See attached Compliance Statement



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B. Subdivision or Site Plan Filing: Briefly describe each Design Standard Waiver you are seeking:
See attached Compliance Statement

11. INTERPRETATION - APPLICATION: For Zoning Board of Adjustment only.

Attach a statement of contentions and provide Code Section(s) in question.

12. APPEAL DECISION OF ZONING OFFICER OR BUILDING INSPECTOR - APPLICATION:

Attach a statement which includes the following: (1) Description of the order, determination or decision being appealed (hereinafter called "adverse ruling"), (2) Name and Title of enforcing officer, (3) Date adverse ruling was issued, (4) Date applicant received adverse ruling, (5) Why you allege the adverse ruling is in error, (6) The relief you are seeking, and (7) If the adverse ruling is upheld, do you request that a variance be considered?

13. OTHER AGENCIES OR PRIOR APPROVALS REQUIRED:

Agency	Yes or No	Date Submitted
A. Burlington County Planning Board	Yes	4/30/2025
B. Burlington County Soil Conservation	Yes	4/30/2025
C. Pinelands Commission	No	
D. NJ Department of Transportation	No	
E. NJ Department of Environmental Protection	Yes	2024
F. Other: (Describe) Evesham MUA		5/13/2024

(New water and sewer services to proposed Control House)

14. SUBMISSION ITEMS: Plans, surveys, reports, & other items included with application.

Item/Exhibit	Date/Last Revision	Prepared By
See submission cover letter		

15. SUPPLEMENTAL INFORMATION:

A. Have there been any previous applications for this property filed with the Planning Board or Zoning Board?

Planning Board: Yes No Zoning Board: Yes No

If yes, state the nature, date and disposition of each prior application: (all approved)

ZBA - October 20, 2003 Approved upgrades to existing Cox's Corner Switching Station

ZBA - 2010 - Installation of electrical equipment within existing Cox's Corner Switching Station

PB - 2015 - 29,250 s.f. addition to Cox's Corner Switching Station for 50MVA Reactor



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B. Describe any deed restrictions affecting the property: None

C. Describe any proposed deed restrictions: Deed restrictions on wetland and buffer areas.

D. Describe any easements or rights of way affecting the property: None

E. Describe any easements or rights of way proposed by the applicant: None

16. CORRESPONDENCE: In addition to the applicant, to whom should Township and/or the Board Professional/s correspondence be sent?

Name: Marc Liebman, Esq. CSG Address: 105 Eisenhower Parkway, Roseland, NJ 07068

Name: _____ Address: _____

Name: _____ Address: _____

17. APPLICANT PROFESSIONAL & EXPERT WITNESS LIST:

A. Name & Profession (**Attorney**, Engineer, Planner etc): Marc Liebman, Esq.

Chiesa, Shahinian & Giantomasi PC

Mailing Address: 105 Eisenhower Parkway, Roseland, NJ 07068

Phone #: 973-530-2299 (office) Email: mliebman@csglaw.com

201-647-5999 (mobile)

B. Name & Profession (Attorney, **Engineer**, Planner etc): Nicholas Gaspar, P.E.

Black & Veatch

Mailing Address: 11401 Lamar Avenue, Overland Park, KS 66211

Phone #: 952-896-0800 Email: GasparN@BV.com

C. Name & Profession (Attorney, **Engineer**, Planner etc): Tyler Schumacher, P.E.

Black & Veatch

Mailing Address: 11401 Lamar Avenue, Overland Park, KS 66211

Phone #: 952-896-0799 Email: SchumacherT@BV.com

D. Name & Profession (Attorney, Engineer, **Planner** etc): Paul Ricci, P.P., A.I.C.P.

Ricci Planning, LLC

Mailing Address: 177 Monmouth Avenue, Atlantic Highlands, NJ 07716

Phone #: 908-642-0070 Email: paul@ricciplanning.com



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18. CERTIFICATIONS:

A. TAX COLLECTOR CERTIFICATION (Proof of Payment)

It is hereby certified that all taxes, municipal liens, and utility charges for the address and block and lot below are paid and current as of 4-11-25.

Address: 225 Sharp Road

Block/s: 15

Lot/s: 2

Property Owner: Public Service Electric & Gas Company (PSE&G)

[Signature] 4-11-25

Evesham Township Tax Collector Signature and Date

B. APPLICANT CERTIFICATION:

The undersigned certify they are the applicant(s) named in the foregoing application or the undersigned certify they are legally authorized to submit the foregoing application and may sign this Certification on behalf of the applicant. The undersigned certify the information stated in the foregoing application and submissions made therewith are true and correct. If any of the foregoing statements are willfully false, the undersigned understand they are subject to punishment.

Katherine L. Hering

Applicant Signature Date 05/13/2025

Applicant Signature Date

Print Name: Katherine L. Hering

Print Name: _____

Print Title: PSE&G Permitting Specialist

Print Title: _____

C. OWNER CERTIFICATION:

The undersigned hereby certify that he/she/it/they is/are the owner(s) of the property which is the subject of the foregoing application and that the applicant named therein has been authorized to submit said application to the Planning Board or Zoning Board of Evesham Township. The undersigned certify he/she/it/they is/are said owner(s) or is/are legally authorized to sign this certification on behalf of the owner. The undersigned realize that if any of the foregoing statements are willfully false, he/she/it/they is/are subject to punishment

[Signature]

05/13/2025

Owner Signature Date

Owner Signature Date

Print Name: Robert Pollock

Print Name: _____

Print Title: PSE&G Senior Director
Environmental Projects & Services

Print Title: _____



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CERTIFICATION OF CORPORATE/PARTNERSHIP

To be completed if the applicant is a corporation/partnership and if the application seeks permission to subdivide a parcel of land into six (6) or more lots, or seeks a variance to construct a multiple dwelling of twenty-five (25) or more family units, or seeks site plan approval of a site to be used for commercial purposes in accordance with N.J.S.A. 40:55D-4B.1.

The undersigned hereby certifies that he/she is an authorized representative of the applicant named in the foregoing application and that the applicant is a corporation [] partnership []. The undersigned hereby certifies that the name and address of all shareholders or individual partners owning at least 10% of the stock of the corporation or at least 10% of the interest in the partnership is:

Print Name:
BlackRock, Inc.

Vanguard Group

Print Address:
50 Hudson Yards, New York, NY 10001

100 Vanguard Blvd., Malvern, PA 19355

The undersigned realizes that if any of the foregoing statements are willfully false, he/she is subject to punishment.



Signature

Print Name: Katherine L. Hering
Print Title: PSE&G Permitting Specialist
Date: 5/13/2025

If any of the above owners is a corporation or partnership, the applicant is required to disclose the name and address of each individual holding a 10% interest, or greater, in the named corporation or partnership which shall be divulged in the same format as the above pursuant to N.J.S.A. 40:50D- 48.2). (Attach separate sheet if needed).

This application was prepared by: Katherine L. Hering, P.E., P.P., C.M.E.

Print Name



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D. AGREEMENT TO PAY FEES: This agreement, made and entered on ____ 20²⁵, by and between the Township of Evesham, a Municipal Corporation of the State of New Jersey (hereinafter TOWNSHIP) and Public Service Electric & Gas Company (PSE&G) (hereinafter DEVELOPER), is made upon the following terms and conditions.

INFORMATION AND CONTACT/S Entity responsible for escrow-Property Owner or Developer

Project Name: PSE&G Cox's Corner Switching Station and Sharp Road Switch Station

Applicant Name: Katherine L. Hering, PSE&G Permitting Specialist Escrow Contact Name: Katherine L. Hering

Applicant/entity name responsible for the escrow must match the name submitted on the W9

Phone #: 732-804-5478 Email: Katherine.Hering@pseg.com

Applicant Mailing Address: 4000 Hadley Road, South Plainfield, NJ 07080

Notice: DEVELOPER agrees that all notices or refunds shall be mailed to the following address (note if different to above): c/o Katherine L. Hering, 4000 Hadley Road, South Plainfield, NJ 07080

1. Agreement to Pay Fees: DEVELOPER hereby covenants and agrees to pay all charges and fees imposed by the TOWNSHIP in connection with the application for development filed contemporaneously herewith. Such fees include, but are not limited to, application fees, attorney review fees, engineer review fees planner review fees, copy costs and postage applicable to this application.

2. Escrow Deposit: TOWNSHIP hereby acknowledges receipt of \$ 6,226.80, said sum being a cash deposit to be placed in a TOWNSHIP trust account to cover the cost of the aforementioned review and inspection fees. Such sum shall be charged periodically as fees and charges accrue and the balance of the escrow sum, if any, after all charges and fees have been paid shall be returned to DEVELOPER.

3. Additional Payments: The DEVELOPER agrees to pay any additional sum required to pay charges and fees not covered by the escrow deposit within fifteen (15) days after the date of receipt of a notice of deficiency by the appropriate Township Office. The DEVELOPER understand and agrees to pay such sum notwithstanding any dispute as to the reasonableness of the fees and charges.

4. Contest of Reasonableness: DEVELOPER agrees that the reasonableness and/or accuracy of any fee or charge may be challenged within seven (7) days of receipt of the professional's billing advice copy and in accordance with the Code of the Township of Evesham. DEVELOPER understands and agrees that the aforesaid procedures shall be the sole and exclusive method of challenging the reasonableness and/or accuracy of charges and fees and hereby waives any longer statue or limitations.

5. Notice: See Developer information and contact/s above

6. Transferability: DEVELOPER understands and agrees that this contract agreement is not transferable, in whole or in part, nor can the DEVELOPER relieve himself/herself from obligation as stated in this contract agreement until such time as said DEVELOPER provides an acceptable dated replacement contract agreement to relieve said DEVELOPER of any further obligation as stated in this contract agreement. This transfer of obligation shall commence on the later of the date of the acceptance by the TOWNSHIP of this replacement contract agreement.

7. Collection: Should the DEVELOPER fail to pay any amount required to be paid hereunder when due, TOWNSHIP shall be entitled to pursue all remedies at law or equity. Interest shall accrue at rate of 18% per annum simple interest on all sums unpaid after the due date. The TOWNSHIP may collect a reasonableness attorney fee which shall not be less than \$300.00 should litigation for the purpose of collecting any sum be commenced.

Katherine L. Hering 5/13/2025
Signed Developer Date