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November 21, 2021  
35654 00

Re: Proposed PSE & G Echelon Sub-Station  
**Preliminary and Final Major Site Plan / Minor Subdivision**  
Block 519.11, Lot 2  
850 Evesham Road (CR 544)  
Appl #21-Z-0009

Cherry Hill Zoning Board  
Department of Community Development  
Township of Cherry Hill  
820 Mercer Street  
Cherry Hill, NJ 08034-0358

Dear Board Members:

An application has been reviewed for Preliminary and Final Major Site Plan and Minor Subdivision approval for the above referenced 21.1 acre site, which is occupied by Congregation M'Kor Shalom Synagogue. The applicant is proposing to construct a PSE & G Substation on a portion of the lot. The substation will be unmanned with remote monitoring and controlled by PSE & G Operations Division. Once the substation is constructed and energized, it will be typically visited once a week by a single substation mechanic to conduct visual and electrical inspections of the station. It will accommodate two (2) transformers, two (2) station light and power transformers, a control house, a monopole and a switchgear enclosure. Basins will be located north and west of the electrical equipment to accommodate the stormwater runoff for the site. A perimeter security fence is planned around the site. The applicant proposes to subdivide a 3.09 acre piece from the Lot 2 property for the facility.

The site is located in the Institutional (IN) zone and is surrounded by residential areas in Cherry Hill, Evesham and Voorhees Townships, the North Branch of the Cooper River and the Congregation M'Kor Shalom Synagogue. The substation is proposed to be constructed opposite Peregrine Drive of the Rainwood Residential Development along Evesham Road (CR 644). The parcel is currently densely vegetated.

The following information has been submitted in support of this application:

1. Land Use Development Application, Checklist and Photographs
2. Project Overview, prepared by PSE & G, dated July 30, 2021.
3. Landscape Plan, 2 Sheets, prepared by Paulus, Sokolowski and Sartor, LLC, dated July 30, 2021.
4. Existing Conditions Survey, prepared by PSE & G Services Corporation & Mapping Group, dated July 20, 2021.
5. Minor Subdivision Plan, 3 Sheets, prepared by PSE & G Services Corporation & Mapping Group, dated July 21, 2021.
6. Preliminary and Final Major Site Plan, prepared by Burns & McDonnell, dated July 9, 2021.
7. Temporary Trailer Plan, 1 Sheet, prepared by PSE & G, dated July 9, 2021.
8. Tree Removal Plan/Tree Survey Plan, prepared by Paulus, Sokolowski and Sartor, LLC, dated July 15, 2021
9. Guide Rail Construction Plan, 4 Sheets, prepared by Van Cleef Engineering Associates, dated July 9, 2021.
10. Stormwater Management Plan, prepared by Burns McDonnell, dated July 9, 2021.
11. Traffic Assessment Report, prepared by Van Cleef Engineering Associates, LLC, dated April 16, 2021.
12. Evaluation of New Substation Site Sound Emissions, prepared by Ostergaard Acoustical Associates, dated June 30, 2020.
13. Phase I Environmental Site Assessment, prepared by Langan Engineers, dated April 2020.

14. Phase II Environmental Site Assessment, prepared by Langan Engineers, dated February 2020.
15. Environmental Impact Statement, prepared by Paulus, Sokolowski and Sartor, LLC, dated July 30, 2021.

The applicant's submission has been reviewed for conformance to the Cherry Hill Township Ordinance. This review letter is meant to be used in conjunction with other professionals reviewing the development plans for the Township. The following comments are offered:

#### **Zoning – Institutional (IN) Zone.**

1. The proposed PSE & G Substation is a permitted use in the zone with conditions.
2. We defer to the Department of Community Development's review letter for Bulk and Zoning requirements.

#### **Design Waivers**

The following design waivers are required:

1. From Ordinance Section 508 from strict adherence to the landscaping requirements, due to the unique nature of the proposed use. There are no interior parking areas, islands, etc and the site is heavily vegetated around the perimeter; therefore, many ordinance requirements regarding quantity, density, etc. are not applicable or cannot be met. The Board and Township professionals have worked with the applicant to try to provide a design along the frontage, incorporating landscaping and a decorative wall, which will functionally and aesthetically shield the site from Evesham Road and the residential area to the maximum extent possible. In addition, infill landscaping around the perimeter will be added where necessary to close any holes and shield the neighboring residential areas to the maximum extent possible. No interior landscaping can be installed due to the nature and components of the substation. We take no issue with
2. From Ordinance Section 509.F. from strict adherence to the lighting requirements from providing a lighting level (footcandle) grid and calculations.
3. From Ordinance Section 509.C.5. for exceedance of 0.25 footcandles at the property line. It is unclear on the plan where the right-of-way line is; however, it appears that spillover may exceed 0.25 footcandles at the right-of-way, which requires a design waiver.
4. From Ordinance Section 509.C.6. to permit a lighting fixture with a mounting height of 28'-6" where a maximum of 20' is permitted.
5. From Ordinance Section 510 and 511 from strict adherence to the layout, drive aisles, pavement thickness, pavement materials, etc. As this will be an unmanned facility and not open to the public and only one (1) site visit is expected each week under ordinary circumstances, we take no issue with the proposal shown.

#### **General Information, Plan Comments, Details**

1. The proposed wall should match the walls constructed at similar facilities in Camden County.
2. Our office has had several meetings with the applicant to discuss layout and access and have no further comments. We ask that additional dimensions be provided on the site plan for the width of the driveways and drive aisles. The County Planning Board may ask for additional information.
3. The applicant's sound professional should provide an overview of the acoustical report. The report conclusion indicates that the analyses show that the worst case sound emissions of the substations are projected to be well below applicable State and County code limits.
4. Details for the lighting fixtures on the site should be provided.

5. Retaining wall calculations should be submitted to the Department of Code Enforcement prior to installation.
6. For the Minor Subdivision Plan, all certifications shall be shown on the plan as listed in the NJ Statute 46:26B-2.

### **Grading and Stormwater Management**

1. The site has been designed in accordance with NJAC 7:8 and the Cherry Hill Township Stormwater Requirements. The project will disturb 3.88 acres and increase the impervious area by 0.472 acres, 0.354 acres of which is proposed to be motor vehicle surface. Therefore, the project as a ‘major development’ under the NJDEP requirements.

The project is located in a Metropolitan Planning Area, but is not exempt from groundwater recharge requirements because it is not a redevelopment project. Recharge is being provided using a series of infiltration basins. Water quantity, quality and green infrastructure requirements are being met with the design of the stormwater basin system.

2. The design engineer has analyzed the site’s location in relation to the floodway and has determined that the proposed development does not take place within the NJDEP verified Flood Hazard area and is not subject to a flood hazard analysis. The proposed monopole is located within the floodway and floodplain and therefore requires a flood hazard analysis engineering report. The applicant has received Flood Hazard Verification Approval from the NJDEP, dated October 5, 2020. Any subsequent approvals from the NJDEP should be provided as a condition of approval.
3. The proposed substation construction is within a wetlands buffer. The applicant received a Wetlands LOI, dated February 24, 2021. Any subsequent approvals from the NJDEP should be provided as a condition of approval.
4. A cross section detail for the basins should be provided indicating design elevations for the bottom of the basin, the 2, 10 and 100 year storm, top of basin, etc.
5. Outlet structure details should be provided indicating design elevations.
6. A detail for the inlets should be provided.
7. A detail for the rip rap apron should be provided.
8. The retaining walls should be called out on the Site Plans.
9. The design engineer should provide a certification that the basin is operating properly prior to release of the Performance Bond.
10. As a condition of approval, test pits should be done prior to construction of the basins and witnessed by a representative of our office.
11. A stormwater basin maintenance plan/agreement should be provided as a condition of approval.

### **Landscaping and Lighting**

1. Our office has attended several meetings with the other Township Professionals and the applicant to discuss the landscaping and visual elements of the site. We have no further comments.

### **Traffic Comments**

1. The substation will be unmanned with approximately one (1) visit per week by a PSE & G representative.

2. During construction, the Traffic Assessment notes that approximately 25 workers will be on site during the busiest duration of the project. It is expected that these workers will be on site by 6:30am and will leave by 3:30pm, which is outside the general AM and PM peak traffic hours.
3. In order to accommodate the workers, a temporary parking lot will be dedicated on the site thereby eliminated the need to park on the residential streets.
4. Two (2) temporary construction access points will be constructed, which will be constructed to permanent access points when the project is finished. Approval for the access points is under the jurisdiction of Camden County. This should be provided as a condition of approval.

### **Environmental**

The two (2) submitted environmental documents indicated the following:

1. Recognized Environmental Concern (REC-1): Outfall and Associated Sheen
2. Business Environmental Risks (BER-1): Historical Agriculture
3. Business Environmental Risks (BER-2): State and National Wetlands Present Onsite.

Of these three (3) areas, Langan recommended investigation of REC-1. Langan collected a total of five (5) surface water samples and analyzed the samples for Target Compound List (TCL) Volatile Organic Compounds with a library search for Tentatively Identified Compounds, TCL Semi-Volatile Compounds (SVOC) with a library search for TICs and also Target Analyte Metals. Langan indicated the analysis was consistent with the New Jersey Department of Environmental Protection (NJDEP)'s protocol for unknown petroleum discharges. The results indicated exceedances for SVOC compounds and metals in several compounds, including arsenic and lead.

Langan concludes the sheen was not related to a discharge, and attributes the results of the sampling and analysis to historically applied pesticides and anthropogenic sources such as nearby roadways.

BER-1: Because the site is not changing to usage by a sensitive population and is proposed to be an unmanned substation, no soil sampling is required at this time.

BER-2 was addressed by the applicant's design engineer in attaining the appropriate NJDEP permits.

ERI agrees with Langan's conclusions and offers no additional comments regarding investigation, at this time.

### **Administrative**

1. Deeds and Legal Descriptions should be provided for review as a condition of approval.
2. Copies of all outside agency approvals should be provided to our office as a condition of approval. We defer to the County Engineering Department for review of the Guide Rail Plans, as Evesham Road is a County Route.
3. An estimate for all on/off site improvements should be prepared and submitted to the Department of Community Development.
4. Prior to construction start, Ordinance requirements regarding review escrow, inspection escrows, pre-construction meeting, etc. must be met.

**Permits and Approvals**

The following permits and approvals are required prior to signature:

1. NJDEP
2. Camden County Planning Board
3. Camden County Soil Conservation Services
4. Cherry Hill Engineering/Public Works
5. Cherry Hill Township Fire Marshall
6. Cherry Hill Township Police Department
7. Cherry Hill Township Code Enforcement
8. Any others as necessary

Should you have any questions, please feel free to call or email me at [sarcari@erinj.com](mailto:sarcari@erinj.com).

Sincerely,



Stacey Arcari, PE, PP, CME, PTOE  
Zoning Board Engineer's Office

SEA/sea

cc: Sandy Zeller, Esquire (via email)  
Steve Musilli (via email)  
Kevin McCormack (via email)