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August 8, 2025
22074 02

RE: PSE&G Substation Improvements – Sharp Road Switch
Preliminary & Final Major Site Plan 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:

Our office has received an application for a Preliminary & Major Site Plan for the above-referenced site. The subject property is located at 225 Sharp Road and identified as Block 15, Lot 2 on the Township of Evesham Tax Map #3. The property is 58.4 acres and is located in the INS – Institutional District where Public Utilities are a permitted use. It is located between North Elmwood Road to the west, Church Road to the north, Sharp Road to the east, and Evesboro - Medford Road to the south. There is an existing PSE&G Switching Station (Cox's Corner Switch Station) located on the west side of the property and is accessed by a driveway off Sharp Road. The existing Cox's Corner Switch Station and access road occupy approximately 7 acres of the parcel. The proposed new Sharp Road Switch Station project is planned for the east side of the property.

The existing Cox's Corner Switch Station consists of areas overlain with stone, asphalt, and concrete surrounded by perimeter fencing. Located within the fence-enclosed area is a one-story control building, electrical equipment typically utilized in an electrical switching station, including but not limited to voltage regulation unit, disconnect switches, lightning protection and breakers. PSE&G existing Cox's Corner Switch Station has a 230kV overhead transmission line running north-south through the property.

The remainder of the property consists of wooded areas, wetlands and fallow agricultural areas. An unnamed tributary of Sharps Run flows north-south between the existing Cox's Corner Switch Station and the location of the proposed Sharp Road Switch Station. The existing station is surrounded by agricultural fields and patches of forested land. Single-family residences are located further to the north, south, and west, as well as to the east, on the opposite side of Sharp Road. The existing Cox's Corner Switch Station is buffered from residential areas by relatively extensive areas of fields and forested areas.

Our office has received the following information in support of the application. The plans and documents submitted have been prepared by PSE&G unless otherwise noted:

1. Evesham Township Land Development Application Form with Checklists, received May 14, 2025.
2. Site Plan Cover Letter, dated May 14, 2025.
3. 200-foot property owners list, prepared by Evesham Township Tax Assessor, dated February 28, 2025.
4. 200-foot property owners list, prepared by Mount Laurel Township Tax Assessor, dated March 4, 2025.

5. Existing deed of the property.
6. Resolution No. PB 15-04 adopted by the Evesham Township Planning Board on July 2, 2015.
7. Resolution No. ZB-1-18 adopted by the Evesham Township Zoning Board of Adjustment on December 20, 2010.
8. Compliance Statement, prepared by E2 Project Management, LLC, dated May 2025.
9. Environmental Impact report, prepared by E2 Project Management, LLC, dated May 2025.
10. Traffic Impact Statement, prepared by Black & Veatch, dated April 30, 2025.
11. Acoustical Evaluation of Additional Equipment and Systems, prepared by Ostergaard Acoustical Associates, dated April 2, 2025.
12. Stormwater Management Report, prepared by Black & Veatch, dated April 23, 2025.
13. Phase II Archaeological Investigation, prepared by PS&S, LLC, dated July 19, 2024.
14. Preliminary Assessment Report, prepared by Matrix New World, dated December 2024.
15. Boundary and Topographic Survey, dated April 28, 2025, consisting of three (3) sheets.
16. Site Plan, dated April 28, 2025, consisting of (2) sheets.
17. Tree Removal Plan, dated April 28, 2025, consisting of four (4) sheets.
18. Landscaping Plan, Notes and Details, prepared by Matrix New World, dated April 25, 2025.
19. Engineering Plans of the Proposed Sharp Road Switch, prepared by Black & Veatch, dated April 23, 2025, consisting of twenty-two (22) sheets:
 - a. Cover Sheet, sheet 1 of 22.
 - b. Key Plan, sheet 2 of 22.
 - c. Bus Sections, sheet 3-4 of 22.
 - d. Foundation Plan, sheets 5 of 22.
 - e. Control House Floor Plan, sheet 6 of 22.
 - f. Grading and Site Development Plan, sheet 7 of 22.
 - g. Grading Details, sheet 8 of 22.
 - h. Sight Triangle Plan, sheet 9 of 22.
 - i. Stormwater and Site Utilities Plan, sheet 10 of 22.
 - j. Utility Profiles & Details, sheet 11-14 of 22.
 - k. Soil Erosion and Sediment Control Plan, sheet 15 of 22.
 - l. Soil Erosion and Sediment Control Notes and Details, sheet 16 of 22.
 - m. Ultimate Lighting Distribution Plan, sheet 17 of 22.
 - n. “LED” Lighting Design, Fixture Schedules and Details, sheet 18 of 22.
 - o. 8’ High Anti-Cut/Climb Fence Details, sheet 19-20 of 22.
 - p. General Fence Details, sheet 21 of 22.
 - q. Temporary Trailer Plan, sheet 22 of 22.
20. Engineering Plans of the Improvements proposed at the existing Cox’s Corner Switching Station, prepared by Black & Veatch, consisting of the following thirteen (13) sheets:
 - a. Plan & Profile, sheet 1 of 13.
 - b. Bus Sections & Elevations, sheet 2-4 of 13.
 - c. Property Layout & Fence, sheet 5 of 13.
 - d. Soil Erosion and Sediment Control Plan, sheet 6 of 13.
 - e. Soil Erosion and Sediment Control Notes and Details, sheet 7 of 13.
 - f. Ultimate Lighting Distribution Plan, sheet 8 of 13.
 - g. Lighting Details, sheet 9 of 13.
 - h. 8’ High Anti-Cut/Clum Fence Details, sheet 10 of 13.
 - i. 17’ High Precast Concrete Wall with Steel Door Elevation, sheet 11 of 13.
 - j. 17’ High Precast Concrete Wall with Slide Gate elevation, sheet 12 of 13.
 - k. 17’ High Precast Concrete Wall with Swing Gate Elevation, sheet 13 of 13.

General Information

Applicant/ Owner: PSE&G c/o Katherine L. Hering, PE
Katherine.Hering@pseg.com

Engineer: Nicholas Gaspar, PE
Black & Veatch
GasparN@BV.com

Planner: Paul Ricci, PP, AICP
Ricci Planning, LLC
paul@ricciplanning.com

Attorney: Marc Liebman, Esq.
Chiesa, Shahinian & Giantomasi PC
mliebman@csglaw.com

Zoning

1. The Parcel is located in the INS – Institutional District where Public Utilities are a permitted use.

INS - Institutional District, §160-67
Attachment 14

	Required	Existing	Proposed	
Min. Lot Area	58.402 AC	58.402 AC	N/C	Conforms
Min. Lot Width	400 FT	1025.70 FT	1025.70 FT	Conforms
Min. Front Yard Setback	75 FT	711.70 FT	349.30 FT	Conforms
Min. Side Yard Setback	100 FT	73.20 FT	N/C	ENC
Min. Rear Yard Setback	100 FT	26.10 FT	N/C	ENC
Max. Impervious Coverage	65%	9%	12%	Conforms
Max. Clearing Limits	65%	9.3%	15%	Conforms

Variances

1. Per §160-22C(2), fences shall be not less than 4 FT high and not greater than 6 FT in height. The applicant is proposing an 8 FT chain link fence. A variance is required.
2. The following are existing, non-conforming conditions which will not change as a result of the proposed improvements:
 - a. Per §160-67, the minimum side yard setback is 100 FT. The existing side yard setback is 73.20 FT.
 - b. Per §160-67, the minimum rear yard setback is 100 FT. Th existing rear yard setback is 26.10 FT.
3. Our office defers to the Board Planner for additional variances and waivers that may be required.

General Comments

4. Our office defers to the Fire Marshal for comments regarding site safety, signage, striping and maneuvering of fire vehicles.
5. The applicant should provide testimony regarding the following, specifically if significant changes are anticipated as a result of the proposed improvements:
 - a. Number of employees
 - b. Hours of operations
 - c. Delivery and trash schedules and types of delivery vehicles anticipated
6. The applicant should provide testimony regarding the current operations of the existing Switch Station, the proposed construction phasing and coordination of the construction of the proposed improvements so there is no disruption to the existing uses.
7. The applicant should provide testimony as to phasing of the project. In addition, if access to the existing Cox's Corner Switching Station will be impacted by construction activities at the proposed Sharp Run station.

8. The applicant should provide testimony regarding the parking needs of the proposed switch station during employee access.
9. §144-3 of the Evesham Township Ordinance discusses tree removal. The applicant shall provide a tree removal plan. The applicant should provide testimony on how tree removal and replacement will be conducted on site, as well as any tree deficit that occurs. The fees associated with a tree deficit should be calculated and included as a condition of resolution should the Board act favorably on this application.

Site Plan

10. It is noted that there is numerous site plans provided and not all of the site plans contain the same information. Identification of various proposed improvements (materials, dimensions, heights, components) should be consistent throughout the plan set so that the future buildout's contractor will not need to look through both the Black and Veatch plans and the PSEG plans to find the information.
11. The zoning schedule should be revised to provide the correct lot area under proposed (sheet: Site Plan 1&2).
12. Temporary matting is shown on the site plan to be provided for access to the lattice tower. A note quantifying the area of matting along with a timeline for restoration and restoration details should be provided (sheet: Site Plan 2).
13. The tree removal schedule should be revised to reflect that the information provided is in accordance with Chapter 144 of the Township ordinance regarding replacement requirements (sheet: Tree Removal Plan).
 - a. It is noted that there is a deficiency of 163 trees. The applicant should review the total number of trees. The quantity of replacement trees is 339 and the applicant is providing 103 which leads to a deficiency of 236 trees, not the 163 noted. Compensation should be discussed.
 - b. Ninety-eight (98) trees are depicted to be provided on the landscape plan (L-100-GP), 5 shy of the total trees noted to be replaced on the tree replacement plan.
 - c. Replacement trees must be planted within 12 months of the date of the tree removal (or a date specified by the municipality).
 - d. Replacement trees must be monitored by the applicant for a period of 2-years to ensure their survival and shall be replaced as needed within 12 months.
14. There are 4 FT and 8 FT chain link fences and an 8 FT anti-cut/climb fence proposed (sheet 798874).
 - a. For the fences surrounding the proposed basins, it is recommended to provide a 4 FT high split rail fence with mesh.
15. The following dimensions should be provided
 - a. The driveway and access drives.
 - b. Distance of the basins from the drive aisles/access.
 - c. Height of the camera pole.
 - d. Height of the SL&P isolation wall.
16. Street openings should follow the Evesham Township Ordinance §133-20. Our office defers to the Evesham Township Department of Public Works for further comment.
17. The proposed site signage location should be depicted. The number of each sign should also be noted, such as the no trespassing sign.
18. Four (4) 8FTx32FT temporary construction trailers are proposed. The applicant should discuss the length of time it is anticipated that the trailers will be on-site; restoration of the area after the trailers are removed; sanitary, electric and water supply to the trailer and if parking will be delineated. The west basin footprint should be clearly defined and identified to avoid any personal vehicle, construction vehicles, etc. from encroaching on the basin area.

19. A 17-FT precast wall is proposed for the Cox’s Corner Switching station. Our office defers the Board Planner for any relief which may be required due to the height of the proposed wall.
 - a. All walls over 4 FT in height shall be designed by a licensed professional engineer in the State of New Jersey. A note should be provided with the detail for this proposed wall. The signed and sealed plans for the wall shall be revised and approved by the Township Engineer prior to construction.
 - b. The details for this wall reference plans as “reference drawing #TBD.” The details should be revised to include all missing details for the wall as well as to identify where the detail is to be found.

Site Utilities Plan

20. Two retaining walls are proposed. Additional TW/BW elevations should be provided, particularly at the ends and all changes of direction of the walls.
 - a. All walls in excess of 4 FT in height should be designed by a licensed professional engineer in the state of New Jersey. Wall calculations should be provided to the Township Engineer for review and approval prior to construction. A note referencing this requirement should be provided on the wall detail.
21. The callouts referencing the detail for the retaining walls should be revised to clarify the correct sheet #.
22. General notes #2 (sheet 798446-A-OP) references specific PSE&G specifications. These are not included in the plan set. All PSE&G specifications listed in the General Notes should be provided or referenced on the Detail sheets.
23. It is recommended that the manholes for the stormwater system are identified as ST MH to differentiate between the other structures on site.
24. It is recommended that the cleanouts for the sanitary system be identified with a number and include in the callout the invert and grade for each cleanout.
25. A concrete encasement detail is depicted. The length of the encasement should be noted and the encasement locations identified on the stormwater / site utilities plan.
26. Our office defers to the MUA for further comment regarding sanitary sewer and water service.

Stormwater Management

27. The project proposes to disturb more than 1 acres of land and increase impervious cover by more than 0.25 acres and thus is classified as a “major development” for the purposes of stormwater management and must comply with the requirements of NJAC 7:8 and the Evesham Township Ordinance §62-28. The project must, therefore, meet the following requirements:
 - a. Address the rate and volume of runoff from the project site. This may be done in one of three ways as outlined in NJAC 7:8
 - i. Reduce the peak rate of runoff from the project area by 50%, 25%, and 20% for the 2-year, 10-year, and 100-year storms, respectively; or
 - ii. Demonstrate that the rate of runoff for the project is not increased from the pre-developed condition at any point along the post-developed condition hydrograph; or
 - iii. Demonstrate that the peak rate of runoff is not increased and that the increase in volume and variation in timing will not have an adverse downstream impact.
 - *The Applicant proposes to address the water quantity requirements by the 1st method described above and tabulated on Page 7 of the stormwater management report.*
 - b. Reduce the Total Suspended Solids (TSS) loading in stormwater by 80% for new impervious.
 - *The project’s proposed stormwater management facilities will consist of two (2) small-scale infiltration basins to treat the water quality storm.*

- c. Demonstrate the amount of groundwater recharge in the post-developed condition is equal to or greater than the pre-developed condition.
 - ***The Applicant proposes to provide groundwater recharge through the use of two (2) infiltration basin. The groundwater recharge spreadsheet has been provided and demonstrates this condition has been met.***
 - d. Green Infrastructure.
 - ***The Applicant meets the requirements for green infrastructure through the use of two (2) small-scale infiltration basin.***
28. The Operations and Maintenance Plan should be provided as a standalone document. We offer the following comments:
- a. The O&M manual should be in accordance with Chapter 8, Maintenance and Retrofit of Stormwater Management efforts. Our office recommends the use of the template provided at: <https://dep.nj.gov/stormwater/maintenance-guidance/#maintenance-guidance-whole-package>.
 - b. The field manual for “Sand Filter with Infiltration” should be added along with the General Maintenance requirements of the NJ BMP Manual.
 - c. The property shall be “deed restricted” to require the perpetual maintenance of the stormwater management system in accordance with the approved Stormwater Management Maintenance Plan. The restriction shall reference the maintenance manual by title, preparer, and most recent revision date. Further, the restriction shall allow that, if the responsible party fails to maintain the system, the Township shall have the right (but not the obligation) to enter upon the property to perform the requisite maintenance at the responsible party's expense. A note indicating this should be placed on the plan.
 - d. An as-built plan of the proposed stormwater management facilities should be provided as an appendix to the O&M Manual at the conclusion of construction.
29. Per NJAC 7:8-12(2a), a minimum of two soil profile pits must be excavated within the infiltration area of any proposed infiltration BMP. It appears soil testing was not performed within the infiltration area of the proposed East Infiltration Basin.
30. The conclusion references the “City of Evesham Ordinance No. 5246” this should be revised to the” Evesham Township Ordinance §62-28”.
31. To merit the approved TSS removal rate of 80%, small-scale infiltration basins must be designed to treat the Water Quality Design Storm (WQDS) as defined at N.J.A.C. 7:8-5.5(d), and in accordance with all of the design criteria. The WQDS analysis on page A25 shows a peak water surface elevation at 61.83'. The outlet control structure should contain orifices above this water surface elevation to ensure the entire WQDS volume is captured and infiltrated.
32. The following comments are provided regarding the groundwater mounding analysis:
- a. The site is located within the Coastal Plain region and therefore Kh should equal 5 times the recharge rate.
 - b. The recharge rate provided does not correspond to the testing location of the proposed BMPs.
 - c. The estimated groundwater elevation does not correspond to the testing location of the proposed BMPs, particularly based upon the results of TP#8, 2 FT of separation is not provided. The seasonal high water table is to be 2 FT from the bottom of the sand layer within an infiltration basin.
 - d. The initial thickness of the saturated zone does not correspond to the testing location of the proposed BMPs.

33. Generally, based upon the test pits results provided, soils in this area are not conducive to infiltration. The Applicant should evaluate other BMPs.
34. Soil tests are required at the exact location of the proposed basin to confirm its ability to function as designed. A minimum of two soil profile pits are required within the infiltration area of any proposed small-scale infiltration basin. No test pits are depicted in the east basin's footprint.
35. Once the basins have been constructed, the infiltration rate should be retested to ensure the design permeability rate is the same as the as-built permeability rate. Post construction testing of the system must be performed in accordance with the requirements of NJ BMP Chapter 12.
36. All basins should have an access drive. It is noted that the basins appear to be along side a drive aisle. Perhaps providing grass paver to the depicted gate would more clearly define the access for each basin.
37. The water surface elevations shown on the infiltration basin schedule detail should be revised to match the findings in the stormwater management report and include the WQDS surface elevation.
38. An emergency spillway for each infiltration basin should be provided. Emergency spillway calculations should be provided within the report for review. The routings should assume no functioning outlets/infiltration. The largest design storm should be routed over the emergency spillway to determine if structural stabilization measures would be required due to the velocities anticipated over the spillway during an emergency condition.
39. Pipe capacity calculations should be provided within the report for review. The calculations should show the conveyance network has capacity to handle the 25-YR future storm event without backup.

Soil Erosion and Sediment Control

40. Protection is recommended for the proposed trench drain at the access drive.

Landscaping and Lighting

41. It is recommended that additional vegetation be provided in areas where grass/seed mix is proposed (Sheet L-100-GP).
42. Our office defers to the Board Planner for further comment and consideration of the landscape and lighting plans.

Traffic Comments

43. The substation will be unmanned with approximately 2 to 4 times per month for routine visits by PSE&G employees or contractors.
44. The switch station will have 2 access points, 1 new access on Sharp Road and 1 access from the existing access driveway to the existing Cox's Corner switch station at the rear. These access points will be utilized during construction.
45. All staging, parking and storage of equipment during construction will occur on site.
46. Construction, arrival and departure of workers is generally expected to occur before the AM and PM peak hours. Because there are residences directly adjacent to the site, it is recommended that construction traffic utilize the existing access point to avoid disruption and noise to the residents.
47. There may be short periods when traffic will need to be stopped for large deliveries to enter or exit the site, but these will be minimal and will not generally impact the normal traffic operations.

48. The traffic engineer should discuss the direction from where construction vehicles and large deliveries will access the site and how they will impact any major intersections.
49. The applicant should address any fencing or walls that may be constructed near the driveway access and whether they will out of the sight triangle. The engineer should also discuss how the new driveway will affect the sight line for the neighboring properties.
50. PSE & G should obtain all necessary permits regarding traffic control from the Township traffic division.
51. The plans indicate trees within the sight triangle; however, it appears that this is not shown on the landscape plan or in the sight triangle. The sight triangle also extends through the neighboring property. The safety of the proposed driveway activities should be addressed by the applicant.

Permits and Approvals

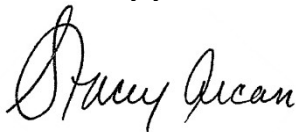
52. The following is a list of outside agency approvals and/or permits which may be required for this application:
 - a. Burlington County Planning Board, application, April 30, 2025.
 - b. Burlington County Soil Conservation District, application, April 30, 2025.
 - c. NJDEP
 - i. Flood Hazard Area Verification Approval, dated January 6, 2025.
 - ii. Fresh Water Wetlands, LOI, Line Verification, dated Mary 14, 2024.
 - d. State Historic Preservation Office, approval, dated August 30, 2024.
 - e. Evesham Township Department of Public Works
 - f. Evesham Township MUA, letter requesting service, dated May 13, 2025.
 - g. Evesham Environmental Commission
 - h. Any and all others that may be required.

Administrative

53. All future resubmissions of the plans shall clearly indicate a revision date and be accompanied by a response letter addressing all comments from the Township staff in a point-by-point fashion.
54. We reserve the opportunity to make further comments in our review of plans should additional information become available to address this initial review.

Should you or the applicant have any questions, please do not hesitate to contact the undersigned.

Sincerely yours,



Stacey Arcari, PE, PP, CME, PTOE
Planning Board Traffic Engineer



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

RRD/mbs/dw

cc: Katherine L. Hering, PE, Applicant, Katherine.hering@pseg.com
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