

**Attachment D**

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**Project Information**



**LAND DEVELOPMENT ORDINANCE & SITE PLAN CHECKLIST COMPLIANCE STATEMENT**  
**PSE&G ECHELON SUBSTATION**  
**850 EVESHAM ROAD**  
**TOWNSHIP OF CHERRY HILL, CAMDEN COUNTY, NEW JERSEY**

**Project Description**

PSE&G is proposing to construct their new Echelon Substation on a subdivided portion of 850 Evesham Road (Block 519.11, Lot 2). The current property is improved with an existing synagogue, commonly known as Congregation M'Kor Shalom, along with associated site improvements including surface parking, ingress and egress driveways, landscaping and lighting. PSE&G is seeking to subdivide an approximately eleven (11) acre portion of the property to permit the development of the new electrical substation. PSE&G proposes to construct a new 230/13kV Substation which will provide an additional power source to the area. The new Echelon Substation will include the installation of a four (4) breaker 230kV air insulated switchgear (AIS) ring bus Class H substation. Specific equipment includes a new control house, two (2) 230/13kV transformers, four (4) breakers, 13kV shelter isle switchgear and associated lightning masts, monopoles, an A-Frame and security fencing. The new substation will enhance the capability of PSE&G to continue to meet the electrical energy needs of the residents of the Township of Cherry Hill and Camden County and to support future economic advancement in Cherry Hill.

**Site Description**

Block 319.11, Lot 2 is situated at 850 Evesham Avenue and is located in the Township's Institutional (IN) Zone. A minor subdivision will establish a new lot where the substation will be situated. The site is in the southwest portion of Cherry Hill Township. Voorhees Township is situated across Evesham Avenue to the south of the site and the site is also adjacent to Evesham Township, Burlington County.

The site is presently developed with a house of worship however an extensive undeveloped area is available for the substation. PSE&G's National Park – Marlton 230 kV Transmission Line also traverses Block 319.11, Lot 2. The North Branch of the Cooper River and a tributary to the North Branch of the Cooper River traverse the site. Portions of the site are located within a Flood Hazard Area. The location of the proposed substation is presently forested.

**Project Need**

PSE&G's Marlton Substation currently serves over 22,000 customers, with over 80% of those in Cherry Hill and Evesham Townships, and is significantly overloaded. The completion of the Echelon substation will relieve the system overload, improve local electric reliability, and prevent possible supply interruptions. The proposed Echelon substation will connect to the PSE&G 230kV transmission system to provide a new electrical source to provide additional power to the area to alleviate the overload at Marlton substation.

**Project Specifics**

**Types of Proposed Uses**

Public utility facilities are considered a permitted use in the Institutional (IN) Zone (§432.E). The proposed Station will provide operational flexibility and improve distribution service reliability and safety. The proposed structures will meet the requirements of the Board of Public Utility. In accordance with the conditions set forth at §432.E, the proposed Station is needed to continue to provide adequate and reliable electrical service to customers in Cherry Hill Township and surrounding areas, in addition, the proposed

structures will harmonize with the existing character of the neighborhood and will have adequate fencing, safety devices, and adequate landscaping and screening. PSE&G is requesting a use variance as the required landscape buffer will be less than 25 feet in width along the street frontage and the maximum allowed height for the IN Zone (35 feet) will be surpassed by the construction of the monopoles and the lightning masts.

#### Number of Families or Employees Using the Site

The Station is and will be unmanned and will be visited by a PSE&G technician in a mini-van or small truck weekly or bi-weekly (i.e., twice a month) upon completion of the upgrades.

#### Effect of Proposed Development on Surrounding Properties

The proposed improvements do not generate any dust, smoke, smog, observable gas, fumes, or odors or other atmosphere pollution, glare, heat, noise or vibration beyond the boundaries of the existing fenced area of the site. Further, the proposed improvements will not cause or result in a hazard of fire or explosion or other physical impact to any adjacent building or to any plant growth on land adjacent to the site. The proposed improvements will not cause any hauling of materials, goods, or products to or from the site nor the dissemination of thermal energy, chemicals, waste or other matter. The proposed improvements will not create or emit any odors.

#### Schedule of Zoning Requirements and Variance Requests

A table, shown on the Site Plan included with this Site Plan Application, details the required, existing and proposed zoning requirements for the IN Zone according to the Township of Cherry Hill's Zoning Ordinance.

#### Minimum Lot Area

The required minimum lot area is one acre. Once subdivided, the new Station lot will be 10.627 acres in size. The proposed lot area is therefore in conformance.

#### Minimum Lot Frontage

The required minimum lot frontage is 200 feet. Once subdivided, the new Station lot's frontage will be 848.09 feet. The proposed lot frontage is therefore in conformance.

#### Minimum Lot Depth

The required minimum lot depth is 120 feet. Once subdivided, the new Station lot's depth will be 498.76 feet. The proposed lot depth is therefore in conformance.

#### Minimum/Maximum Building Height

The maximum building height allowed is 35 feet. This project proposes a new one-story control house building at a height of 12 feet – 3 inches high; three monopole structures at a height of 152 feet; and an A-Frame structure at a height of 70 feet high. In accordance with the Township of Cherry Hill's definition of building height, the height has been measured from finished grade to the top or the highest roof beams on a flat or shed roof, the deck level on a mansard roof, and the average distance between the eaves and the ridge level for gable, hip, and gambrel roofs. As all structures on site are considered principal in nature, PSE&G is requesting a variance for the heights of the proposed monopoles and A-Frame structure.

### Minimum Setbacks

#### Front Yard

The minimum front yard setback is 35 feet. The new station lot is proposing a front yard setback of 35.8 feet. The proposed front yard is therefore in conformance.

#### Side Yard

The minimum side yard setback is 20 feet. The new station lot is proposing a front yard setback of 81.8 feet. The proposed side yard setback is therefore in conformance.

#### Aggregate Side Yard

The minimum aggregate side yard setback is 50 feet. The new station lot is proposing an aggregate side yard of 341.6 feet. The proposed aggregate side yard is therefore in conformance.

#### Rear Yard

The minimum rear yard setback is 25 feet. The new station lot is proposing a rear yard setback of 322.2 feet. The proposed rear yard setback is therefore in conformance.

Maximum Building Coverage – The maximum building coverage allowed is 30%. The new station lot is proposing a building coverage of 0.2 percent. The proposed building coverage is therefore in conformance.

Maximum Lot Coverage – The maximum lot coverage allowed is 70%. The new station lot is proposing a lot coverage of 16 percent. The proposed lot coverage is therefore in conformance.

Minimum Open Space – The minimum required open space is 25%. The new station lot is proposing 84 percent of open space. The proposed open space area is therefore in conformance.

### Additional Zoning Regulations

#### Section 429 – Flood Plain Overlay Zone

PSE&G recently received a flood hazard area verification from the New Jersey Department of Environmental Protection (NJDEP). The verification (NJDEP File No. 0409-20-00006.1) confirmed that the New Jersey Flood Hazard Area Design Flood Elevation for the site ranges from 70-76 feet (NAVD 88). The limits of the floodway, as depicted on our permit plans, was also verified. Per NJDEP requirements, PSE&G will be applying for a Flood Hazard Area Individual Permit with Hardship the installation of a monopole in the floodway as well as for the vegetation removal within the riparian zone associated with the monopole installations. A copy of the application as well as any approval received will be provided to the Township.

#### Section 430 – Stream Buffer Overlay Zone

Per Section 430.C.1.b and Section 430.C.2.b.iii, is requesting Township approval for PSE&G to install monopoles and selectively remove vegetation from within the Township's stream buffer overlay zone. Placement of the monopole closest to Evesham Road was chosen to minimize the area of vegetation clearing. If the pole were to be located outside of the floodway, it would require extensive clearing and additional permitting along the existing right-of-way (ROW) across the street in Vorhees Township. All disturbance within the existing ROW shall be temporary in nature except for the pole location itself. Additional clearing is required for the 230kV transmission lines that will come out of the Station and

connect with an existing transmission pole to the northwest of the Station. PSE&G's vegetation clearing/management standards are established by the North American Electric Reliability Corporation (NERC), and the New Jersey Board of Public Utilities (BPU). With respect to vegetation management requirements, the Federal Energy Regulatory Commission (FERC)-approved NERC Standards are the minimum requirements to which a utility must adhere. State regulations may be more restrictive than the NERC Standards, however they cannot be less restrictive than the NERC Standards, or conflict is created. If there is a direct conflict, the federal regulations supersede the State regulations. In the case of the New Jersey, the State BPU regulations are stricter than the Federal regulations. Therefore, no conflict between the two sets of regulations exists. PSE&G will also be submitting an application package to the NJDEP for a Flood Hazard Area Individual Permit and a Freshwater Wetlands Individual Permit for these proposed activities. A copy of the application as well as any approval received will be provided to the Township.

#### Section 502 - Performance and Design Standards

The proposed Station will at no time cause vibration, smoke, fumes, dust odor or other form of air pollution, glare and heat, fire hazards and explosives, chemical and industrial waste, radioactivity, electromagnetic interference or other potentially objectionable condition. In addition, no discharge of any wastes of any kind will be discharged to any river, reservoir, pond or lake.

Project construction and implementation will not result in the production of sound levels that will exceed the values set forth in N.J.A.C. 7:29. The site is proximal to residential areas and will not cause exceed daytime or nighttime noise thresholds. Please refer to the sound study provided.

As an unmanned electrical substation, there is no need for garbage, refuse, or recycling facilities. Any trash or recycling will be removed by PSE&G technicians.

During construction, waste discharge and construction debris will be managed in accordance with the Federal United States Environmental Protection Agency (USEPA) and the New Jersey Department of Environmental Protection (NJDEP). PSE&G will manage and/or recycle all waste materials at state-permitted facilities or Class B permitted material recovery facility.

- Soil and concrete generated during excavation will not be used as backfill. Based on analytical results, the soils and concrete will be staged in stockpiles or plastic lined roll-off containers with tarp covers and shipped to a proper recycling or disposal facility based on sampling results.
- Cardboard, non-treated wood, municipal solid waste, and asphalt will be collected in roll-off containers ranging in size from 6-20 cubic yards that will be placed onsite. Any waste generated will be separated by using appropriate containers for routine debris and separate container(s) for cardboard and other recyclables. All roll-offs will be placarded/labeled with regards to content to eliminate potential for inadvertent mixing of waste materials.
- Scrap metal will be placed in a roll-off container and removed once full or at the end of the project.

#### Section 506 – Fences, Hedges & Walls

This section of the Ordinance (subsection A.2) permits fencing to have a maximum height of 8 feet in the rear and side yards and a maximum of 6 feet in the front yard. This section also indicates that the use of barbed wire is not permitted.

The proposed fence surrounding the entire site will be situated within the site's side and rear yard setbacks. The proposed fence and decorative wall will encroach within the site's front yard setback. The fence along the front yard and a portion of the western side yard will be an 8-foot Impasse fence with decorative columns; details of which are provided in the development plan set. The fence along the remaining property boundaries will be composed of 2-inch chain link mesh material, 8 feet in height inclusive of one (1) foot of angled barbed wire. There will also be a three (3) foot square vinyl split rail fence around the site's western infiltration basin. PSE&G respectfully requested a variance for the proposed fence and wall height along the front yard as well as the use of barbed wire.

#### Section 508 – Landscaping & Buffering

PSE&G proposes landscaping improvements along its Evesham Road frontage as well in the area of their proposed infiltration basin. The Development Plan Set includes a landscaping and tree removal plan that meets the ordinance requirements where possible. Landscaping is not permitted within the fenced area of the Station per Section 11 of the National Electrical Safety Code. PSE&G is requesting a waiver for the removal of trees from within the stream buffer (Refer to Section 430 discussion above) as well as onsite mitigation for said tree removals. PSE&G would like to propose off-site plantings or a monetary contribution to the City's "tree fund" in lieu of planting replacement trees on site. These required plantings would have the same negative effect (potential conflict with the overhead utility lines and station equipment) as the ones being removed.

#### Section 509 - Lighting

A lighting plan in compliance with the ordinance and conditions set forth in subsection F is provided.

#### Section 510 and 511 Parking and Loading Requirements

No off-street parking is proposed for the Station. The Station will be unmanned and visited by a PSE&G technician in a mini-van or small truck weekly or bi-weekly (i.e., twice a month) upon completion of the project. These visitors will park within the station yard. As the Station frontage is approximately 848 feet, PSE&G is proposing two (2) one-way driveways per subsection L.2.c. As Evesham Road is under County jurisdiction in this area, PSE&G shall design their driveways and street frontage to include compliance with their design guidelines as well. In addition to the design plans provided, please also reference the traffic study provided.

#### Section 516 – Stormwater Management

A Stormwater Management Report, prepared by Burns &McDonnell, is provided with this Site Plan Application.

#### Section 517 - Signs

PSE&G is proposing two station identification signs, approximately 3'x2', on the Evesham Road entrance gates. In addition, "No Trespassing" signs, approximately 1'-2.5" x 10.5", shall be mounted on both of the Evesham Road entrance gates and "Danger" signs, approximately 1'-8" x 1'-2", will be mounted to the exterior of the security fence at a 50' spacing. PSE&G is requesting a design waiver from subsection F.7 for the quantity of identification signs where one is permitted, and PSE&G is proposing two.

**Explanation of Checklist Waivers Requested**

**Checklist Item 10 – Three (3) Copies of Recycling Report**

This item is not applicable to the proposed Project. The proposed project is for the construction of an unmanned electric substation. As an unmanned electrical substation, there is no need for garbage, refuse, or recycling facilities. Any trash or recycling will be removed by PSE&G technicians.

**Additional Approvals Required**

- Camden County Planning Board Approval
- FAA Approval (Transmission Monopoles)
- Camden County Soil Conservation District Approval
- New Jersey Department of Environmental Protection Land Use Approvals (Flood Hazard Area & Freshwater Wetlands)
- Municipal Construction Permits