



May 14, 2025
Via Hand Delivery

Evesham Township
Jennifer Newton, Planning Board Secretary
984 Tuckerton Road
Marlton, NJ 08053

**RE: PUBLIC SERVICE ELECTRIC AND GAS COMPANY (PSE&G)
COX'S CORNER SWITCHING STATION AND SHARP ROAD SWITCH STATION
BLOCK 15, LOT 2; 225 SHARP ROAD
EVESHAM TOWNSHIP, BURLINGTON COUNTY, NEW JERSEY
PRELIMINARY & FINAL MAJOR SITE PLAN APPLICATION**

Dear Ms. Newton:

Public Service Electric and Gas Company (PSE&G) is pleased to submit this application to the Evesham Planning Board for Preliminary and Final Major Site Plan approval for improvements at PSE&G's existing Cox's Corner Switching Station and the proposed Sharp Road Switch Station project in Evesham Township.

Project Need and Description

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 58.402 acres and is located in the INS – Institutional District where Public Utilities are a permitted use. PSE&G existing Cox's Corner Switching Station occupies approximately 5 acres and 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 runs north-south between the existing Cox's Corner Switching Station and the location of the proposed Sharp Road Switch Station.

PSE&G proposes to construct the new Sharp Road Switch Station on the eastern portion of the property along Sharp Road, east of the existing Cox's Corner Switching Station. The development of the Sharp Road Switch Station will include the installation of a 230/69kV transformer with oil containment, electrical equipment of appropriate voltage class, overhead and underground line termination structures, spread footer or slab-on-grade foundation and station lighting. The station will be surfaced with 4" loose gravel and 16-foot wide water-bound macadam access drives. The new pre-fabricated 28' x 54' x 14'-4" high Control House will have a single bathroom that will be served by a new 2" water line and a 4" sewer lateral from Sharp Road. The station will have a stormwater management system, including above-ground infiltration basins and be enclosed with an eight-foot-high anti-cut/anti-climb security fence. To elevate the existing grades and achieve a relatively flat slope for the station, a retaining wall will be constructed in the northwest corner of the station. A new driveway from Sharp Road will be constructed along the north side of the property to access the new switching station. To buffer the station from the adjacent resident to the north, landscaping has been proposed along the new access road and behind the adjacent residence.

At the existing Cox's Corner Switching Station, PSE&G proposes to replace the existing perimeter fence with a combination of an 8-foot high anti-cut/ant-climb security fence and 17-foot high precast concrete security walls. A new A-frame will be installed on existing foundations to enable the overhead 230kV transmission lines to be reconfigured to continue to feed the Cox's Corner Switching Station *and* the new Sharp Road Switch Station.

An application has been submitted to the New Jersey Department of Environmental Protection for Freshwater Wetlands and Flood Hazard Area permits, approval is pending.

In support of our application for Preliminary and Final Major Site Plan approval with variances and design waivers, enclosed please find the following items. Please note that per the Township of Evesham Land Use Board Application Checklist, *94 Attachment 2*, there is one (1) original packet containing Items #1 through Items #16 and twenty (20) copies containing Items #5 through #16.

1. One (1) Site Plan Application fee check in the amount of \$900.00 (PSE&G check #101901679, dated April 1, 2025);
2. One (1) Escrow fee check in the amount of \$6,226.80 (PSE&G check #4000499763, dated April 4, 2025);
3. One (1) Fire District Plan Review fee check in the amount of \$500.00 (PSE&G check #101901680, dated April 1, 2025);
4. One (1) signed W9;
5. One (1) copy of the Applications and Checklists:
 - a. Land Development Application Form;
 - b. Land Use Regulations Checklist (*94 Attachment 1*);
 - c. Land Use Board Application Checklist (*94 Attachment 2*);
 - d. Justification for Application and Checklist Waiver Items Requested;
 - e. Green Development Checklist
6. One (1) copy of 200-foot property owners list prepared by Evesham Township Tax Assessor dated February 28, 2025;
7. One (1) copy of 200-foot property owners list prepared by Mount Laurel Township Tax Assessor dated March 4, 2025;
8. One (1) copy of existing deed of the property. The property does not have any existing easements, deed restrictions or covenants;
9. One (1) copy of Resolution No. PB 15-04 adopted by the Evesham Planning Board on July 2, 2015 for a 29,250 s.f. addition to the existing Cox's Corner Switching Station and a variance to permit a fence of 8 feet high;
10. One (1) copy of Resolution No. ZB-10-18 adopted by the Evesham Zoning Board of Adjustment on December 20, 2010 for the expansion of a pre-existing non-conforming use for the installation of additional electrical equipment at the existing Cox's Corner Switching Station;
11. One (1) copy of email correspondence from the NJDEP providing SHPO Approval for the Phase II Archaeological Investigation, File No.0313-23-0001.1, dated August 30, 2024;

12. One (1) copy of the NJDEP Freshwater Wetlands Letter of Interpretation/Line Verification, File No. 0313-23-0001.1 dated March 14, 2024;
13. One (1) copy of the NJDEP Flood Hazard Area Verification of the existing unnamed tributary, File No. 0313-23-0001.1 LUP24001 dated January 6, 2025;
14. One (1) copy of the cover letter submitting an application to the Burlington County Soil Conservation District requesting Soil Erosion & Sediment Control Plan Certification, dated April 30, 2025;
15. One (1) copy of the cover letter submitting an application to the Burlington County Planning Board requesting Site Plan review exemption, dated April 30, 2025. The property is not located on a County road, nor will the project impact a County stormwater system;
16. One (1) copy of the cover letter submitting an application to the Evesham Municipal Utilities Authority requesting a 2" water service to the proposed Control House and requesting approval of the proposed 4" sanitary sewer lateral to the proposed Control House, dated May 13, 2025;
17. Two (2) copies of Compliance Statement, prepared by E2 Project Management, LLC, dated May 2025, that identifies variances, design waivers and submission waivers requested for the application, as well as a list of all required regulatory approvals;
18. Two (2) copies of an Environmental Impact Report prepared by E2 Project Management, LLC dated May 2025, which includes water sampling results in accordance with § 94-15.B;
19. Two (2) signed and sealed copies of the Traffic Impact Statement, prepared by Black & Veatch dated April 30, 2025;
20. Two (2) copies of an Acoustical Evaluation of Additional Equipment and Systems, prepared by Ostergaard Acoustical Associates, dated April 2, 2025;
21. Two (2) copies of the Stormwater Management Report prepared by Black & Veatch, Revision 0, dated April 23, 2025;
22. Two (2) copies of a Phase II Archaeological Investigation, prepared by PS&S, LLC, dated July 19, 2024;
23. Two (2) copies of a Preliminary Assessment Report, prepared by Matrix New World, dated December 2024;
24. Nine (9) full-size and eleven (11) reduced sets of the following plans:
 - a. Boundary and Topographic Survey consisting of three (3) sheets, prepared by PSEG Services Corporation, Surveys and Mapping, dated April 28, 2025;
 - b. Site Plan, consisting of two (2) sheets, prepared by PSEG Services Corporation, Surveys and Mapping, dated April 28, 2025;
 - c. Tree Removal Plan consisting of four (4) sheets prepared by PSEG Services Corporation, Surveys and Mapping, dated April 28, 2025;
 - d. Landscaping Plan, Notes and Details, prepared by Matrix New World dated April 25, 2025;

- e. Engineering plans of the proposed Sharp Road Switch, consisting of the following twenty-two (22) sheets, prepared by Black & Veatch;

	Drawing #	Plan Description	Last Revision Date
1	COVER A - 0P	Cover Sheet	04/23/2025
2	798874 A - 0P	Key Plan	04/23/2025
3	798878 A - 0P	Bus Sections – Sheet 1	04/23/2025
4	798879 A - 0P	Bus Sections – Sheet 2	04/23/2025
5	807127 A - 0P	Foundation Plan	04/23/2025
6	798875 A - 0P	Control House Floor Plan	04/23/2025
7	798446 A - 0P	Grading and Site Development Plan	04/23/2025
8	807120 A - 0P	Grading Details	04/23/2025
9	807129 A - 0P	Sight Triangle Plan	04/23/2025
10	807121 A - 0P	Stormwater and Site Utilities Plan	04/23/2025
11	807122 A - 0P	Utility Profiles & Details – Sheet 1 of 4	04/23/2025
12	807123 A - 0P	Utility Profiles & Details – Sheet 2 of 4	04/23/2025
13	807125 A - 0P	Utility Profiles & Details – Sheet 3 of 4	04/23/2025
14	807126 A - 0P	Utility Profiles & Details – Sheet 4 of 4	04/23/2025
15	798447 A - 0P	Soil Erosion and Sediment Control Plan	04/23/2025
16	798448 A - 0P	Soil Erosion and Sediment Control Notes and Details	04/23/2025
17	798891 A - 0P	Ultimate Lighting Distribution Plan	04/23/2025
18	798892 A - 0P	“LED” Lighting Design, Fixture Schedules and Details	04/23/2025
19	807118 A - 0P	8’ High Anti-Cut/Climb Fence Details – Sheet 1 of 2	04/23/2025
20	807119 A - 0P	8’ High Anti-Cut/Climb Fence Details – Sheet 2 of 2	04/23/2025
21	807128 A - 0P	General Fence Details	04/23/2025
22	807124 A - 0P	Temporary Trailer Plan	04/23/2025

- f. Engineering plans of the improvements proposed at the existing Cox’s Corner Switching Station, consisting of the following thirteen (13) sheets, prepared by Black & Veatch, and;

	Drawing #	Plan Description	Last Revision Date
1	204320 A - 22P	Plan & Profile	04/23/2025
2	207850 A - 9P	Bus Sections & Elevations – Sheet 2	04/23/2025
3	366718 A - 2P	Bus Sections & Elevations – Sheet 7	04/23/2025
4	799249 A - 0P	Bus Sections & Elevations – Sheet 9	04/23/2025
5	208393 A - 14P	Property Layout & Fence	04/23/2025
6	812201 A - 0P	Soil Erosion and Sediment Control Plan	04/23/2025
7	812202 A - 0P	Soil Erosion and Sediment Control Notes and Details	04/23/2025
8	296061 A - 8P	Ultimate Lighting Distribution Plan	04/23/2025
9	398573 A - 2P	Lighting Details	04/23/2025
10	812203 A - 0P	8' High Anti-Cut/Climb Fence Details	04/23/2025
11	812204 A - 0P	17' High Precast Concrete Wall with Steel Door Elevation	04/23/2025
12	812205 A - 0P	17' High Precast Concrete Wall with Slide Gate Elevation	04/23/2025
13	812206 A - 0P	17' High Precast Concrete Wall with Swing Gate Elevation	04/23/2025

25. One (1) USB containing an electronic copy of all aforementioned documents, reports, and plans.

Consideration of this request by the Township's Planning Board at their earliest convenience would be greatly appreciated. Should you require anything further, please contact me by phone at (732) 804-5478, or email at Katherine.Hering@pseg.com.

Sincerely,



Katherine L. Hering, P.E., P.P., C.M.E.
PSE&G – Permitting Specialist
Electric Transmission & Distribution – Projects & Construction

ENCLOSURES

cc: Marc Liebman, Chiesa, Shahinian & Giantomasi, PC
(w/ enc. via email - mleibman@csglaw.com.)