

EVESHAM TOWNSHIP PLANNING BOARD
RESOLUTION #2025-PB-11
PSE&G

(X) “C” Bulk Variances	Application: # <u>P25-08</u>
(X) Preliminary & Final Major Site Plan	Applicant: <u>PSE&G</u>
(X) Waivers	Owner: <u>PSE&G</u>
(X) Approved	Property: <u>225 Sharp Road</u>
(X) General Conditions\Additional Conditions	Block: <u>15</u> Lot: <u>2</u>
	Zone: <u>INS- Institutional</u>
	Action: <u>August 21, 2025</u>
	Memorialized: <u>September 18, 2025</u>

WHEREAS, the Applicant has applied to the Evesham Township Planning Board (“ETPB” or “Board”) for the following approval(s): Preliminary and Final Major Site Plan approval for proposed new Sharp Road Switch Station, with requested variances and waivers, as follows:

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 anti-climb security fence. A variance is required.

2. Per §160-22C(2), fences shall not be greater than 6 FT in height. A variance is necessary for the proposed 17 FT precast concrete wall.

3. Per §160-17B(1)(a) Table 1, 30 feet wide screening buffer between a proposed Public/quasi-public and institutional uses and an adjacent Residential use is required. Less has been provided along the side / rear corner of the residential property. A variance is required.

4. Per §160-17.B(1)(b) & §160-17.D(3), perimeter buffer plantings are required to be provided around the entire perimeter of stormwater management basins. None are provided. A variance is required.

5. Waiver for Street trees required to be provided along frontage, where there are no existing trees, §62-56.H.

6. Waiver for a sidewalk at the property at issue.

WHEREAS, the application was considered by the Board on August 21, 2025; and

WHEREAS, a public hearing was required and the Board has considered that public comments were made by the public; and

WHEREAS, it appears that all jurisdictional and procedural requirements of applicable Township Ordinances have been met; and

WHEREAS, the Board has considered the application and the evidence and arguments submitted by the Applicant in support thereof; and

WHEREAS, the Board has considered the recommendations and testimony of its professional staff and the following reports:

- Review letter dated August 8, 2025 by Planning Board Engineer, Rakesh Darji, PE, PP, CME, CFM, of Environmental Resolutions, Inc. (ERI), attached hereto as Exhibit A and incorporated herein by reference
- Review letter dated August 13, 2025 by Planning Board Planner, Michelle Taylor, PP, AICP, of Taylor Design Group (TDG), attached hereto as Exhibit B and incorporated herein by reference
- Review letter dated August 18, 2025 by Board Environmental Consultant, Behram Turan, P.E., LSRP, of Consulting & Municipal Engineers LLC (CME), attached hereto as Exhibit C and incorporated herein by reference
- Review Memorandum dated June 13, 2025 by Evesham Township Fire Marshall, Deputy Chief Scott Freedman, attached hereto as Exhibit D and incorporated herein by reference

WHEREAS, requirements necessary to approve the application have been met; and

WHEREAS, the Board has made the following findings of fact and conclusions of law (see attached);

NOW, THEREFORE, BE IT RESOLVED that the relief and approvals requested are hereby granted as follows:

1. Preliminary & Final Major Site Plan.
2. A variance from §160-22C(2), to allow an 8 FT chain link anti-climb security fence where fences shall be not less than 4 FT high and not greater than 6 FT in height.
3. A variance from §160-22C(2), to allow a 17 feet precast concrete wall where fences shall not be greater than 6 FT in height.
4. A variance from §160-17B(1)(a) Table 1, to allow a less than 30 feet wide screening buffer between a proposed Public/quasi-public and institutional uses and an adjacent Residential use is required.

5. A variance from §160-17.B(1)(b) & §160-17.D(3), where perimeter buffer plantings are required to be provided around the entire perimeter of stormwater management basins and none are provided.

BE IT FURTHER RESOLVED that the **WAIVERS** requested are hereby granted as follows:

1. Waiver for Street trees required to be provided along frontage where there are no existing trees, §62-56.H.
2. Waiver for a sidewalk at the P.I.Q. frontage, §62-21.

BE IT FURTHER RESOLVED that **EXISTING NON-CONFORMING CONDITIONS** have been identified and are acknowledged as follows:

1. Per §160-67, the minimum side yard setback is 100 FT. The existing side yard setback is 73.20 FT and no change is proposed.
2. Per §160-67, the minimum rear yard setback is 100 FT. The existing rear yard setback is 26.10 FT. and no change is proposed

BE IT FURTHER RESOLVED that the approval(s) hereby granted are made subject to the following **GENERAL CONDITIONS** applicable to this type of application (see attached); and

BE IT FURTHER RESOLVED that the approvals hereby granted are made subject to the following **ADDITIONAL CONDITIONS OF APPROVAL**, and as further detailed herein, at the time of the hearing(s), in the professional review letter(s) identified and attached hereto as exhibit(s), and identified as follows:

1. Applicant agrees to all comments, requests and recommendations as listed in the ERI review letter dated August 8, 2025, the TDG review letter dated August 13, 2025, the CME Environmental review letter dated August 18, 2025 and the Evesham Township Fire Marshall review letter dated June 13, 2025.
2. Applicant agrees to working with and accommodating the County with regard to potential trail network routes on the P.I.Q.
3. Applicant agrees to a “post construction” night light function test in a manner acceptable to the Board Engineer.
4. Applicant agrees to the construction of a temporary noise mitigation wall in a manner and in a location acceptable to the Board Engineer during construction if deemed necessary, as determined by the Board Professionals.
5. Applicant agrees that it will contact the Township Manager verbally and in writing concerning anticipated construction during any 24 hour a day construction operation and/or any 7 day a week construction operations and for all work to be performed on any weekend.

6. Applicant agrees that the primary access to the P.I.Q. will be to the Cox Corner Station location, with all access roads to be maintained as clean and clear.

7. Applicant agrees to a pre-construction meeting with all necessary Township Officials.

8. Applicant agrees to the removal of the storage containers on-site, as noted in the CME review letter.

9. Applicant agrees that construction and debris trash removal from the site will be during normal work hours.

10. Applicant agrees that with regard to necessary tree replacement, that tree replacement will not be in any buffers, and that tree replacement will have to be planted outside of the buffers.

11. Applicant agrees to work with the Board Planner with regard to the proposed tree removal and the proposed replacement plan and coordination of efforts in communicating with the NJDEP with regard to plantings on-site and locations where it can be permitted or not permitted, as permitted by the NJDEP.

12. Applicant agrees that to the extent that the replacement tree plantings referenced above cannot take place on-site because of DEP restrictions and an inability to locate appropriate locations for those plantings on site, Applicant will comply with the Ordinance and make a payment of fees, as determined by the Board Planner, for any tree replacement deficit.

13. Applicant agrees to both pre and post construction EMF readings for any residents which may request such, through the PSE&G designated project contact or through PSE&G directly.

14. Applicant agrees that it will meet and coordinate with Ms. McCoy at 241 Sharp Road with regard to the possible addition of plantings/landscaping on her property, as she deems fit, at the expense of PSE&G, in an attempt to mitigate Ms. McCoy's proximity to these proposed improvements.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The Applicant, PSE&G, (hereinafter, "Applicant"), has applied for Preliminary & Final Major Site Plan approval for a proposed new Sharp Road Switch Station, with requested variances and waivers, for the site located within the Institutional Zoning District, with an address of 225 Sharp Road, Marlton, New Jersey and as more fully particularly described as Block 15, Lot 2 on the Evesham Township Tax Map (hereinafter referred to as the "P.I.Q.").

2. The P.I.Q. is a 58.402-acres parcel located off Sharp Road. The tract currently contains an existing Cox's Corner Switching Station, an approximately 200,000 SF fenced enclosure accessed via a driveway from Sharp Road. Within the 8 feet high barbed wire-topped fence there is electrical switching equipment. High voltage electric transmission lines connect to the site from the northeast and southwest. The surrounding area is zoned LD Low Density with MDR Moderate Density Residential Overlay to the north, west, and south and contains primarily residential

development and open or wooded wetlands. A construction company is located to the north with frontage on Sharp Road. The AH-3 Affordable Housing District is located across Sharp Road to the east and contains the Sharp Road Apartments.

3. Counsel for the Applicant, Marc Leibman, Esquire, introduced the application to the Board and described the nature of the relief being sought as detailed herein, in the application material, in the ERI review letter attached, and in the marked exhibits identified below and all incorporated herein by reference.

4. The Applicant marked the following exhibits:

A-1 - Cox's Corner Switching Station Boundary & Topographic Survey, Color Rendition, April 28, 2025 original date, revision date July 21, 2025

A-2 - Fourth Sheet of the submitted Site Plan, dated April 28, 2025, detailing footprint for new switching station

A-3 - Two (2) photographs, existing conditions and proposed rendering of new switching station

A-4 - Two (2) photographs, existing conditions and proposed rendering, different view than Exhibit A-3

A-5 - Colorized version of landscape plan, sheet L-100, dated April 25, 2025

A-6 - One (1) sheet, ultimate lighting plan, last revision August 14, 2025

5. The Applicant's first witness was Joe Graf, PSE&G Project Manager, and he was sworn. He testified consistent with the contents of the Applicant's May 14, 2025 and June 17, 2025 application submissions, attached hereto as Exhibit E and incorporated herein by reference. He provided comprehensive and detailed testimony with regard to the P.I.Q.'s existing conditions, the proposed improvements and the Cox's Corner Switching Station infrastructure in place and service areas. He discussed distribution and notification in 2022 from the applicable federal agency concerning stressed power grids, studies performed and necessary upgrades. He noted that similar upgrades are being made throughout New Jersey, including most recently Medford. He confirmed agreement with all of the Board Professional review letters, with any exceptions as noted herein. He discussed the proposed new control house and also the containment facility for any oil leaks from transformers. He discussed the no-climb fencing to be put in place and also the proposed lighting and landscaping, and discussed current voltage and anticipated voltage and transmission. He identified and discussed curb locations for transformer containment pits and the eight (8) FT fence and additional four (4) FT split rail fence surrounding the basins, and also provided testimony with regard to the Storm Water Management Facilities. He identified that there was no designated parking area however given the interior road system at the P.I.Q., none was necessary and that all necessary parking could take place on the existing internal road system. He indicated that there is no need for a dedicated parking area. He noted that once up and running he would anticipate that

maintenance personnel would visit the site for minor checks four (4) to five (5) times per week. He noted that with the new switching station there might initially be more visits per week.

6. With regard to trash generated at the facility, he indicated that the site will be “carry in and carry out” type of facility with no need for any trash pickup. Any and all materials coming on-site also leaves the site with the PSE&G personnel. With regard to the 17 FT precast concrete wall, he identified necessary security walls to meet new security standards and to deter terrorist attacks on the power grid and switching station. This is as recommended by the FBI. He noted extensive security on-site and monitoring of the site for ingress and egress.

7. With regard to time lines, he noted that with the Cox’s Corner Station that the modifications will take approximately six (6) months “start to stop” and that with the Sharp Road Station they anticipate 1.5 year “start to stop” construction and getting the station online. He discussed a six (6) month civil construction stage, a six (6) month above grade construction stage and a (6) month testing and commission stage. In providing his testimony, he made reference to Exhibits A-1, A-2 and A-3. In identifying A-3 he discussed the views from Sharp Road and also the “cattle gate” at the roadway to stop anyone from inadvertently entering the site. He also provided testimony with regard to the detention basin and the anti-climb fence.

8. The Applicant’s second witness was Nicholas Gaspar, Professional Engineer, who was qualified and sworn. He also provided comprehensive and detailed testimony with regard to the P.I.Q.’s existing conditions and the proposed improvements, which was consistent with the PSE&G May 14, 2025 and June 17, 2025 application submissions, attached hereto as Exhibit E and incorporated herein by reference. He detailed full familiarity with the prepared site plans and the updated revisions to the site plans. He provided comprehensive testimony describing Exhibits A-1 and A-2. He identified drainage on the property northwest to south, draining to the middle of the site. He identified the Cox’s Corner Station itself area as flat. He identified wetlands area at the P.I.Q. He fully described the colorized site plan and identified the newly proposed station pad, with the identified footprint. He identified the access drive as 16 FT macadam and identified the control building proposed to be beige in color. He identified the new access drive off of Sharp Road and confirmed that it would not be the primary access, but rather secondary and the Applicant agreed to that as a condition of approval as noted herein. He provided testimony with regard to existing and proposed landscaping and also identified the landscaping comments contained in the Board’s professional review letters. He provided testimony with regard to the retaining walls identified and agreed to the Board Professional requirements with regard to the retaining walls and submitted and signed plans to be reviewed and approved by the Board Professionals at the time construction permit applications are submitted. He identified anticipated signage on each site, including but not limited to the name of each switching station along with danger high voltage. He identified the anticipated acreage for the existing station and the proposed new station. He identified the anticipated areas of run-off into the newly proposed infiltration basins and confirmed that the basins will be connected by a pipe underground. He described the results of the test pits on-site as being favorable conditions. He identified proposed utilities to the site including water and sewer, water with a two (2) inch line and sewer with a four (4) inch line directed off of Sharp Road and following the new access road, and confirmed onsite sanitary sewer pumps. He indicated no anticipated gas service to the property, with electric heating for the control house and bathroom. He described all the proposed fencing and walls and confirmed no razor wire/barb wire proposed to be used. He also confirmed that the proposed precast concrete wall was for security purposes

as detailed in the prior witnesses' testimony. He then went on to identify the variance relief being requested as noted herein.

9. He confirmed that the Applicant did not anticipate any increase in traffic given these proposed improvements and confirmed that the site is not actively manned by any employees, but rather monitored by video and other security systems and visited at times. He discussed no concerns with regard to fumes or noise with the upgraded Cox's Corner Station and the new station to be proposed.

10. The Applicant's next witness was Sean Savage, Civil Engineer, who was sworn and qualified. He provided comprehensive testimony with regard to the proposed development, existing conditions at the site, with existing buffering, woods, landscaping, and wetlands area, and what was being proposed. He made reference to and described in detail Exhibit A-5, the proposed landscaping plan. He indicated that a large part of this site is wooded and contains wetlands area. He identified the proposed addition of 13 shade trees, 52 large evergreens, 33 medium evergreens, and 99 shrubs. He discussed the proposed size and height of the material to be planted and also the anticipated size and height at full growth. He confirmed the Applicant's agreement to work with the Board Professionals with regard to an acceptable landscaping plan, including the planting of replacement trees. Applicant agreed that the planting replacement trees would not be in any buffers and that the Applicant would not get credit for planting of replacement trees in a buffer. He confirmed that there would be a two year maintenance guarantee for the plantings and he discussed limited mulch for buffered plantings and also discussed the meadow seed to be used on other areas on the site.

11. He identified the waiver relief being requested with regard to street trees at the frontage and discussed the typography in that area and also the difficulty with plantings in that area. He also noted that street trees in that site would not be in keeping with the character of the site and noted there is a steep drop-off in that area. He also discussed the waiver being requested with regard to basin perimeter plantings and noted that the proposed new basins will not be visible from either access drive. He described the basins as being in an isolated location and that there is an existing wooded area which will block the view from Sharp Road.

12. The Applicant's next witness was Katherine Hering, Professional Engineer and Planner, and PSE&G permitting specialist. She was qualified and sworn and also testified consistent with the PSE&G application, the Board professional review letters and specifically the PSE&G May 14, 2025 and June 17, 2025 submissions, attached hereto as Exhibit E and incorporated herein by reference. She identified her duties and responsibilities as a permitting specialist at PSE&G and confirmed the recent Land Use Board hearing in Medford for a similar type installation and improvements. She indicated that her role included working over the last year and a half to prepare this application and appear at the hearing.

13. Initially she made specific reference to the TDG August 13, 2025 review letter and confirmed the Applicant's ability to agree to all conditions of approval contained therein. She identified the variance relief being requested as detailed herein and also discussed the proposed fencing and the wall, noting that the size of the fencing and wall was for security standards to protect critical assets. She also provided substantive testimony with regard to the proposed landscape buffer variance and also noted additional landscaping to be added to the P.I.Q. in

conjunction with the proposed improvements. She also provided testimony in support of the variance being sought with regard to the plantings of the stormwater basins and confirmed those basins having around them chain-link fencing and confirmed that the basins will not be able to be seen by the public. She also identified and provided expert testimony in support of the design waivers being sought for street trees and sidewalk at the P.I.Q. frontage as detailed herein. She also confirmed the Applicant's agreement to coordinate and work with the Board professionals with regard the compensatory tree placement, location and species and coordination with the DEP with regard to replacement plantings on-site and also coordinating with regard to compensatory payments under the tree replacement plan for insufficient plantings on-site.

14. She made reference to the Municipal Land Use Law (MLUL) and indicated that the proposed project advances the specific purposes of the MLUL, including purposes (a), (b), (e), (g), and (m), all incorporated herein by reference. She discussed the need for electricity and the public good and the benefit that will be derived from this proposed improvement and upgrade and detailed that the Applicant could, in fact, meet all their burdens of proof and that the proposed improvements will not represent a substantial detriment to the zoning plan or master plan.

15. She then went on to reference the Board Environmental Scientist review letter from CME dated August 18, 2025, and specifically went through the entire letter point by point providing testimony as requested and additional details as requested. She confirmed the decommissioning of the wells on-site and other information requested by CME and agreed as a condition of approval to provide supplemental documentation and information as requested by CME in conjunction with numerous items identified therein. She provided testimony with regard to the existing septic tank and seepage pit on-site and also identified the controlled contamination pits and how they work. She also confirmed the generator on-site to be a 550 gallon diesel generator with no secondary containment, but with spill plans in place for containment. She indicated that there was an underground storage tank which was successfully removed in 1990 and they have confirmation from the NJDEP that the case has been closed. She also addressed the shipping containers on-site which were identified in the CME review letter. They were evidently placed on-site, initially through permitting secured back in 2015-2016, initially anticipated not to be permanent, but they have remained in place. Applicant agreed as a condition of approval to remove those containers as detailed herein.

16. There was then an exchange with Mr. Snee, who was also sworn, in conjunction with the CME review letter and eventually Mr. Snee indicated that the Applicant had fully satisfied all of the requests for testimony and had also fully satisfied all the requests for documentation identified therein and to be provided. There was then a further exchange with Mr. Snee and identification of Exhibit A-6 with regard to lighting and the Applicant agreed to the night light function test as detailed herein and represented that there would be no light overflow leaving the site.

17. At the time of the hearing, Eric Snee, PE, of CME, the Board's Engineer, identified their review letter dated August 18, 2025, attached hereto as Exhibit C and incorporated herein by reference, and testified consistent with the contents of that report.

18. At the time of the hearing, Evesham Township Fire Marshal, Deputy Chief Scott Freedman, identified his review memorandum dated June 13, 2025, attached hereto as Exhibit D

and incorporated herein by reference, and testified consistent with the contents of his report. The Fire Marshall indicated that he had heard testimony from the Applicant on all the issues that he had identified and he was satisfied with the Applicant's responses.

19. At the time of the hearing, Stacey Arcari, PE, PP, CME, PTOE, of ERI, the Board's Engineer, identified the ERI review letter dated August 8, 2025, attached hereto as Exhibit A and incorporated herein by reference, and testified consistent with the contents of that report. She also asked additional questions with regard to ingress and egress from the site and also parking on the site. She asked about anticipated timing of the work to be completed and also the size of work crews. The Applicant indicated that it is anticipated that at a maximum they would have 16 individuals on-site for construction/improvements. Applicant agreed that the construction would be during normal work hours and agreed as a condition of approval, as detailed herein, to written notice to the Township Manager for any time period where it is anticipated that construction and operations will be 24 hours a day, 7 days a week, for approximately 10 days, and also for any work to be completed on the weekends. She went on to ask about any anticipated noise from the site in conjunction with the proposed improvements and construction. Applicant's witness Graf responded and indicated that they are conscience of noise leaving the site and they do their best to ensure that noise is limited. When they have received complaints in other matters they have constructed temporary noise deflection walls and will do so in this instance as a condition of approval if necessary and requested. He also indicated that in conjunction with construction, they prepare "door hanger" notices and hang them on the properties in the neighborhoods in close proximity to the P.I.Q. to let them know what is happening on the P.I.Q. and when.

20. Ms. Arcari continued with questioning concerning primary and secondary access and the Applicant agreed that the primary access would be to the Cox's Corner Station and that the Sharp Road Station access would be secondary.

21. At the time of the hearing, Michelle Taylor, AICP, PP, of TDG the Board's Planner, identified her review letter dated August 13, 2025, attached hereto as Exhibit B and incorporated herein by reference, and testified consistent with the contents of her report. Ms. Taylor confirmed the requested variances and waivers as identified herein. She also confirmed that the trailers on-site are not permitted and that perhaps the Applicant could place on-site an accessory storage structure which is permitted. She then went on to provide comprehensive testimony with regard to the buffer variance being requested and also how, if at all, that related to the required replacement trees to be planted. She identified an estimated 242 trees to be removed and also the requirement for replacement trees. She indicated that initially the Applicant indicated that some of the replacement trees were to be planted in the buffer, which is not permitted. The Applicant agreed after an exchange that replacement trees would not be planted in the buffer, but rather on-site in a manner and in a location agreed to by the Board Planner. After an exchange on the issue, the Applicant also agreed as a condition of approval as noted herein to making application to the DEP, and coordinating with the Board Professionals, in conjunction with potential plantings and replacement trees in protected areas on-site, with the approval of the DEP. To the extent that the DEP rejects that proposal, the Applicant then agreed to the condition of approval as noted herein to the payment in lieu for deficient tree replacement plantings.

22. Mr. Snee also provided testimony with regard to 36 acres of the P.I.Q. being designated as wetlands. He confirmed that you would need DEP's approval to place replacement trees in that

area. Board Member Higginbotham offered commentary in that regard and noted that while in fact it may be wetlands, that some of that area was previously farmed and would be suitable for plantings, with the DEP approval. Board Vice Chair Everhart made a comment about the plantings and also made a comment with regard to the Sharp Road entranceway and her concerns with regard to its size and asked if it could be made to look less “grandiose.” The Applicant responded in detail that in conjunction with that Sharp Road Station entranceway, they were also constructing underground utilities along that access road and that also electrical duct banks would be underground along that roadway, necessitating its size and dimension. The Applicant noted again that this would not be the primary access road and that it would have the “cattle gate” to deter entrance by individuals inadvertently entering the site. The Applicant confirmed that given the issues of the underground electrical duct banks along with the sanitary sewer and waterlines to Sharp Road, that the size of the Sharp Road Station entrance is necessary and appropriate.

23. There was then a brief recess in the proceedings and subsequent to the recess, the matter was opened up to Board questions. The Board Chair inquired as to the nature of the proposed fencing, non-climbable, and it was confirmed that it would be a metal fence and black. She also asked questions with regard to other fencing on-site, around the basins, and asked questions with regard to any proposed 24 hour/7 day a week construction time periods. She also inquired as to construction debris being removed from the site and the Applicant agreed to the condition of approval as noted herein. With regard to business hours, and the prior testimony of the Applicant, she inquired as to what is typical, and the Applicant responded 8:00 a.m. to 4:00 p.m., sometimes 8:00 a.m. to 5:00 p.m. The Applicant confirmed that all work on-site would be consistent with Township ordinances, including time frames. In response to questions from the Chair, the Applicant’s witnesses confirmed that the Cox’s Corner Switching Station is an important piece of the PSE&G infrastructure and that it will be upgraded and maintained, and that there will be a new Sharp Road Switch Station constructed, and that the two will work in concert with each other, satisfying different tasks and demands.

24. There was then a question from Deputy Mayor Hunter concerning the access roadways to the site and the ability to handle and accommodate the Township’s emergency vehicles. The Applicant responded that it is very important that those roads be maintained because they have similar type construction vehicles and other PSE&G equipment that need to cross over those roadways. Applicant’s witnesses indicated that the roadways can in fact handle the emergency fire equipment loads approximately once a month and that they agreed to maintain those roads in a manner acceptable to the Fire Marshal. There was also a question with regard to the Control House and the number of people that could fit in the Control House. There were then questions with regard to the number of people that would actually be working at the substation, to be approximately 16-17 during construction. There were also questions with regard to the bathroom to be installed and heat. It was confirmed that it will be electric heat.

25. The matter was then opened to the public and there were public comments. The following members were sworn, appeared and testified as follows:

A. Dee Freawley, 15 Grace Drive. She wanted to know how far her home was from the proposed improvements. She identified her address as Block 15.16, Lot 88. Eventually it was determined that the distance was over a thousand feet (1,000 FT) as detailed by the Applicant. She had concerns with regard to the size of the trees being taken down and concerns with regard to the

wildlife at the location being compromised (bats, a red fox, hawks, and deer). She had concern with regard to storm-water run-off from the site into a local creek and also concern with regard to replacement trees not be substantial enough to match up with what was being taken down. She also had concerns with regard to EMF and she asked that PSE&G show kindness and thoughtfulness in completing this project. Applicant confirmed in response to the concerns expressed that EMF studies, pre and post construction, can be provided to any and all residents as detailed and as requested. There was also an exchange with regard to spill prevention plans and any necessary clean-up and compliance with DEP standards. PSE&G also detailed that they conformed with all EMF standards and have put in place necessary studies.

B. Tanay McCoy, 241 Sharp Road. She indicated that they are the closest resident to the Sharp Road Station new entrance and they are concerned with regard to its proximity, the detrimental effect it will have on the residents, the noise and the depreciation in value of their property. She also expressed concerns with regard to EMF and also had concerns with regard to tree removal. There was then a further exchange with regard to proposed replacement plantings and Board Member Higginbotham again provided commentary with regard to his familiarity with the P.I.Q. and wetlands on the P.I.Q. and while those wetlands may in fact not be able to be built upon, perhaps trees could be planted in those areas with the approval of the DEP. The Applicant and counsel for the Applicant then confirmed that they would work with Ms. McCoy to provide additional plantings as she saw fit on her own property to attempt to mitigate her proximity to the new Sharp Road Station entrance, at the expense of PSE&G with installation by PSE&G.

26. Applicant's counsel then provided a brief and detailed summation confirming the need by all New Jersey residents, including residents of Evesham, for power and that what was being proposed satisfies that requirement and also noting what was being proposed would not be a substantial detriment to the public good or to the zone plan or master plan.

27. Based upon all the foregoing testimony, the application and other documents and the Board's familiarity with the P.I.Q., the Board finds that in regard to the P.I.Q., the purposes of the Municipal Land Use Law, N.J.S.A. 40:55D-2, would be advanced by the requested relief as detailed herein and that the benefits of the approval would substantially outweigh any detriment. Additionally, the Board finds that in regard to the P.I.Q., the positive criteria has been satisfied.

28. The Board further finds that the requested relief as detailed herein can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Evesham Township Master Plan and Land Use Ordinances. The negative criteria has also been satisfied.

29. The Board, therefore, concludes that the approvals requested should be and hereby are granted to the P.I.Q. subject to the conditions set forth in this Resolution, at the meeting and as identified in the professional review letters referenced and attached.

The foregoing action was taken by the ETPB on August 21, 2025 upon the motion to approve of Higginbotham, seconded by McLaughlin with the vote on the motion being as follows:

AYE: Hunter, Higginbotham, Everhart, Todd, Friedman, Killon-Smith
and McLaughlin

NAY:

The foregoing action was memorialized by the ETPB on September 18, 2025 upon the motion of Higginbotham, seconded by Todd with the vote on the motion being as follows:

AYE: Higginbotham, Todd, Everhart and Hunter

NAY:

BE IT FURTHER RESOLVED that a certified copy of the memorialized Resolution be sent to Applicant's counsel/Applicant within ten (10) days of adoption. A brief notice of this decision should be published in the official newspaper of the Township.

CERTIFICATION

The undersigned Secretary of the ETPB hereby certifies that the above is a true copy of Resolution #2025-PB-11 adopted by the ETPB on September 18, 2025.


JENNIFER A. NEWTON,
BOARD SECRETARY

GENERAL CONDITIONS OF APPROVAL

1. Any variance granted permitting the erection or alteration of any structure(s) or a specified use shall expire unless such construction, alteration or use shall have been actually commenced on each and every structure permitted by said variance within one (1) year from the date of the ETPB action and is diligently pursued to completion; except, however, the running of this period shall be tolled from the date of filing an appeal from the ETPB decision to Township Council, or to a court of competent jurisdiction, until the termination in any manner of such appeal or proceeding (Code Section 15-5). This Condition shall not apply if preliminary approval has been granted, extended and is still in effect pursuant to N.J.S.A. 40:55D-49 or if final approval has been granted, extended and is still in effect pursuant to N.J.S.A. 40:55D-52.

2. A brief notice of this decision shall be published in the official newspaper of the Township, at the Applicant's expense. The aforementioned notice shall be sent to the official newspaper for publication within ten (10) days of the date of this decision is memorialized (Code

Section 15-19). A proof of publication shall be filed with the Administrative Officer of the ETPB within thirty (30) days of the date the decision is memorialized.

3. The Applicants shall promptly pay any professional staff fees billed, in excess of the required application escrows, or appeal in accordance with Code Section 94-10K.

4. These General Conditions of Approval shall be binding upon the Applicant, the owner and any successors and/or assigns of either.

5. The Additional Conditions of Approval, if any, shall be binding upon the Applicant, the owner and any successors and/or assigns of either.

6. The approval(s) granted is/are conditioned upon the Applicant obtaining the following governmental approval(s).

- Burlington County Planning Board
- NJDEP, if and as necessary, for planting of replacement trees

7. Prior to the commencement of any construction, the Applicant shall obtain the following governmental approvals and/or permits:

- Evesham Environmental Commission
- Evesham Township Construction Code Official
- Evesham Township Director of Community Development
- Planning Board Engineer, Planner and Environmental Scientist
- Burlington County Soil Conservation District
- New Jersey Department of Transportation Highway Access Permit
- Burlington County Engineer Highway Access Permit
- Burlington County Engineer Utility Connection Permit
- Burlington County Board of Health Approvals

- Evesham Township Department of Public Works and Municipal Utilities Authority
- New Jersey Department of Environmental Protection
- New Jersey Department of Environmental Protection-wetlands delineation, wetlands transition area and/or general permit(s) approval
- State Historic Preservation Office

8. The Applicants shall be responsible for and shall satisfy, in accordance with the Evesham Township Land Use Ordinance, the following fees and charges:

- Mandatory Development Fees;
- Floor area Ratio Fees in the amount of \$(**to be calculated**).

9. Any improvement(s) to be constructed as a result of the ETPB approving this application shall be constructed and operated in full compliance with the Code of Evesham Township, the Revised Statutes of the State of New Jersey and any other applicable county and/or Federal law.

10. Unless specifically waived in whole or in part and noted in the Additional Conditions of this approval, if the above application involves the granting of a final major subdivision approval or a final site plan approval or the approval for the issuance of a zoning permit, the Applicants, in order to assure the installation and maintenance of all required improvements required by the preliminary approval or as a condition to the issuance of a zoning permit, shall furnish written performance guarantees and written maintenance guarantees in the form(s) which comply with the provisions of N.J.S.A. 40:55D-53, et seq., and the Evesham Township Code. The amount of each performance guarantee shall equal 120% of the amount estimated by the Township Engineer as the cost of installing the required improvements. The maintenance guarantee shall equal 15% of the cost of the improvements and shall cover a period of two (2) years after the final acceptance of the improvements.

11. If the above application involves the granting of a final subdivision or final site plan approval, the Chairperson and Secretary of the ETPB shall not sign the Final Subdivision Plat or Final Site Plan nor shall any zoning permit issue until the Applicant has posted the required performance guarantee and the Applicant has demonstrated that all conditions of the final approval have been satisfied.

12. Applicants seeking site plan or preliminary and/or final subdivision approval shall:

A. Submit five (5) copies of a complete survey of the property (except for streets) to be dedicated, which survey shall be performed and certified by a licensed surveyor.

B. Submit a topographic survey showing contour intervals of two (2) feet at a scale no larger than one (1) inch equaling one hundred (100) feet.

C. Submit five (5) copies of complete (as-built) plan of any improvements, except for streets, on the dedicated property.

D. Submit a deed of conveyance, approved as to form, content and description by the Township Attorney. The said deed shall contain provision for the signature of the Mayor and attestation by the Township Clerk. Where streets are offered for acceptance, a legal description by metes and bounds describing the centerline shall be included.

E. Obtain title insurance naming the Township of Evesham as the insured party in an amount equal to the fair market value of the dedicated property; this requirement shall not pertain to streets. In the case of drainage easements not shown on or generated after the final plan is filed in the County Clerk's office and property having a fair market value on one thousand dollars (\$1,000.00) or less, a title search indicating marketable title shall be sufficient, provided that said search is certified by a title insurance company authorized to do business in the State of New Jersey.

13. If a minor subdivision approval has been granted, such approval shall lapse unless within 190 days from the date of approval has been granted the Applicants either files a plat in conformity with the approval and the "Map Filing Law" (N.J.S.A. 46:23-9.9, et seq.) or records a deed with the County Clerk which clearly describe the approved minor subdivision and files a copy of the deed with the Township's Engineer and the Township's Tax Assessor. Such deed shall also be signed by the Chairman and Secretary of the ETPB.

14. If a final approval has been granted, the Applicants shall submit to the ETPB Engineer and Planner for review a minimum of 8 complete sets of plans which shall incorporate all of the revisions that have been made conditions of this approval.

15. As part of this first application for final approval, the Applicants shall provide a construction schedule as required by the Evesham Township Ordinances which must be satisfactory to the ETPB Engineering Consultant.

16. The Applicant shall comply with Title 39 of the New Jersey Statutes.

17. The Applicant shall construct all drainage basins or alternate drainage facilities upon the P.I.Q., including inflow and outflow structures, prior to the commencement of any construction upon the P.I.Q.

EXHIBIT "A"

Christopher J. Noll, PE, CME, PP
President & CEO

William H. Kirchner, PE, CME, N-2
Vice President

Rakesh R. Darji, PE, PP, CME, CFM
Vice President/Treasurer

Benjamin R. Weller, PE, CME, CPWM, S-3, C-3
Secretary



Harry R. Fox, NICET III
G. Jeffrey Hanson, PE, CME
Jennifer A. Harris, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
Ethan F. Hyder, CST II
Ryan G. McCarthy, PE, CME
C. Jeremy Noll, PE, CME, CPWM
Marc H. Selover, LSRP, PG
Neil J. Werket, RLA, LLA, CPSI

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. The 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

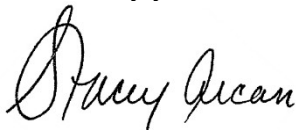
52. The following is a list of outside agency approvals and/or permits which may be required for this application:
 - a. Burlington County Planning Board, application, April 30, 2025.
 - b. Burlington County Soil Conservation District, application, April 30, 2025.
 - c. NJDEP
 - i. Flood Hazard Area 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
Robert Pollock, Owner, Robert.pollock@pseg.com
Nicholas Gaspar, PE, Applicant's Engineer, GasparN@BV.com
Tyler Schumacher, PE, Applicant's Engineer, SchmacherT@BV.com
Paul Ricci, PP, AICP, Applicant's Planner, paul@ricciplanning.com
Marc Liebmann, Esq, Applicant's Attorney, mliebman@csglaw.com
Mary Beth Straguzzi, EIT, ERI
Dixon J. Wiley, EIT, ERI

G:\22000 - Evesham\22051 - 22100\22074 02 - PSEG Substation Upgrades\00-ERI reviews\22074 02 - PSEG - 225 Sharp Road - P&F Site Plan Review.docx

EXHIBIT "B"



Michelle M. Taylor, AICP, PP
Scott D. Taylor, AICP, PP, LLA, LEED AP

Steven F. Lennon, LLA, PP
Holly M. Pasqua, Business Manager

Karen Ingram, LLA
Elaine A. Mills, LLA, ISA Cert. Arborist
Brandon Guy, LLA

- Community Planning
- Landscape Architecture
- Municipal Consulting
- Streetscape Design
- Economic Development
- Parks and Recreation

August 13, 2025

Planning Board
Township of Evesham
984 Tuckerton Road
Marlton, NJ 08053

**Re: Applicant/Owner: PSE&G
PSE&G Cox’s Corner Switching Station/ Sharp Road Switch Station
Evesham ID: P25-08
Preliminary and Final Major Site Plan & Waivers
Block 15, Lot 2 – 225 Sharp Road
Township of Evesham, Burlington, New Jersey
TDG Project No. 2019-109.62P - Planning Letter #2**

Dear Chair and Board Members:

Our office has received and reviewed the following submission items:

- **Land Development Application**, submitted by Katherine Hering, dated May 13, 2025.
- **PSE&G Project Detail Packet**, prepared by Katherine Hering, dated May 14, 2025.
- **Site Plan**, prepared by Black & Veatch and PSEG Services Corporation, consisting of 2 sheets, dated April 28, 2025.
- **Boundary & Topographic Survey**, prepared by PSEG Services Corporation, consisting of 3 sheets, dated April 28, 2025.
- **Landscape Plan**, prepared by Matrix New World Engineering Land Surveying, consisting of 1 sheet, dated April 25, 2025.
- **Major Site Plan – Sharp Road Switch/ Cox’s Corner Switch**, prepared by Black & Veatch, consisting of 35 sheets , dated April 23, 2025.
- **Tree Removal Plan**, prepared by PSEG Services Corporation, consisting of 4 sheets, dated April 28, 2025.

A. Site & Proposal

1. The subject property is a 58.402-acres parcel located off Sharp Road in the INS Institution Zoning District.
2. The tract currently contains an existing Cox’s Corner Switching Station, an approximately 200,000 SF fenced enclosure accessed via a driveway from Sharp Road. Within the 8 feet high barbed wire-topped fence there is electrical switching equipment. High voltage electric transmission lines connect to the site from the northeast and southwest.
3. The surrounding area is zoned LD Low Density with MDR Moderate Density Residential Overlay to the north, west, and south and contains primarily residential development and open or wooded wetlands. A construction company is located to the north with frontage on Sharp Road. The AH-3 Affordable Housing District is located across Sharp Road to the east and contains the Sharp Road Apartments.
4. The Applicant requests Preliminary and Final Site Plan approval with waivers to construct the proposed Sharp Road Switching Station. The proposed site improvements are minor and appear limited in scope and include the following:

WBE•SBE

Woman Business
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Taylor Design Group, Inc.
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Mount Laurel, NJ 08054

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- a. Electrical switching and other equipment to be constructed immediately and in the future;
- b. Access from the existing site driveway, a second access from Sharp Road, and internal circulation;
- c. Stormwater controls;
- d. Retaining walls, multiple security fence types, and multiple gates at the existing and proposed facility;
- e. Landscaping and lighting;
- f. Temporary construction/ electrical trailers; and
- g. Address, contact, and security signs.

The site and surrounding uses can be seen in the aerial map, courtesy Google Earth © 2025.



B. Zoning

1. Public service infrastructure is permitted in all districts per §160-44.
2. The applicant's zone chart on the Site Plan Sheet 1 characterizes the INS Performance Regulations for municipal services and sites. No variances from those standards are sought or required. (See §160 Attachment 14)
3. The front yard setbacks are shown to the electrical equipment. The closest improvement is a cattle gate set back approximately 54 feet from the front lot line. The stormwater basin 8-feet high fence is set back approximately 118 feet from the front lot line at the closest point.
4. Variances are required from the fence permitted maximum height of six (6) feet,
 - a. 8 feet is provided for the chain link and anti-cut/ climb fence; and



- b. 17 feet is provided for the precast concrete wall. (See §160-22.C(2))
5. Variances are required from the buffer requirements, as follows:
 - a. 30 feet wide screening buffer between a proposed Public/quasi-public and institutional uses and an adjacent Residential use. Less has been provided along the side / rear corner of the residential property. (See §160-17B(1)(a) Table 1)
 - b. Perimeter buffer plantings are required to be provided around the entire perimeter of stormwater management basins, but none are provided. (See §160-17.B(1)(b) & §160-17.D(3))

C. General Comments

1. The Applicant should provide testimony regarding site use and operation, security plan, signs, fencing (including electric and barbed wire installation), walls, and all site improvements.
2. Testimony should be provided regarding the existing site conditions and proposed improvements to the site, including phasing.
3. Sidewalk is required to be provided along the frontage consistent with §62-21. Sidewalk is located along Sharp Road from the Reserve at Marlton. The Board and the Applicant should discuss whether sidewalk should be provided to connect to existing infrastructure.
4. Nonresidential development fees may be required consistent with §161-3.E.
5. Site Plan sheet 2 of 2 and sheet 798446 references a guardrail at the southeast corner of the Sharp Road property. The extents should be delineated and a detail provided. If the guardrail is proposed to be integrated with the retaining wall, it should be reflected in the detail.
6. Burlington County has proposed a regional trail network and this facility serves as a trail network hub. The County and PSE&G have discussed the proposal, including accommodation of potential routes.

Testimony should be provided. A suggested condition of approval could be that the Applicant agrees to accommodate the County trail network, as may have been discussed.

7. We respectfully suggest that PSE&G request that the adjacent property owner at Block 15, Lot 2.02 remove the improvements located on PSE&G property; and provide either property markers and/or a fence.

D. Lighting Comments

1. The Applicant should provide testimony regarding all existing and proposed site lighting. If the lighting is not compliant with §62-55, then testimony should be provided and a waiver should be sought.
2. The Applicant should discuss the hours that the up and down lights will operate, and whether there will be any reduction in lighting overnight to security levels.
3. The flood lights appear to be incorporated into the plan notes as 'down' lighting and operate dusk to dawn. Based upon the location, orientation, and mounting height, it does not appear that the 4000° Kelvin lighting will have negative impacts upon surrounding properties. Testimony should be provided.

E. Landscape Comments

1. The applicant proposes a minimal level of landscaping in conjunction with the application. As proposed, variances and waivers are required for:
 - Street Trees
 - Buffer width



- Basin perimeter plantings
- Reforestation

Detailed calculations should be provided to identify the relief requested based upon the specific ordinance parameters. Additional efforts should be made to comply with the intent of the respective ordinance requirements, or detailed testimony should be provided in support of the relief.

2. All existing vegetation on site should be shown on the plans and must be clearly noted to be preserved or removed.
3. Tree protection fencing should be provided at the driplines of all trees to remain on the southeast portion of the lot between the proposed construction and the existing site driveway; and at the northeast corner near the existing residential units and the proposed site driveway. (See §62-56.D) A note should be added stating the fence location will be staked in the field and approved prior to any clearing.
4. A partial tree protection management plan and compensatory planting plan has been provided which is not consistent with §62-56.E & G. The plan should conform or submission waivers should be requested. The following should be addressed:
 - a. Tree protection fencing should be shown on the site, grading, and tree removal plans at the limit of grading/clearing adjacent to all vegetation to remain. A note should be added stating the fence location will be staked in the field and approved prior to any clearing.

A tree protection fencing detail should be provided.

- b. As provided, the Tree Removal Plan is not consistent with §62-56.E & G:
 - i. §62-56.E(6) requires the tabulation of the total number of diameter inches being removed, the diameter inches required to be replaced, and equivalent number of compensatory trees. The Tree Removal Schedule should be revised accordingly. (Dead trees and trees below 5 inches in diameter measured at 4.5' above ground should not be included.)
 - ii. §62-56.G(3) requires that compensatory trees be provided based on the total of the diameter of trees being removed, as follows:
 - (a) *For trees five to 24 inches in diameter, one inch of new tree caliper shall be provided for every one inch of existing tree diameter cut or removed.*
 - (b) *For trees 24 inches in diameter or greater (specimen trees), two inches of new tree caliper shall be provided for every one inch of existing tree diameter cut or removed.*
 - iii. §62-56.G(4) requires compensatory trees to be calculated from the total diameter inches to be replaced, divided by three, rounded up to the next whole number.
 - iv. §62-56.G(5) requires compensatory trees to be three to 3 1/2 inches in caliper. Evergreen and ornamental trees may be substituted at a ratio of two to one shade tree, for up to 50% of the requirement. Alternative types of compensatory planting may be permitted, when approved by the Planning Board.
 - v. §62-56.G(6) requires the proposed locations for compensatory trees to be clearly labeled on the landscape plan. They may be placed anywhere on the site but are in addition to other required trees.
 - vi. Should the applicant establish to the satisfaction of the Planning Board that constraints incident to the land itself preclude planting of the required number of compensatory trees, §62-56.G(7) provides alternatives such as planting larger material, planting on public lands, and/or payment in lieu.



“Whichever alternative is elected by the Board shall serve as the basis for calculating the required financial security in conformance with Subsection 62-56.C(7)(g)”

5. Street trees are required to be provided along the frontage where there are no existing trees, consistent §62-56.H or waivers should be requested. There are areas along the frontage with and without overhead wires and within wetlands, so appropriate species should be selected.
6. Buffer plantings are required to be provided consistent §160-17B(1)(a) Table 1, which requires a ***30 feet wide screening buffer*** between a proposed Public/quasi-public and institutional uses and an adjacent Residential use.

Less than the required 30 feet, planted buffer width has been provided along a portion of the side yard and rear/corner of the residential property. As specified above a variance is required. We note the following:
 - a. The proposed driveway is within the required buffer along the **side** property line, with approximately 26 feet provided between the access drive and the adjacent residential side property line.
 - b. There are existing residential encroachments upon the subject property at the **rear/corner** property line. The encroachments appear to be preserved by the applicant. As a result, the buffer is proposed to be offset approximately 25 feet from the residential rear property line.
7. Per §160-17.B(2), if a buffer width reduction is granted, then the minimum shrub planting requirements shall be doubled.
It appears that approximately 30 additional evergreen trees have been provided.
8. Per §160-17.C(1)&(3), buffers may be comprised of vegetation, fencing, and/or berms and should consider the use being buffered/screened. Given the nature of the proposed use and the proximity of the driveway to the existing residence, we suggest the applicant consider providing a 6 feet tall privacy fence along the side and rear lot lines, especially where the required 30 feet buffer width cannot be provided.

The Board and the Applicant should discuss this provision as extra evergreen trees have been provided and satisfy the intent of the ordinance.
9. Perimeter buffer plantings are required to be provided around the entire perimeter of stormwater management basins, consistent §160-17.B(1)(b) & §160-17.D(3), but none are provided. We suggest a perimeter buffer of native shrubs be provided for both basins, or a variance should be requested.
10. Per §62-56.C(4), shade trees are required to be 3-3.5” caliper, where 2.5-3” is proposed. Additionally, shrubs are required to be a minimum height of 3 feet at planting, where 30 to 36 inches is proposed. The plans should be revised to comply.
11. The ground treatment of all areas should be labeled, including the basin bottoms and areas between the drives within the fences. Large expanses of unplanted mulch should be avoided. All areas of the site not occupied by coverage should be planted with grass or other ground cover, shrubs, and trees.
12. The groundcover treatment between the top of the retaining wall and any guardrails or fencing should be specified. This area will be inaccessible for mowing.
13. The graphic hatch for SESC Seed Mix #12 is not clearly different from the Native Meadow Seed Mix hatch. Easily differentiated hatches should be provided.
14. The applicant proposes a perimeter native meadow planting. Detailed establishment and maintenance notes should be provided.



15. Planting bed lines should be shown for all planting areas, and large expanses of mulch should be reduced or filled with a low maintenance groundcover. This includes evergreen tree buffer planting and shrub masses to allow the plants to grow together to achieve the intended buffering.

16. We suggest that all new street trees and buffer plantings be bonded as permitted by State Law. A note to this effect should be added to the plans.

If you have any questions or require additional information regarding this application, please do not hesitate to contact our office.

Very truly yours,
Taylor Design Group, Inc.


Michelle Taylor, AICP, PP
President

Ec: Kevin Rijs, AICP, PP Director of Community Development
Jennifer Newton, Administrative Officer/ Board Secretary
Matthew B Wieliczko, Esq., Conflict Board Attorney
Rakesh Darji, PE, PP, CME, Board Engineer
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EXHIBIT "C"



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August 18, 2025

Evesham Township Planning Board
984 Tuckerton Road
Marlton, New Jersey 08053

Attn: Jennifer Newton, Board Secretary

**Re: *Environmental Review
PSE&G Sharp Road Switch Station
Preliminary and Final Major Site Plan
225 Sharp Road
Block 15, Lot 2
Evesham Township, Burlington County, New Jersey
Application No. P25-08***

Dear Ms. Newton:

CME Associates (CME) has received the Major Site Plan application submitted by Public Service Electric & Gas Company (PSE&G) for the above-referenced site. The site encompasses approximately 58.4 acres of land located on the western side of Sharp Road, to the south of Church Road (CR 616) and north of Grace Drive. The site is situated within the INS (Institutional) zoning district.

Historically, the property contained agricultural land since prior to the 1930s; farmstead buildings were present in the eastern portion of the site until at least 1965. In the late 1960s, an electrical substation was constructed in the west-central portion of the site. Expansions of the substation were approved by the Zoning Board in 2010 (Resolution No. ZB-10-18) and the Planning Board in 2015 (Resolution No. PB 15-04). The remainder of the site contains wooded land and fallow agricultural fields; freshwater wetlands and transition areas are mapped throughout the site. The applicant proposes to implement improvements at the existing substation (Cox's Corner Switch Station) and to construct a new electrical substation (Sharp Road Switch Station) and associated infrastructure in the east-central portion of the site. The applicant seeks Preliminary and Final Major Site Plan approval from the Township of Evesham.

On behalf of the Township of Evesham, CME has reviewed the following documents:

- Land Development Application P25-08 and Checklists, received May 14, 2025.



Ms. Jennifer Newton, Board Secretary
Evesham Township Planning Board
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Page 2 of 8

- Resolution No. ZB-10-18, Evesham Township Zoning Board, adopted November 15, 2010, memorialized December 20, 2010.
- Resolution No. PB 15-04, Evesham Township Planning Board, adopted May 28, 2015, memorialized July 2, 2015.
- Compliance Statement, prepared by E2 Project Management, LLC, dated May 2025.
- Site Plan (2 sheets), prepared by Black & Veatch and PSEG Services Corporation, dated April 28, 2025.
- Boundary & Topographic Survey (3 sheets), prepared by PSEG Services Corporation, dated April 28, 2025.
- Tree Removal Plan (4 sheets), prepared by PSEG Services Corporation, dated April 28, 2025.
- Landscape Plan (1 sheet), prepared by Matrix New World Engineering Land Surveying, dated April 25, 2025.
- Engineering Plans – Sharp Road Switch (22 sheets), prepared by Black & Veatch, dated April 23, 2025.
- Engineering Plans – Cox's Corner Switch (13 sheets), prepared by Black & Veatch, last revised April 23, 2025.
- Environmental Impact Report, prepared by E2 Project Management LLC, dated May 2025.
- Flood Hazard Area Verification Approval, issued by NJDEP Watershed and Land Management Program, dated January 6, 2025.
- Freshwater Wetlands Letter of Interpretation: Line Verification, issued by NJDEP Division of Land Resource Protection, dated March 14, 2024.
- Acoustical Evaluation of Additional Equipment and Systems, prepared by Ostergaard Acoustical Associates, dated April 2, 2025.
- Stormwater Management Report, prepared by Black & Veatch, dated April 23, 2025.
- Phase II Archaeological Investigation, prepared by Paulus, Sokolowski, and Sartor LLC, dated July 19, 2024.
- Preliminary Assessment Report, prepared by Matrix New World Engineering Land Surveying, dated December 2024.

ENVIRONMENTAL REVIEW

We have reviewed the application for compliance with the Evesham Township Land Use Code (as it relates to use of the property), including §94 Article II (Environmental Impact Report, including Cultural Resource Survey) and §94 Article IV (Phase I Environmental Assessments).



We offer the following environmental review with recommendations for your consideration.

Environmental Impact Report

Pursuant to §94-13 through §94-17, an Environmental Impact Report with a Cultural Resource Survey is required for each application for development, except for a minor subdivision.

The existing Cox's Corner Switch Station and access road occupy approximately seven (7) acres; the proposed Sharp Road Switch Station will occupy approximately three and one-half (3.5) acres in the eastern portion of the site. The submitted application documents include an Environmental Impact Report (EIR), Stormwater Management Report, Acoustical Evaluation, Tree Removal Plan, and Landscaping Plan.

1. Available information from the NJDEP indicates regulated freshwater wetlands occupy 36.34 acres and wetland transition areas encompass 18 acres of the 58.4-acre property. Sharps Run and the associated Flood Hazard Area (FHA) traverse the site from north to south. The NJDEP issued an FHA Verification on January 6, 2024, and a Freshwater Wetlands Letter of Interpretation (LOI) Line Verification on March 14, 2024. The proposed Sharps Road Switch Station will be situated almost entirely within wetland transition areas; impacts to the FHA are also proposed. **The EIR indicates applications will be submitted to the NJDEP to obtain a Dewatering Permit and Individual Permits for the proposed impacts to the FHA, freshwater wetlands, and wetlands transition areas at the site. The applicant should provide copies of all permits issued by outside agencies as well as all related records and supporting documentation. In addition, the applicant should provide testimony regarding the measures to be employed to protect the on-site wetlands and stream and subsequent site restoration.**
2. Suitable Threatened and Endangered (T&E) species habitat is mapped in the eastern and southern portions of the site. A potential vernal pool is mapped in the northeast portion of the site but is outside the area of the proposed development activities. The proposed new substation is situated almost entirely within the mapped T&E species habitat. **The EIR states that the applicant will comply with NJDEP and USFWS restrictions for tree clearing and will consult with USFWS to determine any additional requirements. The applicant should provide copies of all related reports, records, and supporting documentation.**
3. The Tree Removal Plan indicates 242 trees will be removed and 103 replacement trees will be provided. The tree removal schedule indicates 339 replacement trees are required (per Evesham Code Ch. 144), leaving a deficit of 236 trees. The landscape plan indicates a total of 98 trees to be planted. **The applicant should provide documentation/testimony regarding the replacement of trees at the site in accordance with all applicable rules and regulations.**



4. The site plan depicts temporary matting proximate to the lattice tower between the existing and proposed substations. **The temporary matting and soil erosion measures should not extend into the on-site stream. The plans should be revised accordingly. The applicant should provide documentation/testimony regarding the placement and removal of temporary matting and site restoration measures.**
5. The site plans depict a public water supply connection along the existing access road to the control house building at the Cox's Corner Switch Station. The plans also identify a well proximate to the access gate adjacently south of the control house building. **The applicant should provide documentation/testimony regarding the construction, use, and status of the well. If any well at the site is no longer in-use, it should be properly decommissioned by a New Jersey licensed well driller in accordance with NJAC 7:9D. The applicant should provide copies of all related reports, records, and supporting documentation.**
6. The proposed control house building associated with the Sharps Run Switch Station will be serviced by the public sanitary sewer system. The application proposes the existing control house building associated with the Cox's Corner Switch Station will continue to utilize an on-site septic system. The site plans indicate the septic tank and seepage pit are located north of the control house building, proximate to the emergency generator, and are approximately 50 feet from regulated wetlands with a 150-foot transition area. **The applicant should provide documentation demonstrating the existing septic system complies with the requirements of Chapter 121 of the Evesham Code and NJAC 7:9A. If the septic system does not comply with applicable requirements, the system should be decommissioned in accordance with applicable rules and regulations.**
7. The application documents indicate the proposed development activities will disturb approximately 3.5 acres in the eastern portion of the site and will increase impervious coverage at the site by 0.76 acres including 3,342 ft² of "controlled hydraulic surface" within oil containment areas. **The applicant should provide documentation regarding the materials and construction details of the controlled hydraulic surface and oil containment areas.**
8. The site plans identify a frame shed, masonry pad and planters within the wetland transition area and side yard setback adjacently north of the proposed new substation. Information regarding the use/contents of the frame shed has not been provided. **The applicant should provide documentation demonstrating the site features comply with applicable rules and regulations or facilitate removal of the features.**



Ms. Jennifer Newton, Board Secretary
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9. The EIR provides the results of water quality analyses performed by an accredited laboratory. **The applicant should provide details regarding the water sample location and methodology. The analytical results should be tabulated and compared to the applicable quality standards.**
10. The acoustical evaluation states that the proposed improvements will fully comply with applicable noise code limits (NJAC 7:29 & Evesham Code Ch. 104) at sensitive receptors; no negative acoustical impact is anticipated. **The applicant should provide testimony regarding the existing conditions and proposed changes.**

Cultural Resources Survey

Historically, the property contained agricultural land and several farmstead buildings from prior to the 1930s until at least 1965. In the late 1960s, an electrical substation was constructed in the west-central portion of the site. The remainder of the site contains undeveloped woodlands and fallow agricultural fields. Surrounding properties primarily consist of vacant land and residential properties.

11. The applicant submitted a Phase II Archaeological Investigation, dated July 19, 2024, which states previous investigations of the site identified one (1) Native American archaeological site (Site 28-Bu-1029) within the footprint of the proposed substation in the eastern portion of the property. The Phase II investigation identified few additional artifacts and concludes that limited research potential remains at Site 28-Bu-1029 and the site is not considered eligible for listing in the New Jersey or National Registers of Historic Places. No further archaeological investigation was recommended. In correspondence dated August 30, 2024, the New Jersey Historic Preservation Office (HPO) concurred with the assessment and recommendations that no further investigation is necessary, prior to permit issuance. **CME defers to the NJ HPO for any additional requirements for the proposed project. The applicant should provide copies of all permits obtained from outside agencies.**

Air Quality Study

Per §160-15 of the Evesham Township Zoning Ordinance, an Air Quality Study is required for any residential development of 100 or more units and any other development involving more than 100 parking spaces.

12. The existing and proposed substations consist of unmanned facilities which will be inspected by PSE&G personnel on a weekly basis. No designated parking spaces or loading zones are proposed. **An air quality study is not required for the project as proposed. However, the applicant should provide testimony regarding the existing conditions and proposed changes at the site including pavement, loading and storage areas, and parking needs.**



Environmental Site Assessment

Pursuant to §94-24 through §94-29, an Environmental Site Assessment is required as part of and as a condition of approval for each application for development.

Review of the NJDEP's DataMiner and NJ- GeoWeb websites identified the site in the Air (PI No. 45455), Land Use (PI Nos. 0313-14-0002.1 & 0313-23-0001.1), Pesticides (PI Nos. 719449, 719454, & 846698), Right-to-Know (PI No. 00585211179), Site Remediation (PI No. 018950), and UST Facilities (PI No. 018950) databases.

13. The applicant submitted a Preliminary Assessment Report (PAR), dated December 2024, which identified 13 Areas of Concern (AOCs; NJAC 7:26E-1.8) associated with the site. No further investigation or evaluation was recommended for the identified AOCs. CME disagrees with the findings for several AOCs, as follows:

- a. The PAR identifies the transformers and other electrical equipment at the site as AOCs but does not provide information regarding oil containment areas associated with some of the equipment. The application indicates the existing and proposed transformers utilize oil containment areas equipped with sumps which remove/filter water following storm events and discharge to the adjacent ground surface. **The applicant should provide documentation/testimony regarding the oil containment areas including materials, filtration method(s), and construction details.**
- b. The PAR indicates the existing diesel generator (AOC-4) has a 550-gallon capacity but does not identify an existing storage tank or secondary containment. **The applicant should provide documentation/testimony regarding the generator and any associated storage tank(s).**
- c. One (1) 550-gallon diesel UST (AOC-11) was removed from the site in 1990. The PAR states that records summarizing the tank removal were not identified but recommends no further investigation. The site plans identify a fuel UST adjacently north of the emergency generator. The NJDEP's Site Remediation database indicates the case has not been properly closed. **This AOC should be investigated in accordance with NJDEP regulations and guidance documents.**
- d. The site has contained agricultural fields since prior to the 1930s (AOC-12: historical agricultural use). The potential exists that soils at the site have been impacted by historically applied pesticides. The application proposes to remove the topsoil within the limit of disturbance prior to re-grading the site. **This AOC should be investigated in accordance with NJDEP regulations and guidance documents.**



- e. Several farmstead buildings were present in the eastern portion of the site from prior to the 1930s until the mid to late 1960s. The potential exists that heating oil tanks were utilized at the former buildings, and the former outbuildings were used to store/handle historic pesticides. The proposed access road, eastern stormwater basin, and subsurface utilities overlap with the locations of the former farmstead buildings. **This AOC should be investigated in accordance with NJDEP regulations and guidance documents.**
- f. Site photographs and aerial photography indicate several shipping containers are present at the existing substation; information regarding their contents/use has not been provided. **The applicant should provide documentation/testimony regarding the use/contents of the existing and proposed storage areas at the site.**
- g. The site plans indicate the control house at the existing substation was serviced by a potable well located proximate to the entrance gate adjacently southeast of the structure. Available records indicate the building was connected to the public water supply system circa 2016. NJDEP records indicate a monitoring well was installed at the site in November 2024. **The applicant should provide documentation/testimony regarding the construction, use, and status of all wells associated with the site. If any well at the site is no longer in-use, it should be properly decommissioned by a New Jersey licensed well driller in accordance with NJAC 7:9D.**

The applicant should retain a qualified environmental consultant/Licensed Site Remediation Professional (LSRP) to address the AOCs associated with the site in accordance with NJDEP regulations and guidance documents. The applicant should provide copies of all related reports, records, and supporting documentation.

14. The application indicates all imported fill will consist of certified clean materials. **The applicant should provide related records, reports, and supporting documentation.**
15. **Any soils which will be removed from the site shall be properly sampled/characterized in accordance with applicable regulations prior to transporting off-site. The applicant should provide copies of all related reports, records, and supporting documentation.**
16. **All asphalt, concrete, and/or other debris/wastes generated during the proposed activities shall be properly disposed or recycled at regulated facilities. The applicant should provide copies of all related reports, records, and supporting documentation.**



Ms. Jennifer Newton, Board Secretary
Evesham Township Planning Board
Re: Application No. P25-08

August 18, 2025
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CME Associates reserves the right to provide additional comments as more information becomes available. Should you have any questions in this regard, please do not hesitate to contact this office.

Very truly yours,
CME Associates

Behram Turan, P.E., LSRP
Senior Vice President

BT:ers

cc: Kevin Rijs, PP, AICP, Director of Community Development
Matthew B. Wieliczko, Esq., Conflict Board Solicitor
Michelle Taylor, PP, AICP, Board Planner
Rakesh Darji, PE, PP, CME, Board Engineer
Stacey Arcari, PE, PP, CME, PTOE, Board Traffic Engineer
Katherine L. Hering, PE PSE&G Permitting Specialist – Applicant (Katherine.hering@pseg.com)
Marc Leibman, Esq. – Applicant’s Attorney (mleibman@csglaw.com)
Nicolas Gaspar, PE – Applicant’s Engineer (gasparN@BV.com)
Tyler Schumacher, PE – Applicant’s Engineer (schumacherT@BV.com)
Paul Ricci, PP, AICP – Applicant’s Planner (paul@ricciplanning.com)

EXHIBIT "D"



EVESHAM TOWNSHIP FIRE DISTRICT NO. 1

Fire Prevention Division

P.O. Box 276 – 984 Tuckerton Road – Evesham, New Jersey 08053-0276 – 856-983-2210

RECEIVED

To: Ms. Jennifer Newton – Administrative Officer
From: Deputy Chief Scott Freedman, Fire Marshal
Date: June 13, 2025
Subject: P25-08: PSEG Cox's Corner & Sharp Road Switch Station (Block 15, Lot 2)

JUN 16 2025

Regarding the above matter, Evesham Fire-Rescue is requesting the following items:

1. All fire access roads are to comply with Section 502.2.3 of the International Fire Code, 2021 Edition. Fire apparatus access road surfaces shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Fire access roads are to support the weight of a fire truck at 75,500 pounds.
2. The site plan shows a series of security gates limiting access to the site. It is presumed these gates will be locked; however, the site plan does not indicate the method for locking said access gates. The security gates to the complex are to be made accessible for the fire department to access in an emergency, meaning the gates shall have an approved means of emergency operations.
3. Premises identification: ensure the entrance to the property indicates the site name and address.
4. A Knox Box key access system may need to be supplied to address access to the property noted in Item #2.

EXHIBIT "E"



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.)

Delivery Projects & Construction
Public Service Electric and Gas Company
4000 Hadley Road, South Plainfield, New Jersey 07080



RECEIVED

JUN 23 2025
P25-08

June 17, 2025

Ms. Rebecca Andrews, Municipal Clerk
Township of Evesham
984 Tuckerton Road
Marlton, NJ 08053
2nd Floor, Room 201

CERTIFIED MAIL

Re: Application for Freshwater Wetlands Individual Permit and
Flood Hazard Area Individual Permit
Block 15, Lot 2
Township of Evesham
Burlington County, New Jersey
File No.: 0313-23-0001.1

Dear Ms. Andrews,

This letter is to inform you that Public Service Electric & Gas (PSE&G) is applying to the New Jersey Department of Environmental Protection for a Freshwater Wetlands Individual Permit and a Flood Hazard Area Individual Permit for the above-referenced site. The 56.40±-acre site is comprised of Block 15, Lot 2 and is located along Sharp Road. The site is partially occupied by the PSE&G Cox's Corner Switching Station, maintained transmission line rights-of-way (ROWs) that extend northwest, northeast, and west from the existing station, and a paved access drive from Sharp Road. The remainder of the site is undeveloped and characterized by fields and woodlands. Forested, shrub, and emergent wetlands are located around the perimeter and through the center of the property and a portion of Sharps Run also flows from north to south through the center of the site. Below please find the legal notice.

This letter is to provide you with legal notification that an application for a Freshwater Wetlands (FWW) Individual Permit, and Flood Hazard Area (FHA) Individual Permit has been submitted to the New Jersey Department of Environmental Protection, Division of Land Resource Protection for the development shown on the enclosed plan(s). A brief description of the proposed project follows: the construction of the new 230/69kV Sharp Road Switching Station which includes fencing, landscaping, retaining walls, an associated stormwater management system, and access roads. Linear work proposed outside of the new switching station includes vegetative clearing for the route of the transmission lines that will extend from the new station to an existing lattice tower associated with the Cox's Corner – Cookstown (CC-CK) right of way (ROW). The proposed project will require disturbances to wetlands, transition areas, floodways, flood hazard areas, and riparian zones which can be authorized pursuant to a FWW Individual Permit and FHA Individual Permit.

The complete permit application package can be reviewed at either the municipal clerk's office in the municipality in which the site subject to the application is located, or by appointment at the Department's Trenton Office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Please submit your written comments within 15 calendar days of receiving this letter to:

Ms. Rebecca Andrews, Municipal Clerk

June 17, 2025

Page 3

- l. A copy of pertinent correspondence regarding the project.
 - m. The qualifications of those that prepared this report.
9. A copy of the Flood Hazard Area Engineering Report prepared for the proposed new substation by Black & Veatch.
 10. A copy of the Stormwater Management Report prepared by Black & Veatch.
 11. A copy of the Letter of Interpretation (LOI) Line Verification issued for the site.
 12. A copy of the response from the Natural Heritage Program regarding threatened and endangered species.
 13. A copy of the property deed.

If you have any questions regarding this notice, please feel free to contact me.

Very truly yours,

Public Service Electric and Gas



Diane Dow
Permit Specialist IV
4000 Hadley Road
South Plainfield, New Jersey 07080
Phone: (609) 915-4294
Email: Diane.Dow@pseg.com

enclosures

cc: Evesham Township Environmental Commission Chairperson w/ NJDEP Permit Plans
Evesham Township Planning Board Chairperson w/ NJDEP Permit Plans
Evesham Township Construction Official w/ NJDEP Permit Plans
Burlington County Planning Board Chairperson w/ NJDEP Permit Plans
Burlington County Soil Conservation District w/ NJDEP Permit Plans

