TOWNSHIP OF HOPEWELL
MERCER COUNTY

201 Washington Crossing Pennington Road
Titusville, New Jersey 08560-1410
609.737.0605 Ext. 664
609.737.6839 Fax

December 14, 2015

Honorable Norman C. Bay, Chair
Federal Energy Regulatory Commission
888 First Street, NE
Washington, DC 20426

Re: Docket CP15-558-000
Proposed Gas Pipeline Impacts to Emergency Services Facility
PennEast Pipeline Company LLC
Hopewell Township, Mercer County

Dear Mr. Bay:

The proposed PennEast pipeline will bisect Hopewell Township property known as Hopewell Township Tax Block 91, Tax Lot 3.02 (Exhibit A). This 3.16 acre tract of land was created by Merrill Lynch and dedicated to Hopewell Township for use as an emergency services facility.

Hopewell Township is a 60 square mile community that is predominantly rural. There is a small portion of Hopewell Township that is served by public utilities and the majority of growth that has occurred in the past 30 years has occurred in the area south of Washington Crossing-Pennington Road. This area is sometimes referred to as the southeast quadrant.

On March 23, 1998 Merrill Lynch secured a General Development Plan approval from Hopewell Township for the development of a 450 acre corporate office campus (Exhibit B). During that approval process, the Merrill Lynch campus was determined by Hopewell Township to be critical for the location of an emergency services facility. The Planning Board approval included a requirement for Merrill Lynch to providing a site for an emergency service facility, a requirement for Merrill Lynch to provide architectural design for the facility and to provide a monetary contribution toward the construction of the facility (Exhibit B, p 17).

Merrill Lynch transferred title to this 3.16 acre emergency service site to Hopewell Township in March 2003 (Exhibit C). Along with the dedication of the site, Merrill Lynch also developed conceptual design plans for the emergency services facility to be constructed on the site (Exhibit D). The site development was presented to the public by voter referendum (Exhibit E). The proposed impact to the site by the PennEast pipeline will prevent the construction of the emergency service facility as planned.

The proposed location of the pipeline is found in Exhibit F. A sketch showing the impact of the pipeline is demonstrated in Exhibit G. As shown by Exhibit G the pipeline will render the site unusable and will place emergency responders at risk. Such risk for the very responders that will be assisting in any emergency created by the pipeline is unacceptable.

There should be no impact to this site whatsoever. Relocation of this pipeline away from this emergency services site is required.

Thank you.

Sincerely,

Harvey Lester

Harvey Lester, Mayor

C: Hopewell Township Committee
Steven P. Goodell, Esquire
Governor Chris Christie
U.S. Senator Robert Menendez
U.S. Senator Cory Booker
Congresswoman Bonnie Watson Coleman
Mercer County Board of Chosen Freeholders

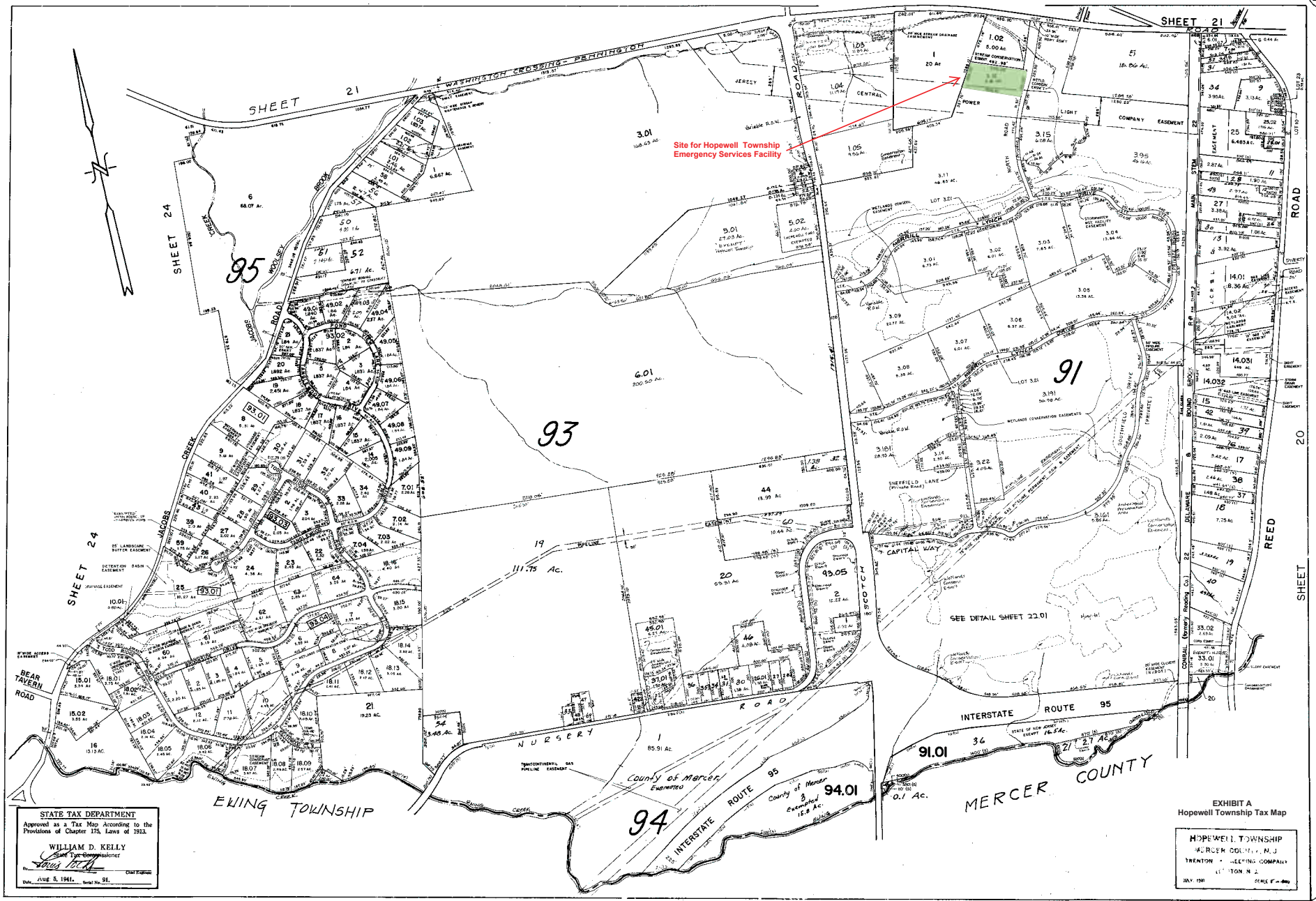

Site for Hopewell Township Emergency Services Facility
SHEET 21
SHEET 24
SHEET 20
WASHINGTON CROSSING - PENNINGTON ROAD
JERSEY CENTRAL POWER & LIGHT COMPANY EASEMENT
WOOLSEY BROOK
JACOBS CREEK
JACOBS ROAD
SCOTCH ROAD
SHEFFIELD LANE (Private Road)
CAPITAL WAY
SOUTHFIELD DRIVE (PRIVATE)
DELAWARE & RARITAN CANAL STATE PARK
MAIN STEM
REED ROAD
BEAR TAVERN ROAD
TODD ROAD
NURSERY ROAD
INTERSTATE ROUTE 95
CONRAIL (formerly Reading Co.)
PIPELINE
SEE DETAIL SHEET 22.01
EWING TOWNSHIP
MERCER COUNTY
County of Mercer Exempted
95
93
91
94
6.01
111.75 Ac.
85.91 Ac.
94.01
91.01
STATE TAX DEPARTMENT
Approved as a Tax Map According to the Provisions of Chapter 175, Laws of 1913.
WILLIAM D. KELLY
State Tax Commissioner
Chief Engineer
Date AUG 5, 1941. Serial No. 91.
EXHIBIT A
Hopewell Township Tax Map
HOPEWELL TOWNSHIP
MERCER COUNTY, N.J.
TRENTON ENGINEERING COMPANY
TRENTON, N.J.
MAY, 1941
SCALE 1" = 400'

EXHIBIT B
Planning Board Approval Requiring
Emergency Services Facility

HOPEWELL TOWNSHIP PLANNING BOARD
RESOLUTION
98-015

REVISED
04/27/98

WHEREAS, **MERRILL LYNCH & CO., INC.** (the "Applicant") has applied to the Hopewell Township Planning Board (the "Planning Board") in accordance with the Hopewell Township Land Use and Development Ordinance (the "Ordinance") for approval of a General Development Plan for property located on Scotch Road, Washington Crossing-Pennington Road and Interstate Route 95, in the Township of Hopewell, New Jersey, known and designated on the Hopewell Township Tax Maps as Lots 1.03, 2 and 3, in Block 91 (the "Property") in the IOP-G District; and

WHEREAS, the application requests approval of a proposed mixed-use development of the Property, presently named the Scotch Road Office Park, consisting of approximately 3,500,000 square feet of development and located on a 450 acre tract; and

WHEREAS, as a part of its General Development Plan application, the Applicant has requested approval of, specific bulk standards, including, proposed lot standards, building heights and setback standards; and

WHEREAS, the Applicant has also requested waivers from parking space requirements and a waiver or deferral of certain technical submission requirements; and

WHEREAS, the application requests the foregoing approvals for a period of twenty (20) years from the date of final approval of the first phase of development; and

WHEREAS, the Applicant has complied with all procedural requirements, including notice and public hearing requirements, in order to allow the Planning Board to entertain jurisdiction of the application; and

WHEREAS, public hearings were held on the application on February 18, 1998, February 23, 1998, March 9, 1998, March 18, 1998, and March 23, 1998; and

WHEREAS, the Planning Board considered the application documents and exhibits submitted by the Applicant listed in Exhibit A attached hereto and made a part hereof; and

WHEREAS, at the public hearings, the Applicant presented the testimony of the following witnesses:

Harry J. Ferguson, First Vice President of Merrill Lynch & Co., Inc.

Roger Wells, principal of Wells Appel Land Strategies, Land Planners and Landscape Architects

Gary C. Dahms, of T & M Associates, Civil Engineers and Surveyors

Stuart Appel, principal of Wells Appel Land Strategies, Land Planners and Landscape Architects

Michael H. Ezell, of TVS and Associates, Architects and Planners

Richard Orth, principal of Orth-Rodgers & Associates, Inc., Traffic Planners and Engineers

Robert W. Burchell, principal of Burchell·Listokin & Associates, Fiscal Impact Consultants

David Listokin, principal of Burchell·Listokin & Associates, Fiscal Impact Consultants

Bruno M. Mercuri, principal hydrogeologist of Mercuri Associates, Inc., Geological and Environmental Consultants

WHEREAS, the Planning Board also received testimony and reports from its consultants, the reports of which are listed in Exhibit B attached hereto and made a part hereof; the consultants who testified are:

William Queale, Jr., principal of Queale & Lynch, Inc., Planning Consultants

Paul E. Pogorzelski, of Van Cleef Engineering Associates, Township Engineering

Robert E. Korkuch, of ACT Engineers, Inc., Traffic Consultants

WHEREAS, the Planning Board also received testimony and comments, as well as other documents which are listed in Exhibit C attached hereto and made a part hereof, from residents and other interested members of the public; and

WHEREAS, the Board, after reviewing the evidence presented by the Applicant, its expert witnesses and the documents, exhibits, and reports presented by the Applicant, and having considered the testimony of the Board's Professionals and the statements and the admissions by the General Public, has made the following factual findings and conclusions based thereon:

1. Jurisdiction. The Board entertains jurisdiction of the applications under Sections 17-126, 17-166 and 17-30 of the Township Land Use and Development Ordinance.

2. Taxes/Escrow. The Applicant represents that all taxes are current and the development review escrow account is current.

3. Site Location, Description and Design Concept. (Section 17-126.6c).

The Property contains approximately 450 acres of land, and is located at the intersection of Interstate 95 and Scotch Road (a County road). It is bounded by Interstate 95 on the south, Scotch Road on the west, Washington Crossing-Pennington Road (also a County road) and several out parcels on the north, and the Conrail Railroad on the east.

The Property is essentially a large rectangle with its long dimension running north-south parallel to Scotch Road. It varies in average width from 3,000 to 3,500 feet and is about 7,000 feet long. Except for the northern property line, the property line is completely bounded by road and railroad rights of way. About 600 feet of the northern property line abuts Washington Crossing-Pennington Road. The remaining 3,000 +\- feet abuts four adjoining out parcels. Two of these are vacant or farmed.

The site is gently rolling with four small intermittent streams that eventually drain into Jacobs Creek. It is also transversed by three major utility easements - one for high tension power lines, one for gasoline, and one for natural gas.

The design concept for the Scotch Road Office Park is a pair of hillside campuses (North and South) that are linked to one another with an internal loop road system and which are buffered by the natural stream valleys of the site. The site is designed to have a limited number of access points with the existing public road system.

Each campus is made up of concentric rings. The center of each ring is "made" open space surrounded by buildings. The buildings are then surrounded by parking, which is accessed by a landscaped loop road. This, in turn, is ringed by natural common open space in the form of wooded wetlands and meadows. Finally, the buildable pockets beyond this outer ring are reserved for a range of satellite uses that are designed to support the core campuses.

4. Zoning. The Property is located in the IOP-G District. Section 17-166g of the Ordinance provides for General Development Plan approval in the IOP-G District on tracts

of at least 250 acres and a maximum floor area ratio of 0.18.

Utilizing the site's current IOP-G zoning and the General Development Plan (GDP) option, the Applicant has applied to obtain a long-term, vested approval for a mixed-use/multiple user development not to exceed 3,500,000 square feet. The proposed uses would include all or some of those allowed in the IOP-G zone such as:

- Offices
- Research and development facilities
- Operations, manufacturing, warehousing, packaging, assembly, printing, etc
- A conference center
- A hotel
- Retail and personal service uses
- Utilities
- Recreation uses
- Nursery school and/or day care centers
- Open space

While the site, in its entirety, is designed as a multi-use/multi-user development (with individual building lots) and approval is sought on that basis, the Applicant intends to have one or more of its departments, divisions or subsidiaries initially lease and occupy the first phase of the development.

5. GDP Submission. In support of its application, the Applicant has submitted the required application forms and General Development Plan drawings (Exhibit B1 through B18). The GDP submission includes a booklet entitled "General Development Plan Submission, Scotch Road Office Park, Hopewell Township, Mercer County, New Jersey," dated December 11, 1997, prepared by Wells Appel Land Strategies (the "GDP Report") (Exhibit A1). The GDP Report contains detailed information and analysis concerning; (1) site location and description, (2) site context, (3) existing natural features (geology and climate, subsurface hydrology, physiography and topography, surface hydrology, soils, vegetation, and wildlife habitats), (4) existing cultural features (State Development and Redevelopment Plan, Township Master Plan, existing community facilities, adjoining land uses, existing zoning, existing transportation systems, and existing utilities), (5) an opportunity and constraints summary, (6) design concept, (7) land use plan, (8) open space plan, (9) circulation plan, (10) community

facilities plan, (11) stormwater management plan, (12) utilities plan, (13) phasing plan, (14) tentative subdivision and site plans for the first phase of the proposed development, (15) environmental impact assessment, (16) infrastructure impacts, (17) community impacts, and (18) summary of requested and required approvals.

The GDP submission is supplemented by certain technical reports: (1) Traffic Impact Analysis, dated December 12, 1997, prepared by Orth Rodgers & Associates, Inc. (the "Traffic Report") (Exhibit A2); (2) Stormwater Management Plan Report, dated December 11, 1997, prepared by T&M Associates (the "Stormwater Management Plan Report") (Exhibit A3); (3) Fiscal Impacts Report, dated December 1997, prepared by Burchell · Listokin & Associates (the "Fiscal Impacts Report") (Exhibit A4); (4) Preliminary Geotechnical Investigation and Evaluation, dated October 24, 1997, prepared by Langan Engineering and Environmental Services, Inc. (Exhibit A5); (5) Groundwater Sampling Results, dated November 14, 1997, prepared by Langan Engineering and Environmental Services, Inc. (Exhibit A6); (6) Supplemental Traffic Memorandum, dated February 13, 1998, prepared by Orth-Rodgers & Associates, Inc. (the "Supplemental Traffic Memorandum") (Exhibit A10); (7) Supplements to Fiscal Impacts Report, prepared by Burchell · Listokin & Associates (Exhibits A-10 and A-16); and (8) Aquifer Recharge Report, dated March 9, 1998, prepared by Wells Appel Land Strategies.

The Applicant also submitted color rendered display boards for presentation purposes (Exhibits C1 through C20), all of which were also presented as slides (Exhibits S1 through S84) during the public hearings; additional slides included photographs, summary text, and a description of Phases IA and IB site plan and architectural development. The color rendered display boards include revised General Development Plan drawings incorporating the recommendations and suggestions of the Application Review Committee and Township consultants.

6. Land Use Plan. (Section 17-126.6c)

Based upon the overall design concept, the site has been divided into four development categories ("Office Use," "Mixed Use A," "Mixed Use B," and "Mixed Use C") distributed among eight development areas. The permitted uses in each development category are listed in the GDP

Report with a minimum and a maximum of each category provided. With respect to the Land Use Plan (Exhibit C9), Merrill Lynch seeks approval of the following:

A. Use Elements:

(1) A total of not more than 3.5 million square feet (excluding the floor area of any nursery school, day care center, fire house or rescue squad building, train station or any other community facility), as set forth in the Township's Ordinance, calculated on an overall, cumulative basis for the Property as a whole (before right-of-way dedications), with a resulting maximum floor area ratio of up to 18%.

(2) The land uses for which approval is requested are referred to in the GDP Report (on Page 2). The areas for such uses are located on the Land Use Plan. In addition to office and research uses, manufacturing, warehousing, assembly and similar uses, approval is sought for: (a) one conference center, including restaurants, pubs and banquet facilities, meeting spaces and containing not more than 500 guest rooms, the type of conference center (i.e., executive, corporate, educational, and/or resort) to be determined in the Applicant's discretion, with the right to open the conference center to the public for transient guests as well as conferees; (b) one hotel with not more than 350 guest rooms, which may contain restaurants, pubs, and banquet facilities and limited meeting space; and (c) up to 175,000 square feet of floor area devoted to retail uses and personal service uses.

(3) The ranges of square footage for the various land uses for which approval is requested are set forth in the GDP Report (on Pages 30-31).

B. Bulk Elements:

(1) A maximum improvement coverage of 50% (excluding the impervious coverage of any nursery school, day care center, fire house or rescue squad building, train station, or other

community facility and other items excluded from coverage by Section 17-166g,4 of the Ordinance) calculated on an overall, cumulative basis for the Property as a whole (before right-of-way dedications).

(2) The lot dimensional and setback standards set forth in the GDP Report (on page 66) are requested to be applicable to the entire Property.

(3) The building height standards set forth in the GDP Report (on page 66) are requested to be applicable to the entire Property.

(4) The standards set forth in the GDP Report (on page 66) concerning the requested ratio and sizes of off-street parking spaces.

(5) The Applicant has also agreed to the following building setbacks from the underground pipelines and overhead electric submission lines:

(a) 150 feet from a line parallel and adjacent to the nearest edge of the high-powered line stanchion bases.

(b) 150 feet from the centerline of the Transcontinental Pipeline Easement.

(c) 75 feet from the centerline of the Sun Oil Pipe Line Pipeline Easement.

(d) The Applicant has also agreed that the proposed water storage tank will not exceed 30 feet in height and will be located at least 800 feet from the perimeter of the Property (before right-of-way dedications).

7. Open Space Plan. (Section 17-126.6e)

With respect to the Open Space Plan, the amount, purpose and general location of the dedicated open space and recreation facilities shall be as shown on the Open Space Plan, and as described in the GDP Report as revised and in this Resolution, as well as approval of the phasing plan for recreational facilities set forth below as it

may, from time to time, be revised by the Township and the Applicant. The dedicated open space areas that are shown on the Land Use Plan (Exhibit C9) are further described and delineated on the Open Space Plan (Exhibit C10).

Section 17-166g.7 of the Ordinance requires 15% of the Property to be devoted to open space. The Applicant's proposed General Development Plan provides for approximately 153 acres or 34% of the entire Property to be set aside as dedicated open space, which is twice the required amount of open space. The proposed open space falls into four categories:

A. Preserve. This area represents approximately 45% of all the dedicated open space (15% of the entire site). It consists of wetlands and floodplains and is located along both sides of the intermittent streams on the site. These areas are typically wooded with some old field succession edges included.

B. Passive Recreation. This area consists of required buffers along the edges of protected wetlands and floodplains. The average width of these buffers is 50 and 100 feet respectively with averaging allowed in both cases. This amounts to over 25% of the total dedicated open space (8% of the entire site). These are ideal locations for gravel jogging and walking paths with occasional benches and/or exercise stops.

C. Active Recreation. A centrally located site of about 13 acres has been specifically put aside for active recreational facilities. The land is nearly flat and open. This accounts for about 9% of the open space allocation (3% of the entire site).

During the course of the review of the General Development Plan, the Applicant agreed to increase substantially the type and number of the proposed recreational facilities (Exhibit A9, pages 6-7). The revised plan now includes :

·4 softball fields, 2 of which will be lighted.

·A minimum of 2 and a maximum of 4 outdoor tennis courts, 1/2 of which will be lighted.

·4 volleyball courts, 2 of which will be lighted.

·2 outdoor basketball courts, 1 of which will be lighted.

·1 all-purpose field.

·A minimum of 150 parking spaces.

·Approximately 3-1/2 miles of jogging trails and paths.

The Applicant has agreed that the public would be allowed to use the above-described recreational facilities on a limited and scheduled basis, if time and space is available without conflicting with on-site use by employees and guests of the Scotch Road Office Park. The terms and conditions for such public use, including but not limited to insurance requirements and other protections against liability for such public use, will be set forth in the Developer's Agreement required as a condition of approval.

In addition, approximately 4 acres in Mixed-Use Area A-2 would be reserved for a commercial recreation building.

All of the active recreational facilities will be constructed in accordance with the following schedule:

(1) Prior to the certificate of occupancy for 1,000,000 square feet of building floor area: 1 softball field; 1 basketball court; 2 volleyball courts; parking for 50 cars; and 1 mile of jogging trails and paths.

(2) Prior to the certificate of occupancy for 2,000,000 square feet of building floor area: 1 additional softball field; 2 tennis courts; 1 additional mile of jogging trails and paths; and land placed on the market for a 25,000 +/- square foot commercial recreational building and 50 parking spaces.

(3) Prior to the certificate of occupancy for the 2,500,000 square feet of building floor area: 1 additional softball field; 2 additional

volleyball courts; 1 additional tennis court (at the Applicant's option); 1 general-purpose athletic field; and 1 additional mile of jogging trails and paths.

(4) Prior to the certificate of occupancy for 3,000,000 square feet of building floor area: 1 additional softball field; 1 additional tennis court (at the Applicant's option), 1 additional basketball court; expansion of commercial recreational building to a maximum of 50,000 square feet (at the Applicant's option); parking for an additional 50 cars; and 1/2 additional mile of jogging trails and paths.

D. Perimeter Buffer. A minimum of a 75 foot buffer is required by Section 17-166g,11 of the Ordinance around the perimeter of the site, with an average width of 100 feet. The Applicant has met that requirement. The buffer area, which is approximately 21% of the total open space (an estimated 7% of the entire site). , will typically be mounded and planted in a variety of ways to provide screening from nearby residential areas, local roads and adjoining parcels.

In addition to the buffer and the dedicated open space areas outlined in this Section 7, much of the Property will include private open space. These areas will consist of internal buffers, landscaped areas, courtyards, gardens, ponds, fountains and pools, lawns and some meadows, hedgerows and woods.

E. Ownership and Maintenance. The dedicated open space described above, as well as the additional open areas that are not within individual building lots, will be owned and maintained by one or more property owner associations. The documents for these associations will be submitted to the Planning Board for review and approval at the time of final site plan approval for the first phase of the proposed development.

8. Circulation Plan. (Section 17-126.6d)

A. Site Access. Access to the Scotch Road Office Park is to be provided via Scotch Road and Washington Crossing-Pennington Road. The GDP specifies the

number and location of these intersections. An internal loop road system will serve each phase of the development (i.e., the North and South Campuses) and provide linkage with the connections to Scotch Road, Washington Crossing-Pennington Road, and the future railroad station. These main intersections with Scotch Road and Washington Crossing-Pennington Road are to be signalized. The main intersections with Scotch Road are about 1,200, 2,500 and 3,850 feet north of the existing Scotch Road/Nursery Road intersection. In connection with the New Jersey Department of Transportation's ("NJDOT") plans for an expanded and upgraded I-95/Scotch Road interchange, Nursery Road will be relocated and aligned with the South Campus access road to create a four-way signalized intersection.

The fourth main access road is proposed to intersect Washington Crossing-Pennington Road. This road will abut the western property line, at the request of the Planning Board, rather than being located opposite Dublin Road as originally envisioned by the Hopewell Township Master Plan. This site access road will be constructed as a part of Phase IB of the development; all site access and egress movements will be permitted and the intersection will be signalized when warranted in accordance with NJDOT criteria.

In addition to these main access roads, two other connections are proposed via Scotch Road:

Guest Entry Drive.

·A guest entry drive for the North Campus will intersect Scotch Road at a point approximately midway between the northern and southern intersections of the North Campus loop road. The Applicant has agreed to limit the movements at this intersection to "In Only", i.e. Southbound left turns and Northbound right turns into this guest entry road. This road is intended to serve visitor traffic, and will become two-way traffic once inside the site from approximately Building No. 4 to Building No.8 in the North Campus. Exiting traffic will be directed to the south leg of the loop road to access Scotch Road where the

intersection is controlled by a traffic signal. All service trucks will be directed to the signalized intersections and to loading docks under the parking decks that are accessed from the North Campus loop road. Courier deliveries and pick-ups will be via the employee building entrances, which are also accessed from the loop road.

Conference Center Drive.

·Another road would intersect Scotch Road at a point 1,600 feet south of Washington Crossing-Pennington Road (and approximately 1,150 feet north of the north leg of the northern loop road). This intersection and median cut will occur if and when a conference center is built at the north end of the site. If office or other uses are built at this location, access thereto would be via the internal loop road and no intersection with Scotch Road will be permitted. If a conference center is developed at this location, as shown on the GDP, Mercer County has indicated it will permit construction of a right-turn entry and a right-turn exit via Scotch Road so long as the specific location and proposed design of the access drive is in accordance with County standards. Left-turn entry into a conference center access drive would be permitted if a traffic study, which would include actual counts and analysis of conditions at the time of the conference center plan submission as well as projections of ultimate site development, were to show that the location and design of a left-turn entry would permit safe and efficient traffic movement in accordance with County standards. Left-turn exit movement from a conference center access drive would be permitted only if the intersection of the drive with Scotch Road is to be signalized, and only if the intersection and signal design is in accordance with County standards. All costs for median modification and/or signalization will be at the Applicant's expense.

Upon full buildout of the proposed development, on-site circulation will permit full interconnection

and linkage between the North Campus and South Campus and various site access roads. A motorist entering the Scotch Road Office Park via any site access will be able to reach any building on site and exit to Scotch Road or Washington Crossing-Pennington Road via any of the site roadways. The GDP Report contains standards for typical road sections (as revised by Exhibit A-13).

B. Site Traffic Projections and Roadway Contributions. The Property is located in the Transportation Development District for the Mercer County Route I-95/295 Corridor pursuant to the Mercer County Transportation District Ordinance, known as the TDD Ordinance. The existing TDD Ordinance anticipated a development of this site for approximately 3,500,000 square feet, which is the amount of development for which approval is sought. Pursuant to the TDD Ordinance, the Applicant will be assessed a fee of $983 per peak hour trip generated by the proposed development during the morning peak hour (7:30 a.m. to 8:30 a.m.) and the late afternoon/early evening peak traffic hour (4:30 p.m. to 5:30 p.m.). In the Traffic Report (Exhibit A2) a total of 10,995 a.m. and p.m. peak hour trips are projected, which will result in a TDD fee of approximately $10,800,000. As indicated in the Traffic Report, approximately half of this contribution will be made in the form of actual construction of certain TDD improvements to Scotch Road and to the intersection of Scotch Road and Washington Crossing-Pennington Road. These TDD improvements are described in the Traffic Report, together with 1995 TDD estimated improvement costs in the amount of approximately $5,400,000. The Township has agreed to assume the cost of relocating the one-room school house to accommodate the widening of Scotch Road on its west side north of its intersection with Washington Crossing-Pennington Road. This leaves approximately $5,400,000 to be contributed toward the cost of other necessary improvements envisioned by TDD Ordinance, including such high priority items as the replacement of Route 546 (Washington Crossing-Pennington Road) bridge over the railroad to the east of Dublin Road. The TDD Ordinance requires the Applicant to enter into a Fee Binder Agreement with Mercer County to memorialize the assessment for road improvements. The Applicant will provide

copies of all submissions and agreements to the Township which are executed between Applicant and Mercer County per Section 17-126.6n5 of the Ordinance.

The Planning Board notes that the Applicant has agreed to undertake certain other improvements to Scotch Road, including a landscaped median, at its own cost and expense, without receiving any credit therefor under the TDD Ordinance. The Applicant has also agreed to extend the landscape median to the intersection of Scotch Road and Washington Crossing-Pennington Road, to the extent that right-of-way is available and to the extent the same is consistent with good traffic engineering practices. The Applicant has agreed to maintain the landscaped median.

In addition to the proposed improvements to Scotch Road and its intersection with Washington Crossing-Pennington Road, NJDOT proposes to substantially expand and upgrade the I-95/Scotch Road interchange (Exhibit S-69). The current plans call for the bridge overpass to be widened and lengthened. This will allow the bridge/overpass to have two travel lanes in both directions plus shoulders, which can be converted to travel lanes to the ramps in the future. The design includes a cloverleaf for the ramps except for the northwest quadrant. In the northwest quadrant, the plans call for a single on-ramp to carry southbound Scotch Road traffic onto southbound I-95; the movement from southbound I-95 to the south on Scotch Road will be accommodated via the direct off-ramp from southbound I-95 which will serve traffic oriented to the north as well as the south on Scotch Road. The movement to the south on Scotch Road will be controlled via a new traffic signal to be installed as part of the interchange reconstruction. As noted, all other potential left-turn movements at the interchange will be accommodated via cloverleaf ramps which will allow other on and off movements to occur via rights turns. However, NJDOT has agreed to provide for the possible construction of a Route 95 southbound (i.e. toward Pennsylvania) collector/distributor road and a loop in the northwest quadrant of the interchange, should the same become necessary in the future. (Exhibit A-14)

The construction of the fully designed interchange will be phased, staged, and segmented so that the interchange and bridge will always remain open to traffic during the period of construction. NJDOT has also agreed that the design, approval process, and construction will all be expedited, and if necessary, fast-tracked so that the interchange will be completed on or before December 31, 2000. (Exhibit A-14)

At the request of the Township, the Applicant analyzed eight intersections outside the boundaries of the Transportation Development District. In addition to those eight intersections, the Applicant was also requested to provide traffic data for five other intersections, four of which are located along Route 31 and are currently being studied by the Township and the County as a part of an on-going Highway Access Management Study; and the fifth intersection (Dublin and Pennington-Titusville Road) is not expected to be significantly impacted by the office park traffic. The methodology utilized to study the eight primary intersections is the same as was employed in the Traffic Report. The results of that study are set forth in the Supplemental Traffic Memorandum (Exhibit A10). Four of the intersections require additional improvements. The County has agreed to take responsibility for the projected improvements at three of the intersections (Route 29/Washington Crossing-Pennington Road, Washington Crossing-Pennington Road/Bear Tavern Road, and Washington Crossing-Pennington Road/Jacobs Creek Road). The fourth intersection (Scotch Road/Pennington-Titusville Road) is the Township's responsibility and is projected to need a traffic signal. The Applicant has agreed to pay its pro rata share of the cost of such traffic signal and/or related improvements or solutions, based upon the total future traffic demand at that intersection.

With respect to the Circulation Plan (C11), the Applicant seeks approval of the conceptual internal roadway system and the controlled number of access points to public roads as shown on the GDP, including alternative circulation designs for the South Campus discussed in the GDP Report, the implementation of which may be necessitated by compliance with applicable NJDOT regulations and

approval of the typical road standards set forth in the GDP Report (as revised by Exhibit A13). All internal roads, with the possible exception of a portion of the site access road connecting to Washington Crossing-Pennington Road, will be privately owned and maintained.

C. Railroad Station. The Applicant has agreed to reserve a site, approximately 1 acre in size, for part of a future train station to be built on the Property, provided, however, the primary public parking for the train station is located on the east side of the railroad tracks. Only limited public parking for the convenience of occupants of the site would occur on the Property. The pedestrian connection from one side of the tracks to the other is intended to be a tunnel, designed as part of the regional center's circulation system for bikers and walkers from nearby housing, as well as train commuters.

D. Helipad. The Applicant has reserved its right to have an on-site helipad as a permitted use. The specific design of such helipad will be incorporated in the preliminary site plan submission of the Phase in which the helipad is proposed. Detailed mapping of the FAA runway zones, flight patterns and noise abatement standards associated with the Mercer County Airport and the establishment of helicopter flight patterns to avoid residential neighborhoods, shall be design considerations.

9. Community Facilities Plan. (Section 17-126.6i)

A. Emergency Services. The Applicant has agreed to make available to the Township for use by the local fire and rescue squad at least 3, but not more than, a 5 acre site at the northern end of the Property approximately 500 feet south of Washington Crossing-Pennington Road, on the west side of the proposed site access road which will intersect with Washington Crossing-Pennington Road. Access to the site will be via the proposed site access road. This site will be subdivided and dedicated at the time of final site plan and subdivision approval of Phase IB.

The Applicant has agreed to design at its cost a fire and/or rescue squad building not exceeding 3,500 square feet, with 2 bays and small office, and to contribute $285,000 to the Township toward the cost of construction of same within 5 years from the first final site plan approval in Phase IA. At the time the proposed access road is constructed, public water will be extended to the site by the Applicant. The Applicant shall not be responsible for the cost of designing and constructing the septic system presently required to serve the site. However, if the Trenton sewer alternative is available and its service area extends to the northern end of the Property, including this site, and the Applicant elects to provide sewer service to the Property via such alternative, then the public sewer will be extended to the site by the Applicant at the time proposed access road is constructed.

B. Recreation. As previously noted in Section 7 above, the Applicant has substantially increased the recreational facilities to be constructed as a part of the proposed development beyond those which the Applicant originally proposed. It has further agreed that the public would be allowed to use these facilities on a scheduled and limited basis if time and space is available without conflicting with on-site use by employees and guests of the Scotch Road Office Park. The Applicant has also agreed to contribute to the Township $135,000 toward the cost of acquiring a municipal recreation/open space site to meet the community facilities requirements for the GDP and to implement the intent of the Township Master Plan.

C. Nursery School/Day Care. A nursery school or a day care center site will be provided and marketed as a part of Phase IB. The site will be located at the Washington Crossing-Pennington site access road (i.e. in Mixed-Use Area A-1). A second site will be provided in Mixed-Use Area A-2 near the South Campus access road and marketed as a part of either Phase II or III. A third potential site will be kept in reserve and placed on the market as a part of Phase IV for a period not exceeding two years after the preliminary site plan approval for Phase IV. Each site will be approximately two acres in size.

10. Stormwater Management Plan. (Section 17-126.6g)

The site's drainage characteristics are unusual in that they consist almost entirely of headwaters, i.e., except for a small area at the northern end of the Property, no drainage from other lands drains onto or through this site. Because of the special nature of the site, on-line detention (i.e. detention within the stream corridor) is being proposed. The Applicant has represented that both the New Jersey Department of Environmental Protection ("NJDEP") and the Delaware and Raritan Canal Commission ("DRCC") have indicated that due to the unique nature of this site such an approach to stormwater management on the Property will be reviewed favorably.

Four major stream crossings and associated impoundment foundations and stormwater pipe headwalls were previously constructed on the site by Bristol Myers-Squibb Company. To the maximum extent possible, these crossings and structures will be utilized for this project. Proposed on-site roads will use the existing stream crossings. Detention basin controls will be designed on top of the existing foundations for on-line impoundments. Existing stormwater outlet structures, i.e. headwalls, will be used wherever feasible.

The post development flows will be routed through the proposed on-line detention facilities. The detention control outlet structures will be designed to comply with applicable Township, DRCC and NJDEP stormwater management rules and regulations.

Prior to the site runoff entering each detention facility, water quality requirements will be satisfied in two ways:

A. Water quality swales, where feasible, will be used to filter runoff by use of grass and planted bio-filtration vegetation. These swales will accept surface runoff from the paved and developed areas. The swales will filter the runoff prior to entering the on-line detention facilities;

B. In addition, water quality detention basins for each phase are proposed. These basins are designed in accordance with the DRCC as well as NJDEP and Township requirements.

C. Alternative treatment technologies for on-site stormwater quality will be considered in the design of all on-site stormwater management facilities. These technologies may include, but are not limited to, use of special vegetation, marsh designs, groundwater recharge enhancements (i.e. infiltration basins, utility trench cutoffs) and porus pavements.

The plans and calculations for the stormwater management systems accompanying the GDP application, together with additional details, will be submitted to the DRCC and NJDEP for their approval as a site-wide drainage master plan. The details of these facilities will be part of the preliminary site plan applications for each Phase and will be submitted to the Township and the DRCC for review and approval concerning conformance with the approved drainage master plan.

11. Utility Plans. (Section 17-126.6f)

A. Sanitary Sewer. In 1996, Hopewell Township modified its Wastewater Management Plan to allow the Property to be served by the Ewing-Lawrence Sewerage Authority ("ELSA"). As a result, sanitary sewer service has been contracted through ELSA.

An alternate service plan is presently being investigated by Hopewell Township and Mercer County to provide sewer service via the City of Trenton. The Applicant is presently exploring the Trenton option with the Township.

Sanitary sewer service is proposed to be provided by an on-site gravity collection system, two on-site pump stations, and an off-site force main. The force main is proposed to connect to the ELSA collection and treatment system at Manhole D-105, which is about 4,000 feet south of the Property on the eastern side of Scotch Road, across from the Mercer County Airport, in Ewing Township. There is an existing agreement with ELSA to accept sanitary sewerage from the Property in the amount of 330,000 gallons per day, which, according to the Applicant's calculations, is sufficient to serve the proposed development of the Property. The proposed on-site collection systems and force main running toward I-95 at Scotch Road are being designed so that they will work with either sewer

service alternative (i.e. ELSA or Trenton). The GDP Report describes in further detail the collection system, pump station capacity and design, and force main sizing, and the sanitary sewer systems are shown on the Sanitary Sewer Plan (Exhibit C13).

B. Domestic Water and Fire Protection. Potable water supply for the proposed development will be provided via a 16" diameter water main located on Scotch Road approximately 3,000 feet south of I-95. In order to utilize this main, a water main extension, including an I-95 crossing, will be constructed. A 12" water main located 4,000 feet west of the Property on Nursery Road will also be used as a supplemental potable water supply source. Both the 16" and 12" mains are owned and operated by Trenton Water Works, which has indicated it can meet the project's domestic water demand. The off-site and on-site improvements are described in further detail on the GDP Report and are shown on the Domestic Water and Fire Protection Plan (Exhibit C14).

The Applicant will provide a water main that is 16" in diameter to serve, among other potential users, those undeveloped properties along Washington Crossing-Pennington Road from Scotch Road to Dublin Road. The extension of the water main will include those road sections of Scotch Road to its intersection with Washington Crossing-Pennington Road that are improved by the Applicant as part of Phase I. The Applicant will be reimbursed for the pipe over sizing and pipe lengths beyond that point where the line enters the Property to the proposed water storage tank, by any users that connect into this pipe. The Township will institute such a reimbursement agreement as part of the Developer's Agreement required as a condition of this approval.

The Applicant has proposed to use one or more of the existing on-site deep wells to supplement proposed ponds which would be used for irrigation. The Applicant has agreed, however, that such use shall be permitted only if a groundwater hydrology study to be submitted in connection with the preliminary site plan and subdivision application for the Phases in which such use is proposed demonstrates to the satisfaction of the Planning

Board, that no substantially adverse impact would result to the existing wells on adjoining properties.

Extensive testimony was presented by Applicant's hydrogeologist regarding aquifer recharge. His expert conclusion was that the proposed development will not have any significant impact on aquifer recharge.

C. Power and Communication. At the present time, power is expected to be provided by Public Service Electric & Gas Company, which has sufficient capacity to serve the site. With deregulation, it is possible that electric service may also be provided by one or more other sources. Bell Atlantic and others have committed to provide communication services to the Property. Copper and fiber optic cables will be laid in the right-of-way of the on-site roads and/or in adjacent easements. The elements of these systems are shown on the Revised Power and Communications Plan (Exhibit C15).

D. Underground Service. The Applicant agrees that all on-site utility services will be installed underground, the exceptions being only those transformers, buildings to house pumps and switching stations, fire hydrants, the water storage tank, and similar structures specifically shown on and approved as part of the site plan and subdivision plans.

12. Phasing Plan. (Section 17-126.6m)

The project is divided into six separate and distinct phases which are described in the GDP Report and which are depicted on the Phasing Plan (Exhibit C16). Phases IA and IB and all subsequent phases have been specifically designed and configured so that, as each phase is added, the overall cumulative floor area ratio will not exceed the maximum permitted density of 0.18. Additionally, each phase has been designed to allow for the potential to overlap in time with other phases in order to allow for market responsiveness over a period of years. Under the Phasing Plan, it is possible that multiple phases could be under construction at the same time and/or could be constructed in a different order.

The overall time period from the first final approval of Phase IA to the submission for final approval of the last phase is 20 years. The schedule for the sequence of construction of the infrastructure necessary to support each phase is set forth in Exhibit A9 (pages 10-12) and will be adjusted as may be required in the future to fit the details of each phase as each may be modified from time to time.

13. Fiscal Report. (Section 17-126.61)

The Applicant has submitted a Fiscal Impacts Report which analyzes the estimated demand on municipal services which would be generated by this General Development Plan, as well as projected tax revenues. The Board finds the report to be comprehensive and that it satisfies the submission requirement of the Ordinance.

14. Affordable Housing Contribution. The Applicant has elected to contribute to the Township's Affordable Housing Program under the Development Fee Ordinance.

15. Developer's Agreement. (Section 17-126.6n)

The Applicant shall enter into a written Developer's Agreement with the Township which will specifically incorporate the provisions of Ordinance Section 17-126.6n1 through 7. The Agreement shall reflect the following:

A. The Applicant's right to vest its zoning rights under the approved General Development Plan for a period of 20 years from the first final approval of Phase IA to the submission for final approval of the last Phase and the Township's agreement not to pass during the term of the General Development Plan any Ordinance or Resolution in derogation of the rights granted to the Applicant under this approval.

B. The Applicant's commitment to phasing-in applicable infrastructure improvements, community facilities and the payment of its affordable housing fee.

C. The Applicant's commitment to abide by changes in applicable statutes, laws, ordinances and regulations, subject to the rights of the Applicant pursuant to N.J.S.A.40:55D-45.1a and subject to the Applicant's rights under the TDD/Fee Binder

Agreement and other agreements with applicable governmental authorities and utility companies.

D. The Applicant's commitment to reasonably remedy environmental and infrastructure problems identified by Hopewell Township and required to be remedied as a result of changes in applicable statutes, laws, ordinances or regulations, subject to the Applicant's rights pursuant to N.J.S.A. 40:55D-45.1a and subject to the Applicant's rights under the TDD/Fee Binder Agreement and other agreements with applicable governmental authorities and utilities companies.

E. The Applicant's commitment to a phasing or timing schedule that includes monitoring of traffic pursuant to the TDD Ordinance and an updating of existing water, sewer and other similar facilities in order to make any necessary adjustments to the timing schedule and necessary on-site and off-tract improvements based on actual experience rather than the initial projections, subject to the rights of the Applicant under the TDD/Fee Binder Agreement and other agreements with applicable governmental authorities and utility companies and subject to the qualifications set forth in Section 17-126.6n5.

F. The Applicant's commitment to work with Hopewell Township to address the Applicant's completion of its Community Facilities Plan in accordance with Paragraph 9 hereof.

16. 20-Year Vesting. The Applicant has requested 20-year vesting of its General Development Plan. In evaluating this request, the Board has reviewed the purposes of the General Development Plan Ordinance under Section 17-126.2 and finds that this General Development Plan:

A. Promotes development that allows for a more efficient and environmentally sensitive use of land than would not be possible through piece-meal development;

B. Encourages a large corporation like Merrill Lynch to plan for long-term phased development that will permit the development of environmentally sensitive and an economically feasible project;

C. Promote the development of a large-scale project which, because of the integration of similar and/or symbiotic types of uses, will encourage a reduction in infrastructure impacts;

D. Coordinates job creation and implements the adopted Housing Element by nonresident contributors providing payments in lieu of affordable housing.

E. Provides up to 20-year vesting of zoning rights running with the land to insure economic stability and phased growth.

Additionally, the Planning Board hereby grants the aforementioned approvals for a period of 20 years based upon: (a) the time needed to market and construct 3.5 million square feet of floor area; (b) the recognition that over an extended period a variety of market conditions, weather, employment, transportation, work stoppages and other events beyond the control of the Developer and the Township are likely to occur; (c) the desire to handle this tract according to an overall plan rather than in a piece-meal fashion; and (d) the time and effort needed to coordinate regional transportation, utility and financing requirements.

WHEREAS, as a result of the factual findings and conclusions based thereon as addressed above, the Board makes the following findings:

1. The Applicant has addressed comprehensively and adequately the various environmental impacts, infrastructure impacts and community impacts of the proposed development in its GDP Report, accompanying technical reports and testimony before the Planning Board;

2. The proposed dimensional standards (i.e. acreage lot area, minimum lot area, minimum lot width and depth, and minimum yards), set back standards, and building height standards set forth in the GDP Report are consistent with the Ordinance and appropriate in view of the nature and scope of the proposed development;

3. The Application Review Committee has recommended a waiver or deferral of certain checklist submission requirements

listed in the GDP application, which the Planning Board hereby finds is appropriate under the circumstances;

4. The Planning Board finds that the standards set forth in the GDP Report concerning the ratio and sizes of off-street parking spaces are appropriate for this proposed development, will serve the important goal of preserving open space and minimize impervious coverage, and are otherwise in the public interest;

5. That the proposed development as set forth in the General Development Plan application is in the public interest and in compliance with the applicable standards set forth in the Ordinance, including but not limited all the requirements set forth in Section 17-126 and 17-166g;

6. The departures of the proposed development from zoning regulations otherwise applicable to the Property conform to the zoning ordinance standards set forth in Section 17-166g.

7. The proposals for the maintenance and conservation of common open space are reliable, and the amount, location and purpose of the common open space are adequate.

8. The provisions through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic, and the amenities of light and air, recreation and visual enjoyment are adequate.

9. The proposed planned development is consistent with the planning and zoning of the Township and will not have an unreasonably adverse impact upon the area in which it is proposed to be established.

10. That the terms and conditions intended to protect the interests of the public and the occupants and owners of the proposed development in the total completion of the development are adequate.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Hopewell on this 23rd day of March 1998, that the application for approval of the General Development Plan of the Scotch Road Office Park as set forth herein and as requested by the

Applicant, and the requested parking standard waivers, are hereby granted, subject to the following conditions:

1. Developer's Agreement. The Applicant shall enter into an Agreement with the Hopewell Township incorporating the provisions required by Section 17-126.6n of the Ordinance and Paragraph 15 of this Resolution. In addition to such provisions, the Developer's Agreement shall also incorporate the following commitments of the Applicant:

   A. To dedicate a site for the fire and/or rescue squad in accordance with Paragraph 9A hereof and to design and contribute $285,000 to the Township for the construction of a 2-bay facility in accordance with Paragraph 9A hereof.

   B. To provide and market sites for nursery schools and/or day care centers in accordance with Paragraph 9C hereof.

   C. To construct recreation facilities in accordance with the phasing schedule set forth in Paragraph 7C hereof, and to allow for scheduled and limited public use in accordance with Paragraph 7C hereof.

   D. To contribute $135,000 toward the cost of acquiring a municipal recreation/open space site in accordance with Paragraph 9B hereof.

   4/27/98 JMK

   E. To extend ~~and maintain~~ the water main in accordance with Paragraph 11B hereof.

   F. To extend and maintain the landscape median in accordance with Paragraph 8B hereof.

   G. To pay an affordable housing fee in accordance with the Hopewell Township Development Fee Ordinance.

   H. To reserve a site as shown on the GDP for a future train station in accordance with Paragraph 8C hereof with the preferred pedestrian/bikeway access being a tunnel under the railroad.

   I. To pay a pro rata share of the cost of a traffic signal and/or other improvements or solutions at the intersection of Scotch Road and Pennington-Titusville Road based on total future traffic demand at that intersection.

2. TDD/Fee Binder Agreement. The Applicant shall enter into a Fee Binder Agreement with Mercer County in accordance with the TDD Ordinance with a copy of this agreement and any amendments made thereto from time to time being provided to the Township. The Applicant has agreed that the Fee Binder Agreement shall provide for periodic monitoring at all site access roads of the traffic generated by the proposed development and the projected distribution of such traffic.

3. Planning Conditions.

   A. The total floor area (excluding the floor area of any nursery school, day care center, fire house and/or rescue squad building, train station or other community facility) calculated on an overall (before right-of-way dedications), cumulative basis for the Property considered as a whole, shall not exceed 3,500,000 square feet, and the resulting floor area ratio shall not exceed 0.18.

   B. The total improvement coverage (i.e., buildings and various types of pavement, but excluding the impervious coverage of any nursery school, day care center, fire house and/or rescue squad building, train station or other community facility and other items excluded from coverage by Section 17-166g,9 of the Ordinance) calculated on an overall, cumulative basis for the Property considered as a whole (before right-of-way dedications), shall not exceed 50%.

   C. None of the minimum or maximum amounts of floor area required in the Ordinance for specific uses shall be violated.

   D. The retail and service uses proposed on site shall be consistent with uses permitted by the Ordinance.

   E. The Applicant shall comply with the Phasing Plan and any approved amendments thereto and any of the requirements the Municipal Land Use Law (N.J.S.A. 40:55A-1 et seq.) and the Ordinance relating thereto.

   F. Except for that portion of the Property which abuts Washington Crossing-Pennington Road, the proposed tract perimeter buffer shall be at least 75 feet in width and shall average 100 feet; the details for

the buffer area shall be provided with each preliminary and final site plan submission for each phase of the development. Only driveways, utilities, on-site roads, the specific open space and recreation areas outlined above, and a potential train station site shall be permitted in these buffers.

G. The location of temporary construction activities and the on-site storage of materials, construction offices, and equipment shall be shown on the preliminary site plans for Phase IA and each subsequent phase.

H. The spacing between buildings shall comply with the requirements of Section 17-166g,12 of the Ordinance.

I. The engineering details for storm water management facilities for each phase shall be submitted with the first preliminary site plan for each phase, for the purpose of determining its conformance with the master plan for stormwater management to be approved by DRCC.

J. The means for providing sewer and water services shall be incorporated in each preliminary site plan submission.

K. Each preliminary site plan submission shall be accompanied by an update of the status of the Applicant's TDD obligations under its Fee Binder Agreement.

4. Other Governmental Approvals. The Applicant shall obtain all necessary approvals from NJDEP, ELSA, Trenton, the Mercer County Planning Board and other County and State agencies to the extent such agencies have jurisdiction over particular aspects of the proposed development.

5. Revision of the GDP Report. The GDP Report submitted with this application shall be revised to reflect revisions to the General Development Plan drawings and the Applicant's commitments, within 60 days from the date of this Resolution. Said 60 day period may be extended by the Township administrative staff as may be deemed necessary. The revised report shall prominently show a revision date on the outside cover and on the title page of the report.

ROLL CALL - March 23, 1998:

Ayes - 9 ;Nays - 0 ;Abstain - 0 ;Absent - 1 ;Not Voting - 0

Blackwell	- Yes	Harbart	- Yes
Blair	- Absent	Hart	- Yes
Cane	- Yes	Maiden	- Yes
Connolly	- Yes	Zalescik	- Yes
Cooper	- Yes	Haight	- Yes

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Hopewell Township Planning Board on March 23, 1998.

Joan M. Kiernan

Joan M. Kiernan, Secretary

SCOTCH ROAD OFFICE PARK SUBMISSION DOCUMENTS & EXHIBITS -MERRILL LYNCH & CO.

PLANNING BOARD HEARING FEBRUARY 18TH 1998 General Development Plan

EXHIBIT	DOCUMENT TITLE	PREPARED BY	DATED	DOC.#
REPORTS:				
A1	GENERAL DEVELOPMENT PLAN SUBMISSION SCOTCH ROAD OFFICE PARK	WELLS APPEL LAND STRATEGIES	12-11-97	NA
A2	TRAFFIC IMPACT ANALYSIS SCOTCH ROAD OFFICE PARK	ORTH RODGERS & ASSOC. INC	12-11-97	NA
A3	STORMWATER MANAGEMENT PLAN SCOTCH ROAD OFFICE PARK	T & M ASSOCIATES	11-97	NA
A4	FISCAL IMPACTS OF THE SCOTCH ROAD OFFICE PARK DEVELOPMENT	BURCHELL • LISTOKIN & ASSOC.	12-97	NA
A5	PRELIMINARY GEOTECHNICAL INVESTIGATION & EVALUATION	LANGAN ENGINEERING	10-24-97	NA
A6	GROUND WATER SAMPLING RESULTS	LANGAN ENGINEERING	11-14-97	NA
A7	WITNESSES QUALIFICATIONS	EACH EXPERT	VARIES	NA
BLACK AND WHITE PLANS - (ORIGINAL SUBMISSION)				
B1	REGIONAL CONTEXT	WELLS APPEL LAND STRATEGIES	12-11-97	RC
B2	GEOLOGY AND SUBSURFACE HYDROLOGY	"	12-11-97	EA-1
B3	PHYSIOGRAPHY AND SURFACE HYDROLOGY	"	12-11-97	EA-2
B4	SOILS	"	12-11-97	EA-3
B5	VEGETATION	"	12-11-97	EA-4
B6	EXISTING COMMUNITY FACILITIES	"	12-11-97	CA-1
B7	EXISTING LAND USE	"	12-11-97	CA-2
B8	EXISTING ZONING	"	12-11-97	CA-3
B9	EXISTING TRANSPORTATION SYSTEMS	"	12-11-97	CA-4
B10	EXISTING UTILITIES	"	12-11-97	CA-5
B11	PROPOSED LAND USE	"	12-11-97	LU
B12	PROPOSED OPEN SPACE	"	12-11-97	OS
B13	PROPOSED CIRCULATION (AND TYPICAL ROAD SECTIONS)	"	12-11-97	C
B14	PROPOSED STORMWATER MANAGEMENT	T & M ASSOCIATES	12-11-97	SW
B15	PROPOSED SANTIARY SEWER	"	12-11-97	SS
B16	PROPOSED DOMESTIC WATER AND FIRE PROTECTION	"	12-11-97	W
B17	PROPOSED POWER AND COMMUNICATIONS	KLING LINDQUIST	12-11-97	PC
B18	PROPOSED PHASING	WELLS APPEL LAND STRATEGIES	12-11-97	P
COLOR RENDERED BOARDS - (2-18-98 PRESENTATION)				
C1	REGIONAL CONTEXT	WELLS APPEL LAND STRATEGIES	2-18-98	RC
C2	EXISTING COMMUNITY FACILITIES	"	2-18-98	CA-1
C3	GEOLOGY AND SUBSURFACE HYDROLOGY	"	2-18-98	EA-1
C4	PHYSIOGRAPHY AND SURFACE HYDROLOGY	"	2-18-98	EA-2
C5	SOILS	"	2-18-98	EA-3
C6	VEGETATION	"	2-18-98	EA-4
C7	OPPORTUNITY AND CONSTRAINTS SUMMARY	"	2-18-98	EA-5
C8	DESIGN CONCEPT	"	2-18-98	DC
C9	REVISED LAND USE	"	2-18-98	R-LU
C10	REVISED OPEN SPACE	"	2-18-98	R-OS
C11	REVISED CIRCULATION (AND TYPICAL ROAD SECTIONS)	"	2-18-98	R-C
C12	REVISED STORMWATER MANAGEMENT	T & M ASSOCIATES	2-18-98	R-SW
C13	REVISED SANTIARY SEWER	"	2-18-98	R-SS
C14	REVISED DOMESTIC WATER AND FIRE PROTECTION	"	2-18-98	R-W
C15	REVISED POWER AND COMMUNICATIONS	KLING LINDQUIST	2-18-98	R-PC
C16	REVISED PHASING	WELLS APPEL LAND STRATEGIES	2-18-98	R-P
C17	PHASE ONE CONCEPT MASTER PLAN (IN PROGRESS)	"	2-18-98	MP1
C18	PHASE ONE BIRD'S EYE PERSPECTIVE	WELLS APPEL LAND STRATEGIES	2-18-98	MP2
C19	PHASE ONE TYPICAL ARCHITECTURAL PERSPECTIVE A & B	TVS & A	2-18-98	A1
C20	PHASE ONE TYPICAL ARCHITECTURAL PERSPECTIVE C & D	TVS & A	2-18-98	A2

SCOTCH ROAD OFFICE PARK SUBMISSION SLIDES
PLANNING BOARD HEARING
FEBRUARY 18TH 1998

EXHIBIT NO.	DOCUMENT TITLE	PREPARED BY
S1	TITLE SLIDE	WELLS APPEL LAND STRATEGIES
S2		"
S3		"
S4		"
S5	AERIAL OF PRINCETON CAMPUS	"
S6	VIEW OF POND AND OFFICE BUILDINGS AT PFC	"
S7	CLOSE UP OF JACKSONVILLE CAMPUS	TVS & A
S8	VIEW OF POND AND OFFICE BUILDINGS AT JAX	"
S9	VIEW OF DENVER PHASE ONE	MERRILL LYNCH & CO.
S10	CLOSE UP OF DENVER PARKING GARAGE	TVS & A
S12	REGIONAL CONTEXT	WELLS APPEL LAND STRATEGIES
S13	GEOLOGY AND SUBSURFACE HYDROLOGY	"
S14	SITE PHOTO OF HILL TOP FIELD	"
S15	PHYSIOGRAPHY AND SURFACE HYDROLOGY	"
S16	SITE PHOTOGRAPH OF INTERMITTENT STREAM	"
S17	SOILS	"
S18	VEGETATION	"
S19	SITE PHOTOGRAPH HEDGEROW AND FIELDS	"
S20	OPPORTUNITY AND CONSTRAINTS SUMMARY	"
S21	LOCAL AREA PHOTOGRAPH	"
S22	EXISTING COMMUNITY FACILITIES	"
S23	DESIGN CONCEPT - DRAWING	"
S24	REVISED LAND USE PLAN	"
S25	LAND USE SUMMARY A - WORDS	"
S26	LAND USE SUMMARY B - WORDS	"
S27	LAND USE CALCULATIONS	"
S28	REVISED OPEN SPACE PLAN	"
S29	DEDICATED OPEN SPACE CALCULATIONS	"
S30	COMMITTED RECREATION FACILITIES	"
S31	REVISED CIRCULATION PLAN	"
S32	TYPICAL ROAD SECTIONS	"
S34	REVISED STORMWATER MANAGEMENT	T & M ASSOCIATES
S35	REVISED SANTIARY SEWER	"
S36	REVISED DOMESTIC WATER AND FIRE PROTECTION	"
S37	REVISED POWER AND COMMUNICATIONS	KLING LINDQUIST
S39	REVISED LAND USE PLAN	WELLS APPEL LAND STRATEGIES
S40	REVISED PHASING PLAN	"
S41	PHASING CALCULATIONS	"
S43	PHASE ONE SITE ANALYSIS	"
S44	PHASE ONE CONCEPT MASTER PLAN (IN PROGRESS)	"
S45	HALL FARM HISTORIC SLIDE	"
S46	SITE PHOTOGRAPH – SURROUNDING ENVIRONMENT	"
S47	SITE PHOTOGRAPH – HEDGEROW AND WOODS EDGE HERTIAGE	"
S48	LOCAL BRIDGE – HISTORIC SLIDE	COPIED FROM BOOK
S49	LOCAL STONE BUILDING – HISTORIC SLIDE	"
S50	ENTRY CONCEPT	WELLS APPEL LAND STRATEGIES
S51		
S52	HOPPER PAINTING	
S53	PHASE ONE BIRD'S EYE PERSPECTIVE	WELLS APPEL LAND STRATEGIES
S54	PHASE ONE TYPICAL ARCHITECTURAL PERSPECTIVE A	TVS & A
S55	PHASE ONE TYPICAL ARCHITECTURAL PERSPECTIVE B	"
S56	PHASE ONE TYPICAL ARCHITECTURAL PERSPECTIVE C	"
S57	PHASE ONE TYPICAL ARCHITECTURAL PERSPECTIVE D	"
S59		WELLS APPEL LAND STRATEGIES
S60		"
S61	PHASE ONE BIRD'S EYE PERSPECTIVE	"

MERRILL LYNCH & CO., INC.
SCOTCH ROAD OFFICE PARK
SUPPLEMENTAL EXHIBIT LIST

March 9, 1998

EXHIBIT NO.	DOCUMENT TITLE	PREPARED BY
A-8	Fiscal Impact Analysis Handout	Burchell • Listokin & Assoc.
A-9	Applicant's Response to Reports of Township Consultants (dated February 9, 1998)	Wells Appel Land Strategies
A-10	Supplemental Traffic Memorandum (dated February 13, 1998)	Orth-Rodgers & Associates
A-11	Supplemental Fiscal Impacts Memorandum (dated March 9, 1998)	Burchell • Listokin & Assoc.
A-12	Aquifer Recharge Report	Wells Appell Land Strategies
A-13	Rev. Typical Roadway Widths	Wells Appell
S-62	Transportation Development District (TDD Boundaries)	Orth-Rodgers & Associates
S-63	Traffic Impact Study (Outline of Study Tasks)	Orth-Rodgers & Associates
S-64	Scotch Road Office Park - Estimated Peak Hour Traffic	Orth-Rodgers & Associates
S-65	Scotch Road Office Park - Traffic Distribution	Orth-Rodgers & Associates
S-66	Signalized Intersection Level of Service (Describing Various LOS)	Orth-Rodgers & Associates
S-67	Intersection Levels of Service (2010) (Sketch Map Showing LOS at Site Intersections)	Orth-Rodgers & Associates
S-68	Merrill Lynch Transportation Commitments	Orth-Rodgers & Associates
S-69	Scotch Road Interchange Project	Orth-Rodgers & Associates
S-70	Context of Fiscal Impact Analysis - I	Burchell•Listokin & Assoc.
S-71	Context of Fiscal Impact Analysis - II	Burchell•Listokin & Assoc.
S-72	Context of Fiscal Impact Analysis - III	Burchell•Listokin & Assoc.
S-73	Fiscal Impact Analysis - Overview	Burchell•Listokin & Assoc.
S-74	Per Capita Approach	Burchell•Listokin & Assoc.
S-75	Project Pro Forma	Burchell•Listokin & Assoc.

EXHIBIT NO.	DOCUMENT TITLE	PREPARED BY
S-76	Project-Generated Valuation and Workers	Burchell•Listokin & Assoc.
S-77	Direct Project Costs	Burchell•Listokin & Assoc.
S-78	Direct Property Tax Revenues	Burchell•Listokin & Assoc.
S-79	Direct Total Revenues	Burchell•Listokin & Assoc.
S-80	Indirect Demographic Impact	Burchell•Listokin & Assoc.
S-81	Indirect Public Service Costs	Burchell•Listokin & Assoc.
S-82	Indirect Public Revenues	Burchell•Listokin & Assoc.
S-83	Summary of Impacts	Burchell•Listokin & Assoc.
S-84	Conservative Nature of Fiscal Impacts	Burchell•Listokin & Assoc.

MERRILL LYNCH & CO., INC.
SCOTCH ROAD OFFICE PARK
SUPPLEMENTAL EXHIBIT LIST

March 18, 1998

EXHIBIT NO.	DOCUMENT TITLE	PREPARED BY
A-14	Letter from Commissioner of NJDOT to Merrill Lynch dated February 11, 1998	
A-15	Supplement to Witnesses Qualification (A-7)	
A-16	Supplement to Fiscal Impacts Report	Burchell•Listokin & Assoc.

EXHIBIT B

MERRILL LYNCH & CO., INC.
GENERAL DEVELOPMENT PLAN
BLOCK 91, LOTS 1.03, 2, 3

02/23/98	B-1	-	Queale memo #97-99, dated December 23, 1997
	B-2	-	Queale memo #98-2 dated January 19, 1998
	B-3	-	Queale memo #98-3 dated January 19, 1998
	B-4	-	Korkuch memo dated January 2, 1998
	B-5	-	Korkuch memo dated February 2, 1998
	B-6	-	Korkuch memo dated February 13, 1998
	B-7	-	Pogorzelski memo dated January 5, 1998
03/23/98	B-8	-	Letter to Ilona English from W. Jeffrey Maiden dated March 23, 1998

jmk
3/98

EXHIBIT C

MERRILL LYNCH & CO., INC.
GENERAL DEVELOPMENT PLAN
BLOCK 91, LOTS 1.03, 2, 3

03/09/98	P-1	-	Washington Crossing Audubon Society, memo, dated March 9, 1998, regarding Merrill-Lynch General Development Plan
	P-2	-	MSM Regional Council report, dated March 9, 1998, regarding Burchell-Listokin & Associates Report
	P-3	-	Riverkeeper report dated, March 9, 1998
03/18/98	P-4	-	Watershed memorandum dated March 18, 1998
	P-5	-	Letter from Karen Myerson Dooley
	P-6	-	Tracy Carluccio, Riverkeeper letter dated March 18, 1998
03/23-98	P-7	-	Letter from Ilona S. English, dated March 19, 1998 to W. Jeffrey Maiden
	P-8	-	Letter from Tracy Carluccio of Delaware Riverkeeper Network dated March 23, 1998 to Hopewell Township Planning Board Plan

jmk
3/98

EXHIBIT C
Deed to Emergency Services Site

Mercer County Clerk's Office

This is not a certified copy

Return To:

DILWORTH PAXSON LLC
1305 CAMPUS PARKWAY
NEPTUNE NJ 07753

Index DEEDS

Book 04485 Page 0162

No. Pages 0008

Instrument DEED NO CONSID

Date : 3/28/2003

Time : 6:47:31

Control # 200303280628

INST# RD 2003 019180

Employee ID SUSANJ

MERRILL LYNCH HOPEWELL

HOPEWELL TWP

RECORDING	$	30.00
	$	.00
RECORDING	$	30.00
	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
	$	.00
Total:	$	60.00

STATE OF NEW JERSEY
Mercer County Clerk's Office

**********PLEASE NOTE**********
* DO NOT REMOVE THIS COVER SHEET - *
*IT CONTAINS ALL RECORDING INFORMATION *
****

Catherine DiCostanzo
Mercer County Clerk

D044850162

VOL 4485 PG 162

MR
DILWORTH PAXSON, LLP
1305 Campus Parkway
Neptune, NJ 07753

DDB
7.8
60.00
#1131

Prepared by:

G. Christopher Baker

G. Christopher Baker, Esq.

DEED

THIS DEED is made on September 15, 2000,

BETWEEN **MERRILL LYNCH HOPEWELL LLC,**
a Delaware limited liability company,

having its principal office at: 103 College Road East, Plainsboro, NJ 08536,

referred to as the Grantor.

AND **TOWNSHIP OF HOPEWELL**
a municipal corporation of the State of New Jersey,

whose post office address is: 201 Washington Crossing-Pennington Road, Titusville, New Jersey 08560-1410,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of **ONE DOLLAR ($1.00).**

The Grantor acknowledges receipt of this money.

Tax Map Reference. (*N.J.S.A.* 46:15-2.1) Municipality of Hopewell Township
----- Block No. 91 Lot Nos. 3.12 Account No.

___ No property tax identification number is available on the date of this deed. (Check box if applicable).

Property. The property consists of the land and all the buildings and structures on the land in the Township of Hopewell, County of Mercer and State of New Jersey. The legal description is:

SEE Schedule A attached hereto and made a part hereof.

This is not a Certified Copy

SCHEDULE A

T&M ASSOCIATES

WALS00013 August 17, 2000

DESCRIPTION OF LOT 3.12, BLOCK 91, HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

All that certain parcel of land situated, lying and being in the Township of Hopewell, Mercer County, New Jersey, being designated as Lot 3.12, Block 91 as shown on a map entitled "FINAL SUBDIVISION LAYOUT, MERRILL LYNCH, HOPEWELL TOWNSHIP, NEW JERSEY, SCOTCH ROAD OFFICE PARK, NORTH CAMPUS, FINAL SUBDIVISION, LOTS 1.03, 2 & 3 BLOCK 91, TOWNSHIP OF HOPEWELL, MERCER COUNTY, NEW JERSEY" dated September 25, 1998, revised to February 24, 1999, prepared by Richard A. Moralle, P.E., P.L.S., T & M Associates, filed in the Mercer County Clerk's Office as Map No. 3385A, said parcel being more particularly described as follows:

BEGINNING at a point on the westerly line of Northway Road (a private road also known as North Road), said point being located the following two (2) courses from the intersection of the westerly line of Northway Road with the existing southerly R.O.W. line of Washington Crossing – Pennington Road (60 feet wide R.O.W.);

A South 11 degrees 46 minutes 42 seconds West, along the westerly line of Northway Road, a distance of 471.96 feet to a point; thence

B South 78 degrees 13 minutes 18 seconds East, along the southerly line of Northway Road, a distance of 40.27 feet to the point or place of BEGINNING.

1. South 11 degrees 46 minutes 42 seconds West, along the westerly line of Northway Road, a distance of 250.00 feet to a point; thence

2. North 78 degrees 13 minutes 18 seconds West, along the common property boundary line of Lot 3.12 and Lot 3.11 in Block 91, a distance of 566.61 feet to a point; thence

3. North 19 degrees 22 minutes 44 seconds East, along the common property boundary line of Lot 3.12 and Lot 1 in Block 91, a distance of 252.22 feet to a point; thence

4. South 78 degrees 13 minutes 18 seconds East, along the common property boundary line of Lot 3.12 and Lot 1.02 in Block 91, a distance of 533.25 feet to the point or place of BEGINNING.

Containing 137,482 Square Feet in area more or less (3.156 Acres).

This is a certified copy

T&M ASSOCIATES

WALS00013

This is not a certified copy

DESCRIPTION OF LOT 3.12, BLOCK 91, HOPEWELL TOWNSHIP, MERCER COUNTY, NEW JERSEY

Subject to the rights of Jersey Central Power and Light Company within the easement area as shown on the aforesaid map.

Subject to a building setback of 150 feet from the stanchion bases of the Jersey Central Power and Light Company electric transmission line. Said setback was established as a condition of approval by Hopewell Township Planning Board Resolution No. 98-015.

The above-described parcel is and is intended to be all of Lot 3.12 in Block 91, Township of Hopewell, Mercer County, New Jersey, as shown on the above-described map.

Prepared by:

T&M ASSOCIATES

RICHARD A. MORALLE, P.E., P.L.S.
NEW JERSEY LICENSE NO. 25863

Together with a right of access to and from the above-described property over and upon the roads constituting Common Areas and Facilities as defined in the Declaration of Covenants, Conditions and Restrictions for Scotch Road Office Park (renamed Southfields), dated April 12, 1999, by Grantor, and recorded in the Mercer County Clerk's Office on April 15, 1999, in Deed Book 3576, Page 39 &c.

H:\Wals\00013\Row\Descript\LOT312.Doc

BEING the same premises conveyed to Grantor by Deed from Bristol-Myers Squibb Company to Grantor, dated April 9, 1999, and recorded in the Mercer County Clerk's Office on April 12, 1999, in Deed Book 3572, Page 62 &c.

THE foregoing property is hereby conveyed to Hopewell Township for a fire and/or rescue squad building and only for such purpose, in accordance with Paragraph 1 of the Developer's Agreement, dated September 8, 1998, by and between the Township of Hopewell and Merrill Lynch & Co., Inc., assigned to the Grantor by Assignment and Assumption Agreement dated April 9, 1999, between Merrill Lynch & Co., Inc. and Grantor. The Township of Hopewell shall not be deemed a "Member" or "Owner" as defined in the Declaration of Covenants, Conditions and Restrictions for Scotch Road Office Park (renamed Southfields), dated April 12, 1999, by Grantor, and recorded in the Mercer County Clerk's Office on April 13, 1999, in Deed Book 3576, Page 39 &c. nor shall the above-described property be subject to such Declaration except for Article IV, concerning the approval of plans, and, if applicable, Section 7.4C and D of the Declaration.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. This Deed is signed and attested to by the Grantor's proper corporate officers as of the date at the top of the first page. Its corporate seal is affixed.

MERRILL LYNCH HOPEWELL LLC,
a Delaware limited liability Company

By: MERRILL LYNCH INVESTMENT MANAGERS, L.P.,
a Delaware limited partnership and sole Member of
Merrill Lynch Hopewell LLC

By: PRINCETON SERVICES, INC., a
Delaware corporation and sole general partner of
Merrill Lynch Investment Managers, L.P.

By: _____
Donald C. Burke,
Senior Vice President

This is not a certified copy

STATE OF New Jersey)
) ss.:
COUNTY OF Mercer)

I CERTIFY that on September 15th, 2000, DONALD C. BURKE personally came before me, a Notary Public of the State of New Jersey, and this person acknowledged under oath, to my satisfaction, that:

(a) this person signed and delivered the attached document as the Senior Vice President of Princeton Services, Inc., the sole general partner of Merrill Lynch Investment Managers, L.P., which is the sole member of Merrill Lynch Hopewell LLC, the limited liability company named in this document;

(b) this document was signed and made by the corporation as its voluntary act and deed by virtue of authority from its Board of Directors as sole general partner of Merrill Lynch Investment Managers, L.P., which is the sole member of Merrill Lynch Hopewell LLC.

Signed and sworn to before me on September 15th, 2000

Mary E. Taylor

MARY E. TAYLOR
Notary Public Of New Jersey
My Commission Expires July 8, 2006

This is not a certified copy

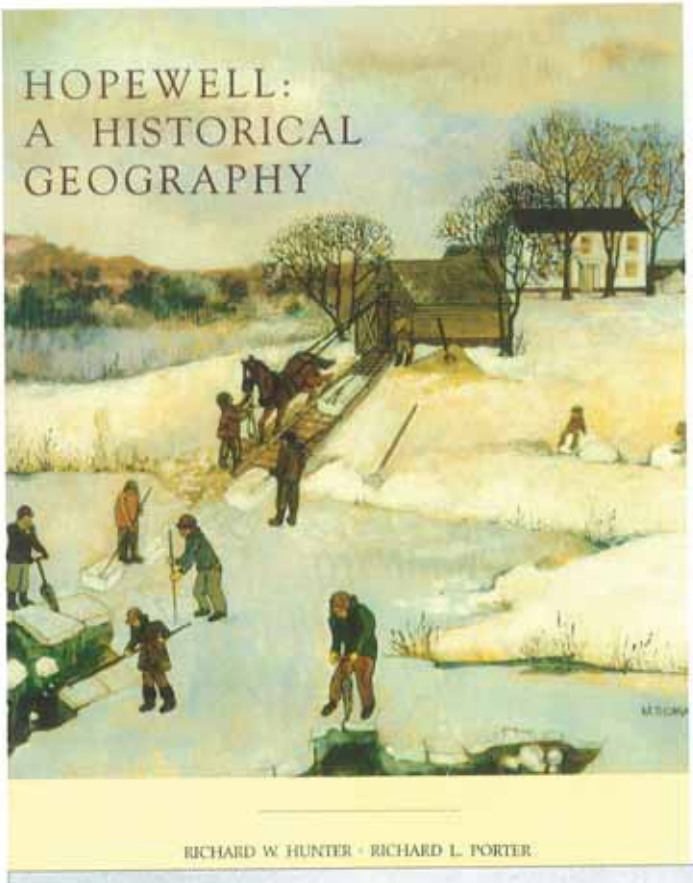
EXHIBIT D

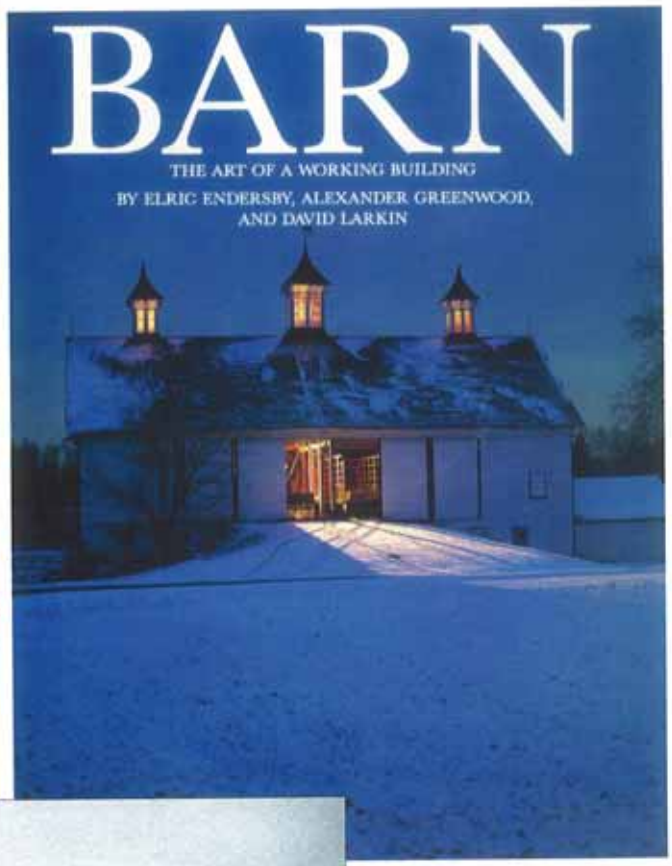
Merrill Lynch Emergency Services
Site Development Plans

HOPEWELL TOWNSHIP FIRE STATION

Prepared for Wells Appel Land Strategies - for Merrill Lynch at Southfields

CECIL BAKER & ASSOCIATES ARCHITECTS





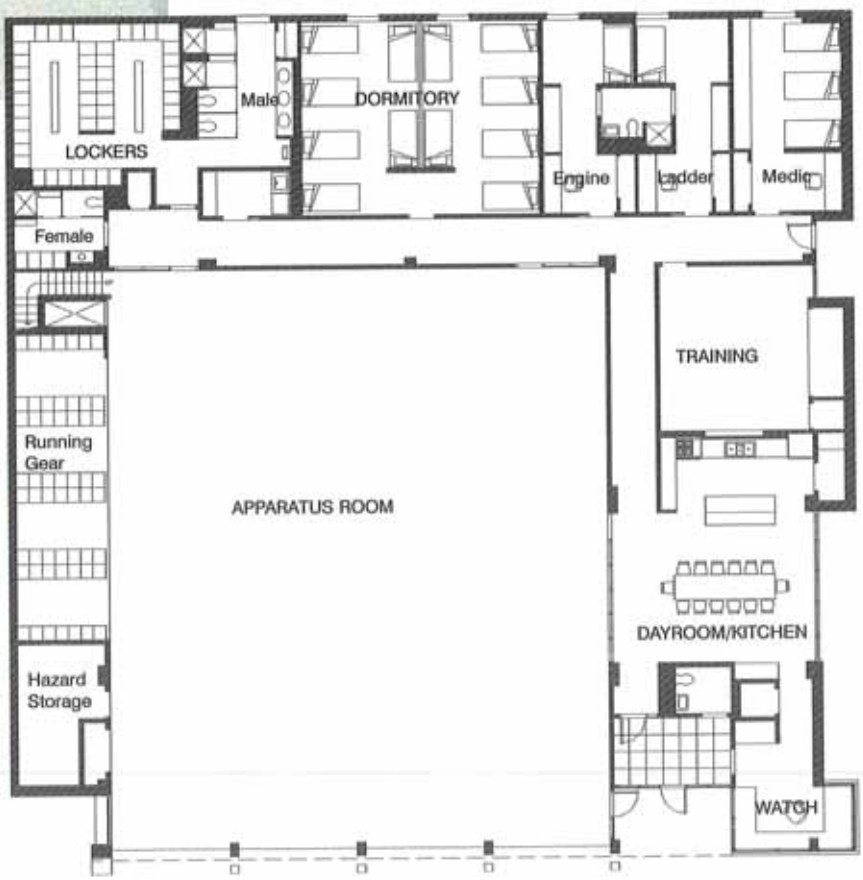
- Rural building images
- Large utilitarian room - with servant attachments

Chamberlain farmstead barn

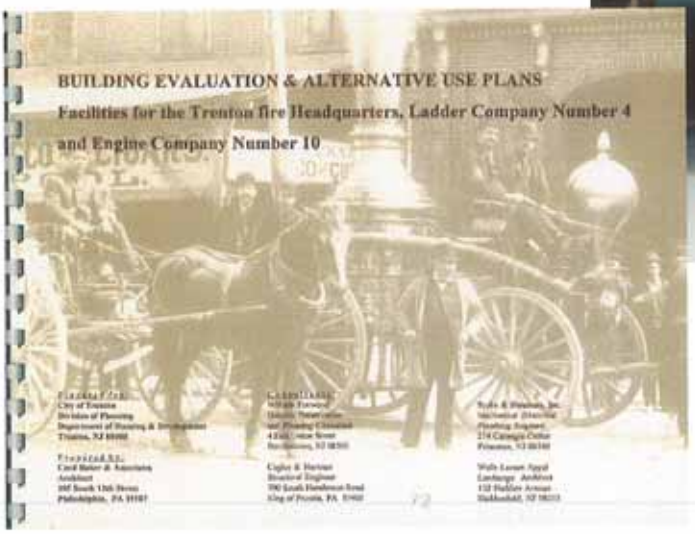
Drake farmstead,
well house with windmill

Kintner's garage, Pennington, one of the earliest surviving automotive garages

- **LIGHT, WATER, AIR SYSTEMS THAT WORK**
- **INCORPORATE TECHNOLOGY TRENDS**
- **ENHANCE FIREFIGHTER IDENTITY**
- **WELCOMING PUBLIC FEEL**
- **IMAGE TO ECHO COMMUNITY VALUES**
- **BUILT TO LAST**



- **COMFORT, CAMARADERIE**
  - **NATURAL LIGHT**
  - **OUTDOOR ACCESS**
- **PRIDE OF EQUIPMENT**
- **ABILITY TO "JUMP & GO"**

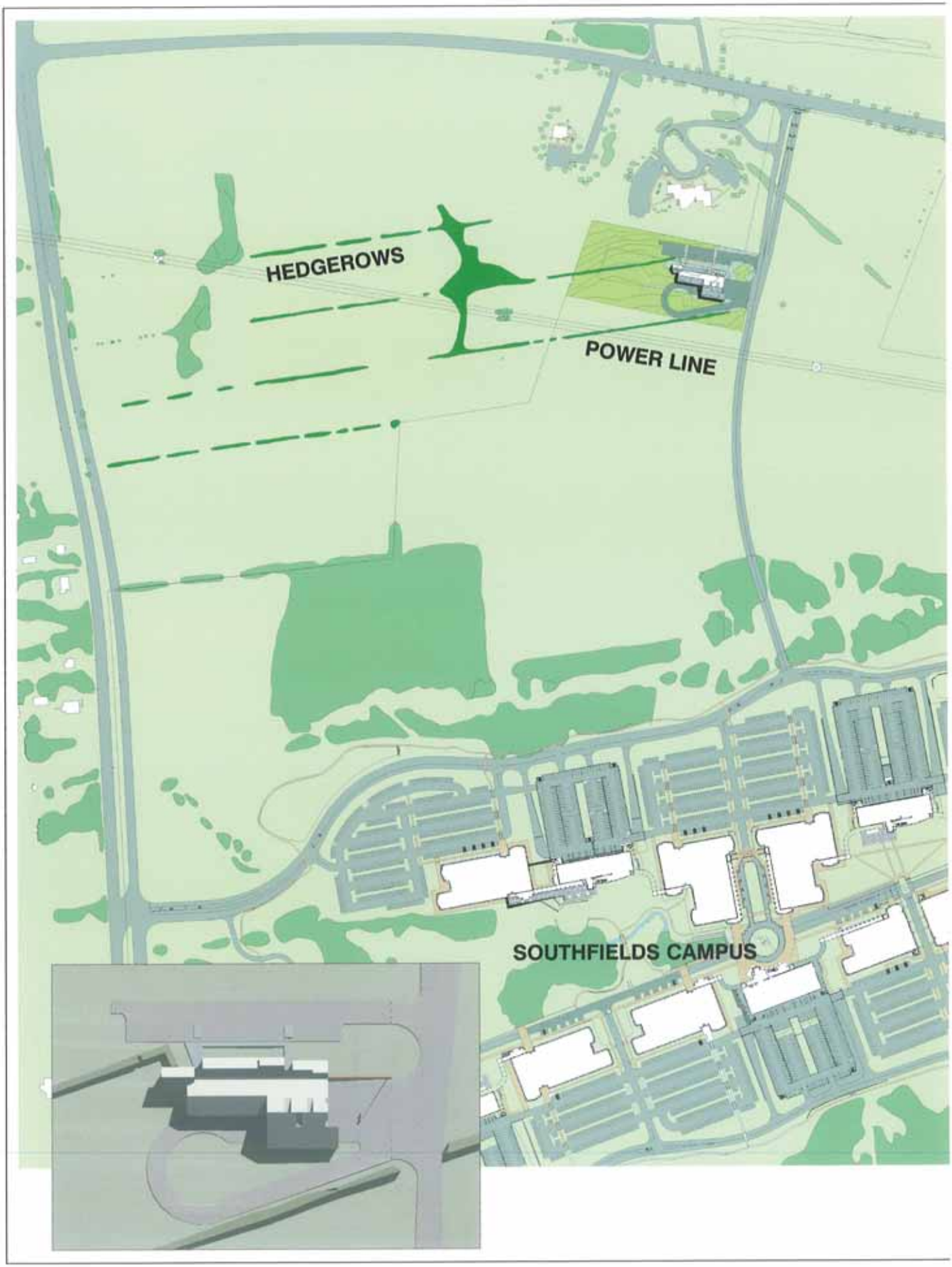


Preserve and enhance "THIS place"

HOPEWELL TOWNSHIP FIRE STATION

Prepared for Wells Appel Land Strategies - for Merrill Lynch at Southfields

CECIL BAKER & ASSOCIATES ARCHITECTS

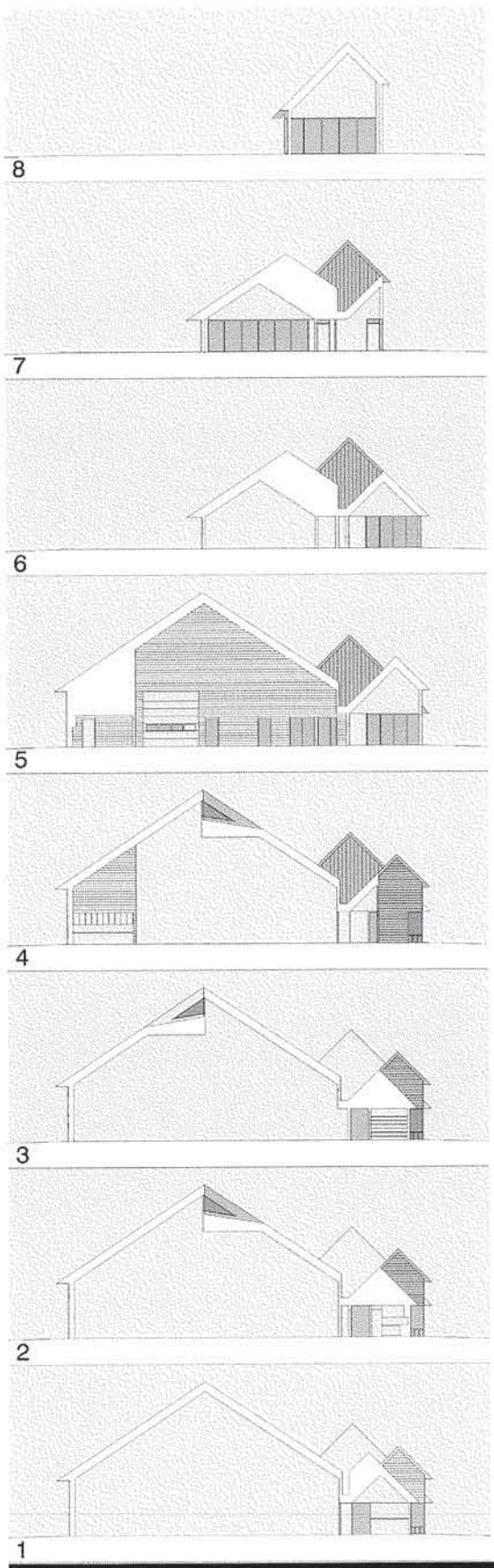

HEDGEROWS
POWER LINE
SOUTHFIELDS CAMPUS

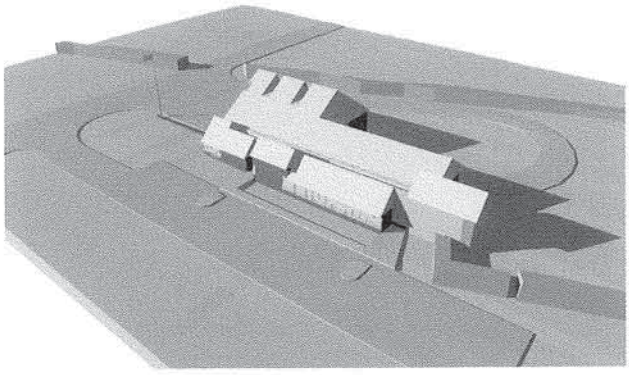
HOPEWELL TOWNSHIP FIRE STATION

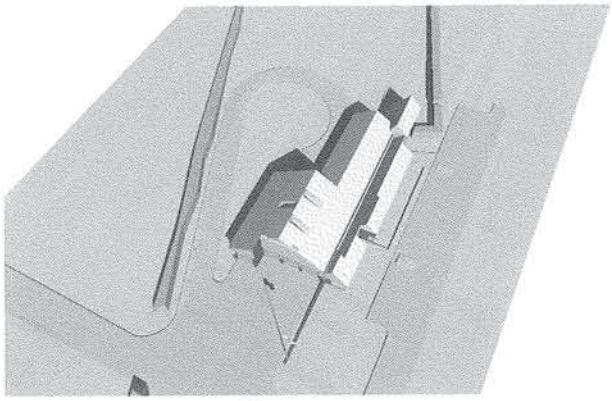
Prepared for Wells Appel Land Strategies - for Merrill Lynch at Southfields

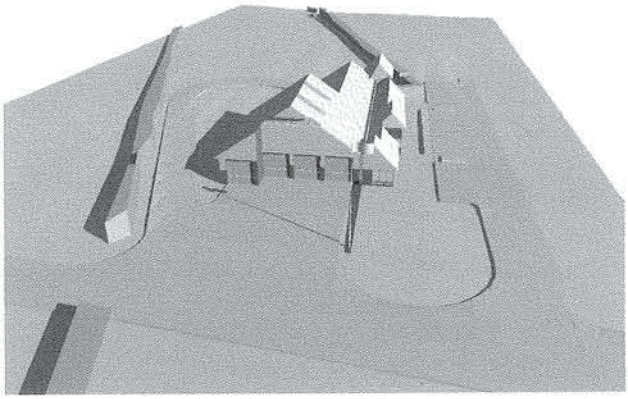
CECIL BAKER & ASSOCIATES ARCHITECTS

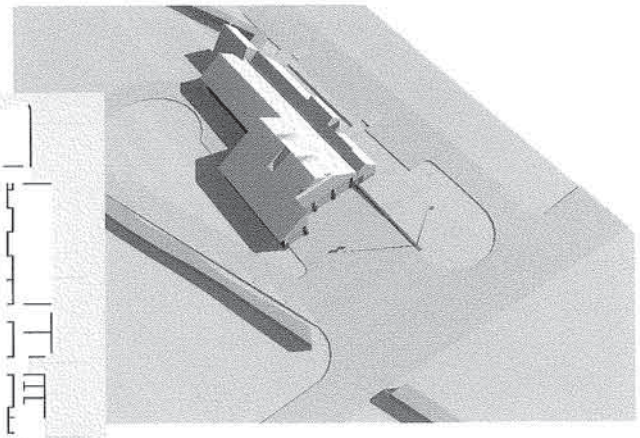
PROCESS

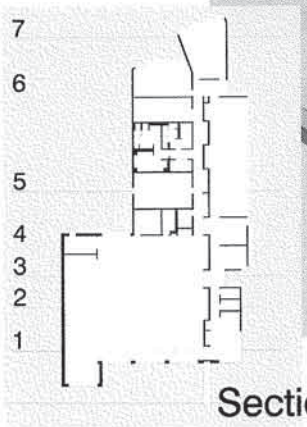










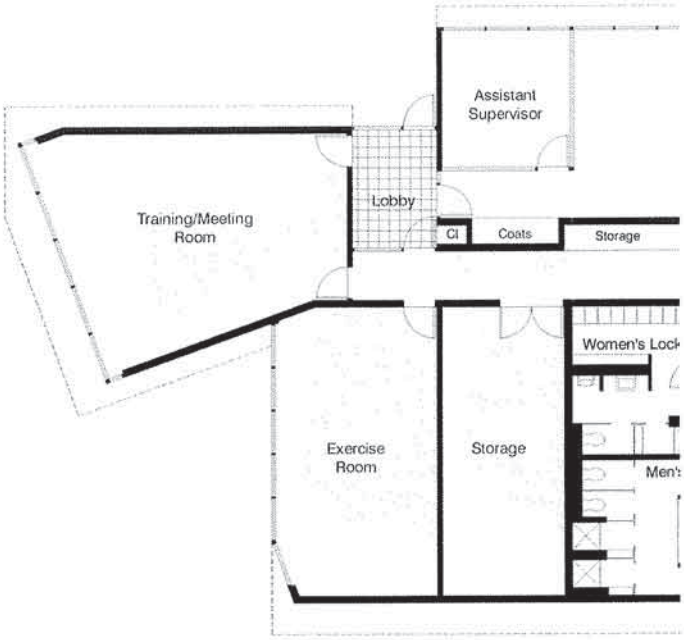


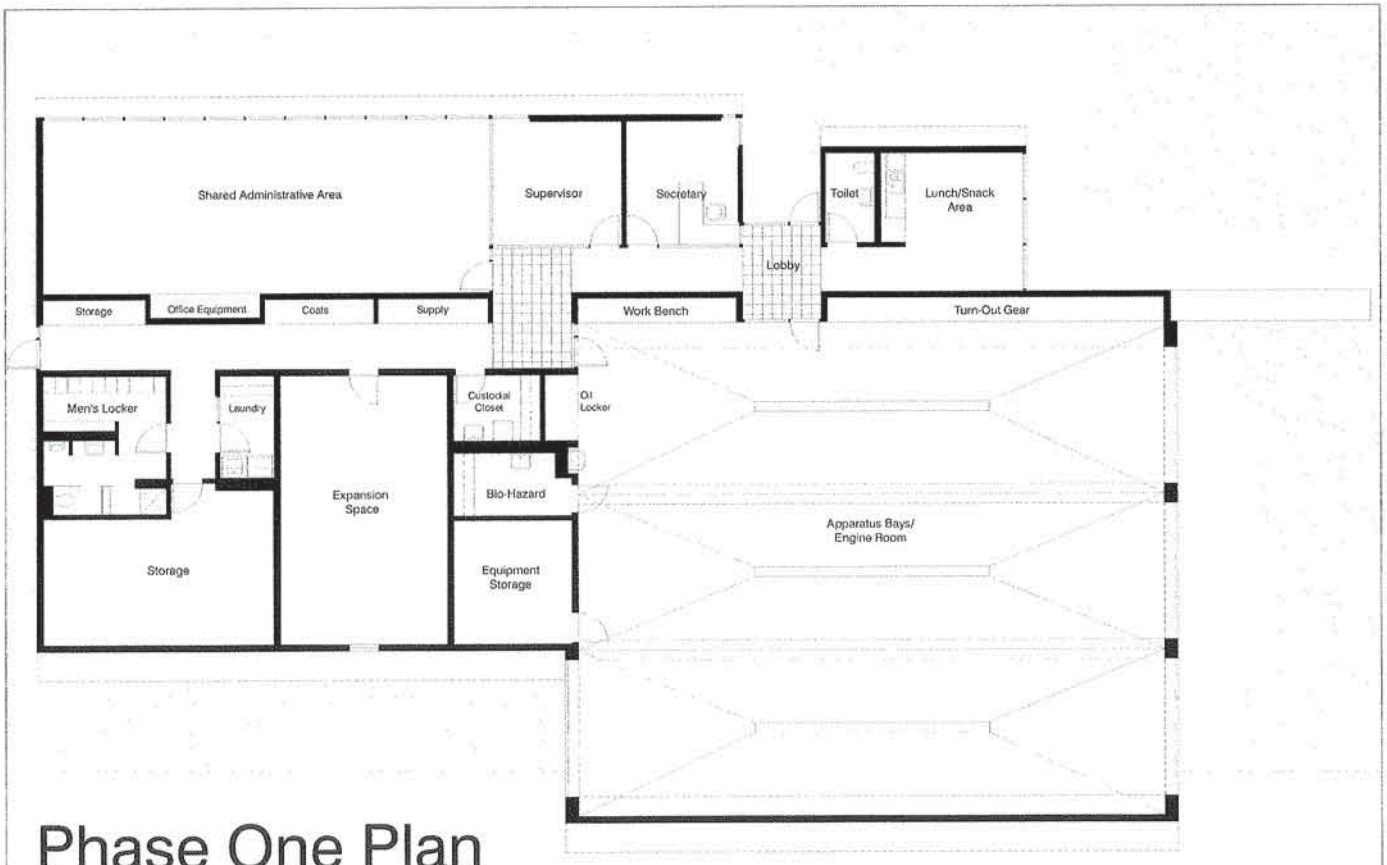
Sections through building

HOPEWELL TOWNSHIP FIRE STATION

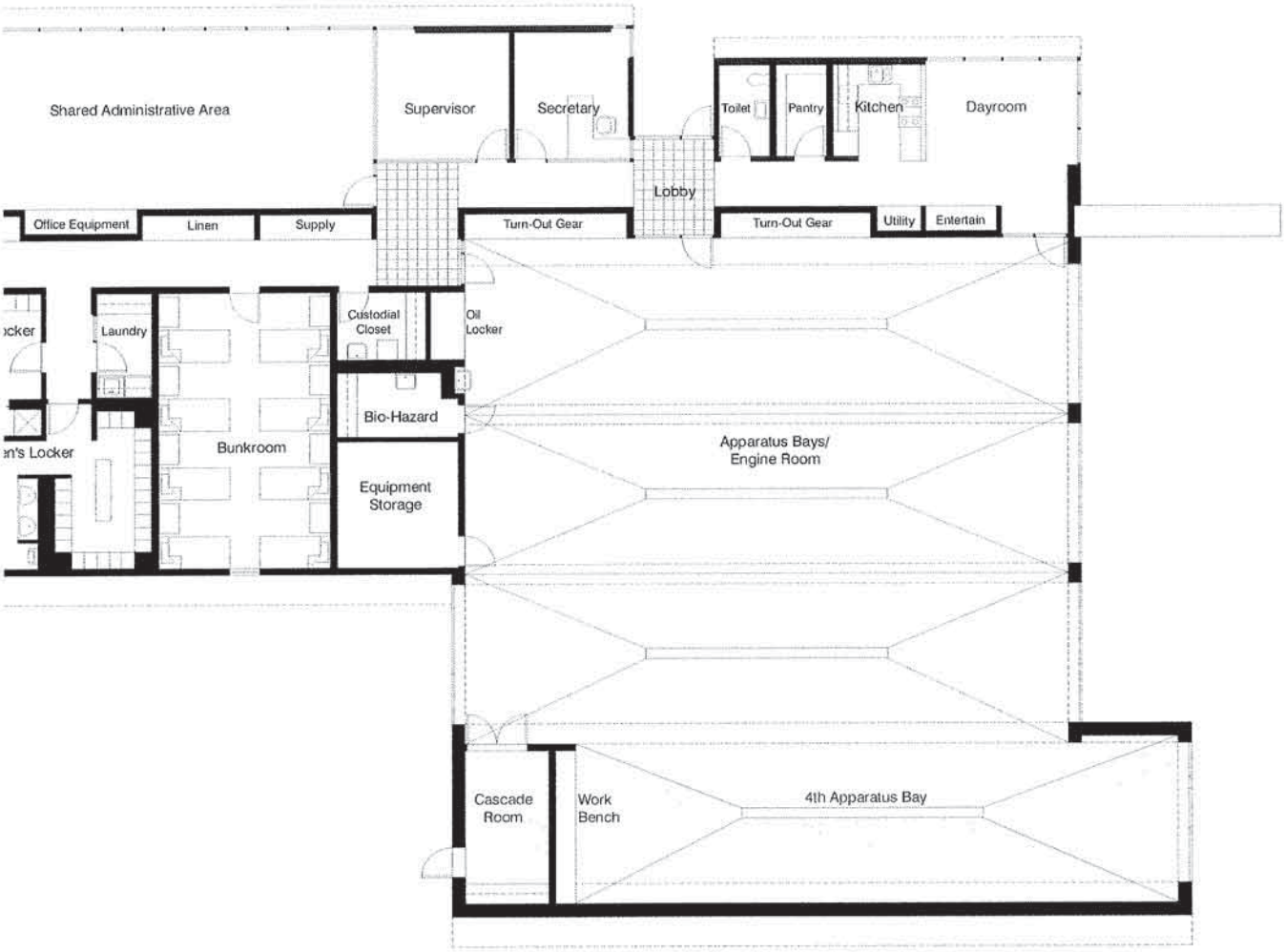
Prepared for Wells Appel Land Strategies - for Merrill Lynch at Southfields

CECIL BAKER & ASSOCIATES ARCHITECTS

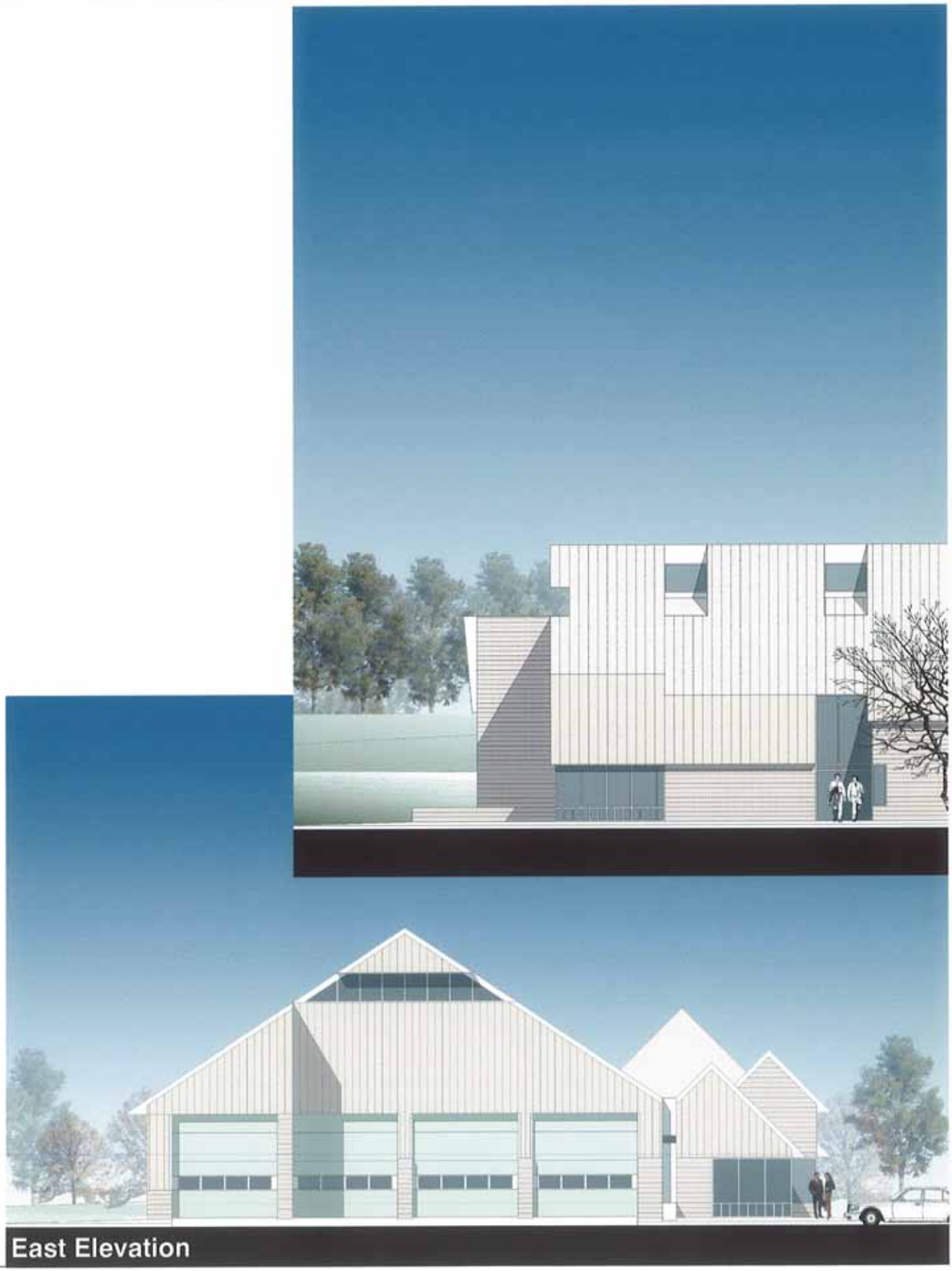




Phase One Plan

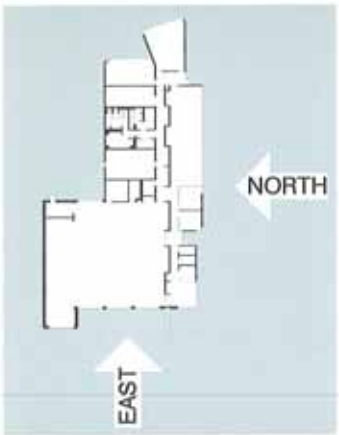


Phase Two Plan



East Elevation

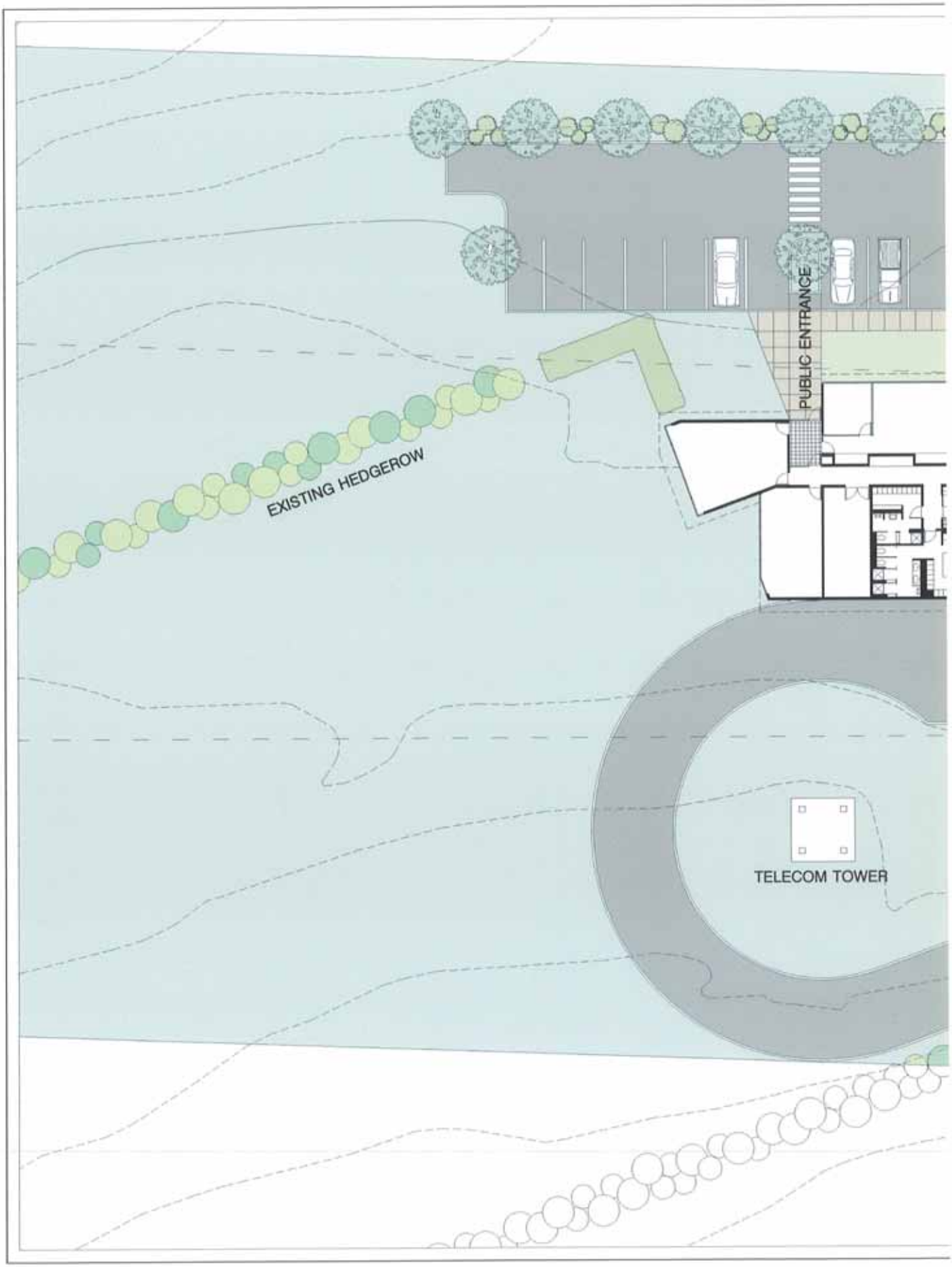
North Elevation

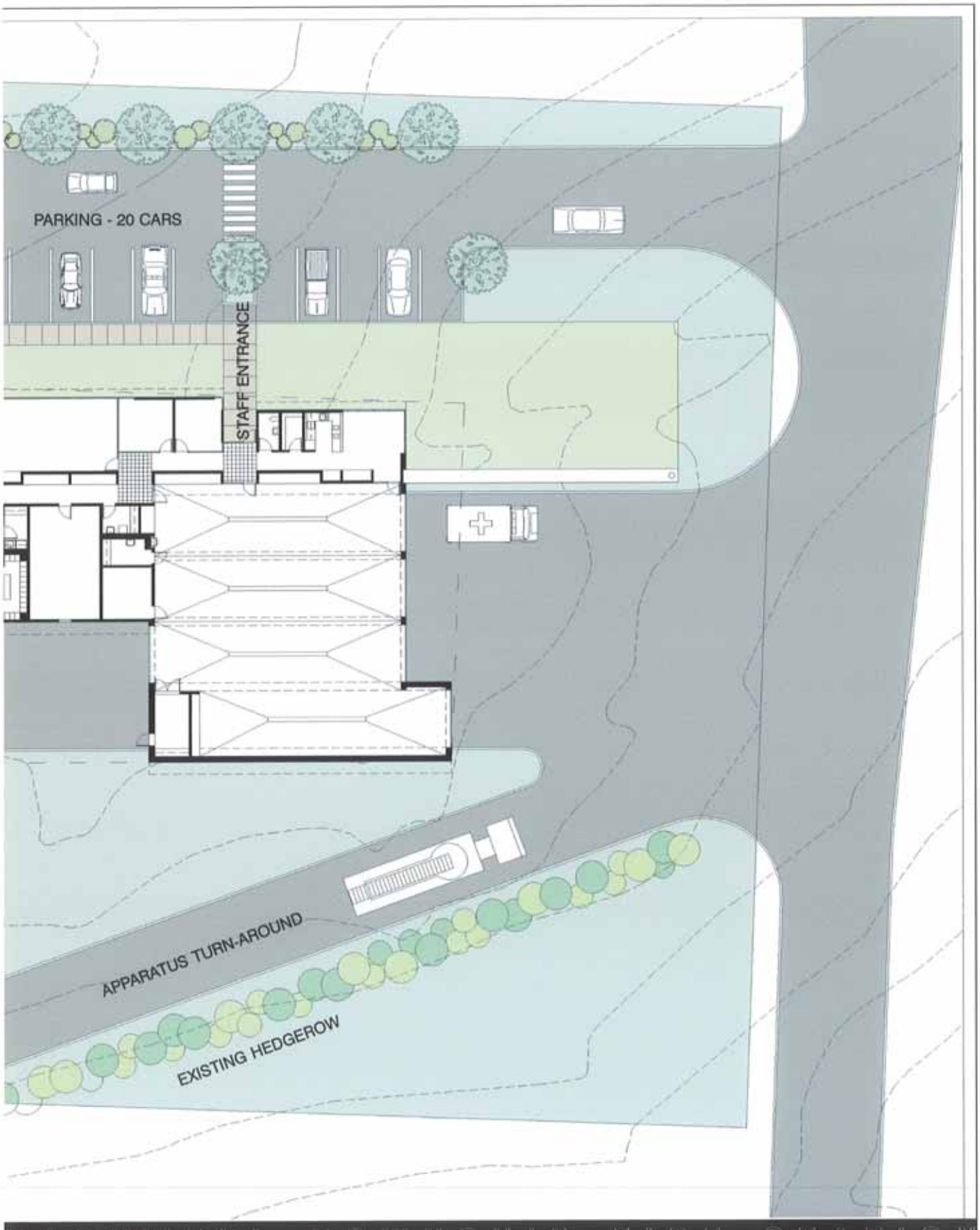


HOPEWELL TOWNSHIP FIRE STATION

Prepared for Wells Appel Land Strategies - for Merrill Lynch at Southfields

CECIL BAKER & ASSOCIATES ARCHITECTS


PUBLIC ENTRANCE
EXISTING HEDGEROW
TELECOM TOWER



HOPEWELL TOWNSHIP FIRE STATION

Prepared for Wells Appel Land Strategies - for Merrill Lynch at Southfields

CECIL BAKER & ASSOCIATES ARCHITECTS

EXHIBIT E
Press Release for
Emergency Services Funding Referendum

PRESS RELEASE

The Hopewell Township Fire District will be seeking voter approval this fall for the construction of a new fire/emergency medical services facility.

If approved this building will serve as a headquarters for the fire district employees and their equipment.

This building will be constructed on land donated by Merrill Lynch pursuant to the general development agreement that gave approval for construction of the Merrill Lynch project.

In addition to providing the land, Merrill Lynch will also be designing the building to the fire district's specifications.

The fire district will utilize $285,000 contributed by Merrill Lynch along with $324,000 contributed by K. Hovnanian Company prior to the construction of the Brandon Farms development. It is anticipated that the Fire District will need to add $900,000 to these existing funds for the project.

Preliminary plans include 3 vehicle bays to house the vehicles currently in use by the fire district with room for anticipated future vehicles. Presently the district's transport ambulance as well as the emergency service vehicle to be purchased in 2001 will be housed there. It is anticipated that there will be a need for a fire truck to be located in the building in the future.

The building will also contain offices for the current district employees who operate the ambulance and provide fire prevention and inspection services to Hopewell Township and both Hopewell and Pennington Boroughs.

Currently the fire district employees operate out of offices constructed in the basement of the municipal services building and the ambulance is stored in the old township public works building.

According to Fire Commissioner George Meyer, the current facilities are meeting present needs however; the commissioners see a need to move the offices from the municipal building. Hopewell Township desperately needs the office space for its employees. The old public works building needs substantial renovations to meet the long term needs of the fire district.

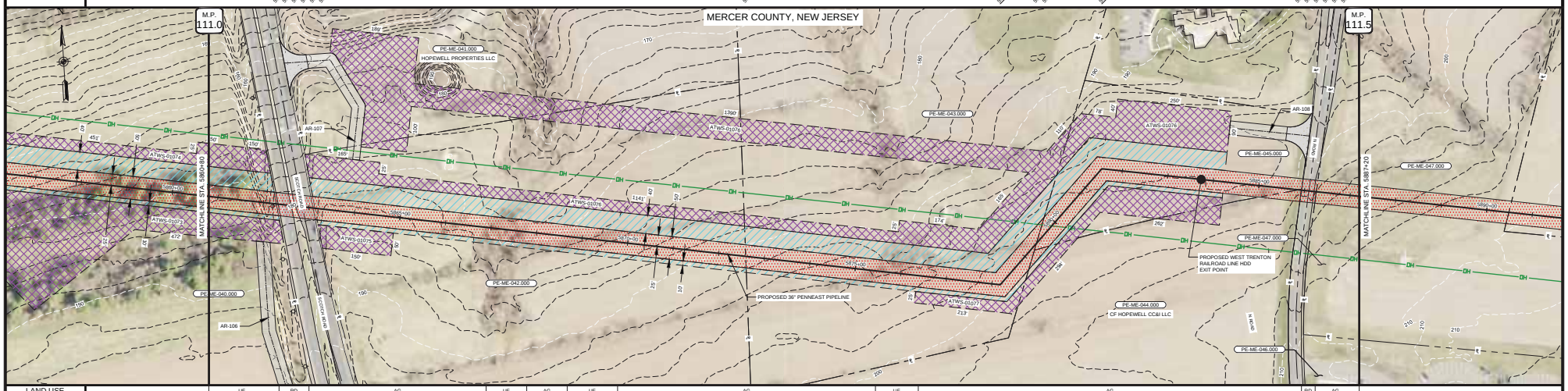
Unfortunately, with the decline in volunteerism, not only in Hopewell Valley, but also across the state, we believe that the future will bring a need for additional paid personnel to respond to fire and emergency medical calls in the Valley. We also believe that now is the time to construct what will become a headquarters building for the fire district activities.

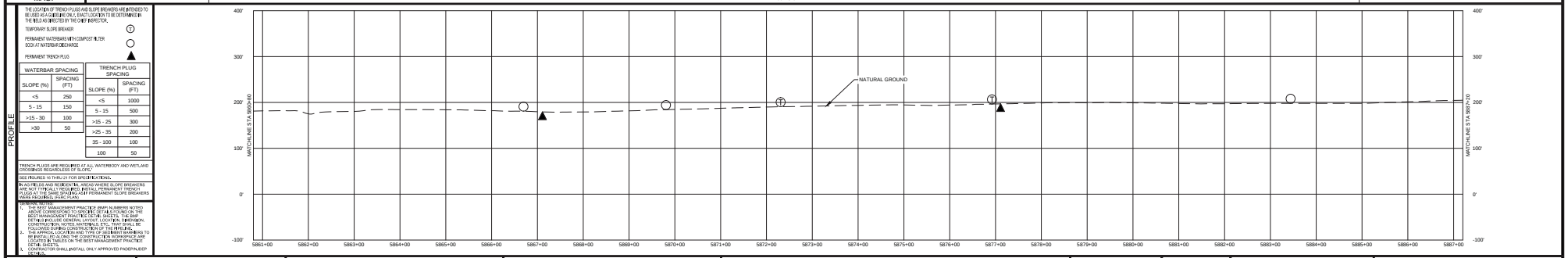
This new building is in no way intended to replace the current volunteer fire companies and first aid units in the Valley. The job of the fire district employees is to supplement and assist the volunteers during hours when it is difficult for them to respond, not to replace them.

The volunteers continue to be the lifeblood of fire and emergency medical services in Hopewell Valley. The fire district has taken steps to try to increase volunteerism and retain our current members. We have adopted the Length of Service Awards Program and we will take part in a partial tuition credit for active volunteers.

EXHIBIT F

Proposed Pipelibne Location





THE LOCATION OF TRENCH PLUGS AND SLOPE BREAKERS ARE INTENDED TO BE USED AS A GUIDELINE ONLY. EXACT LOCATION TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE ONSITE INSPECTOR.

TEMPORARY SLOPE BREAKER

PERMANENT WATERBARS WITH COMPOST FILTER SOCK AT WATERBAR DISCHARGE

PERMANENT TRENCH PLUG

WATERBAR SPACING	
SLOPE (%)	SPACING (FT)
<5	250
5 - 15	150
>15 - 30	100
>30	50

TRENCH PLUG SPACING	
SLOPE (%)	SPACING (FT)
<5	1000
5 - 15	500
>15 - 25	300
>25 - 35	200
35 - 100	100
100	50

TRENCH PLUGS ARE REQUIRED AT ALL WATERBODY AND WETLAND CROSSINGS REGARDLESS OF SLOPE.

SEE FIGURES 10 THRU 21 FOR SPECIFICATIONS.

IN ADDITION AND REGARDLESS, AHEAD WHERE SLOPE BREAKERS ARE NOT TYPICALLY REQUIRED, INSTALL PERMANENT TRENCH PLUGS AT THE SAME SPACING AS IF PERMANENT SLOPE BREAKERS WERE REQUIRED. (FERC PLAN)

GENERAL NOTES:

1. THE BEST MANAGEMENT PRACTICE (BMP) NUMBERS NOTED ABOVE CORRESPOND TO SPECIFIC DETAILS FOUND IN THE PENNEAST PIPELINE PROJECT, FERC PLAN AND BMP DETAILS INCLUDE GENERAL LAYOUT, LOCATION, DIMENSION, CONSTRUCTION, NOTES, MATERIALS, ETC., THAT SHALL BE FOLLOWED DURING INSTALLATION. THE EXACT TIMING OF THE APPROVAL, LOCATION AND TYPE OF SEDIMENT BARRIERS TO BE INSTALLED ALONG THE CONSTRUCTION WORKSPACE ARE LOCATED IN TABLES ON THE BEST MANAGEMENT PRACTICE DETAIL SHEETS.
2. CONTRACTOR SHALL INSTALL ONLY APPROVED PADEP/NJDEP DETAILS.

SOILS	LAND USE		MATERIAL			REFERENCE DRAWINGS		REVISIONS						APPROVALS	
FOR SOILS DESCRIPTIONS SEE DWG: 000-01-01-002	1. AGRICULTURAL (AG)	10. OPEN WATERBODIES (WB / DW)	TAG	QUANTITY	DESCRIPTION	DWG. NO.	TITLE	NO.	REVISIONS	DATE	DRAWN	CK	APPR	DRAWN BY	DATE
	2. COMMERCIAL / INDUSTRIAL (CI)		1	2065'	PIPE, 36.000" OD x .634 WT, API 5L, X-70, DSAW, FBE COATED			A	ISSUED FOR DRAFT RESOURCE REPORT 1	11/4/2014	QPS	QPS	QPS	HMM	9/23/2015
	3. UPLAND FOREST (UF)		3	174'	PIPE, 36.000" OD x .761 WT, API 5L, X-70, DSAW, FBE COATED			B	PRELIMINARY ISSUE	12/17/2014	QPS	QPS	QPS	CHECKED BY	DATE
	4. INSTITUTIONAL (IN)		4	100'	PIPE, 36.000" OD x .761 WT, API 5L, X-70, DSAW, FBE/ARO COATED			C	FERC DRAFT FILING	4/13/2015	QPS	QPS	QPS	HMM	9/23/2015
	5. URBAN (UR)		5	301'	PIPE, 36.000" OD x .951 WT, API 5L, X-70, DSAW, FBE/ARO COATED			D	FERC FINAL FILING	9/23/2015	HMM	HMM	HMM	ENG. APPROVAL	DATE
	6. OPEN LAND (EXISTING ROW, OPEN FIELDS, NON-AGRICULTURAL) (OL)		16	2	ELBOW, SEGMENTABLE, 90°, 36.000" OD x .634 WT, API 5L, X-70, DSAW, FBE COATED										
	7. RESIDENTIAL (RE)													P.M. APPROVAL	DATE
	8. ROADWAYS / RAILROADS (RD)					000-03-03-083 — 084	ACCESS ROAD DETAIL								
	9. SPECIAL LAND USE (CHURCHES, PARKS, ETC) (SP)					000-03-08-001 — 002	TYPICAL CONSTRUCTION ROW DETAILS								

SCALE PLAN: 1" = 100'
SCALE PROFILE H: 1" = 100'
SCALE PROFILE V: 1" = 100'

CLIENT APPROVAL

DATE

PREPARED FOR: PennEast Pipeline Company

PREPARED BY: Hatch Mott MacDonald

PENNEAST PIPELINE PROJECT

PENNEAST MAINLINE
PROPOSED 36" PIPELINE
MERCER COUNTY, NEW JERSEY
STA. 5860+80 **TO** STA. 5887+20

SCALE	DRAWING NO.	REVISION
1" = 100'	000-03-01-223	D

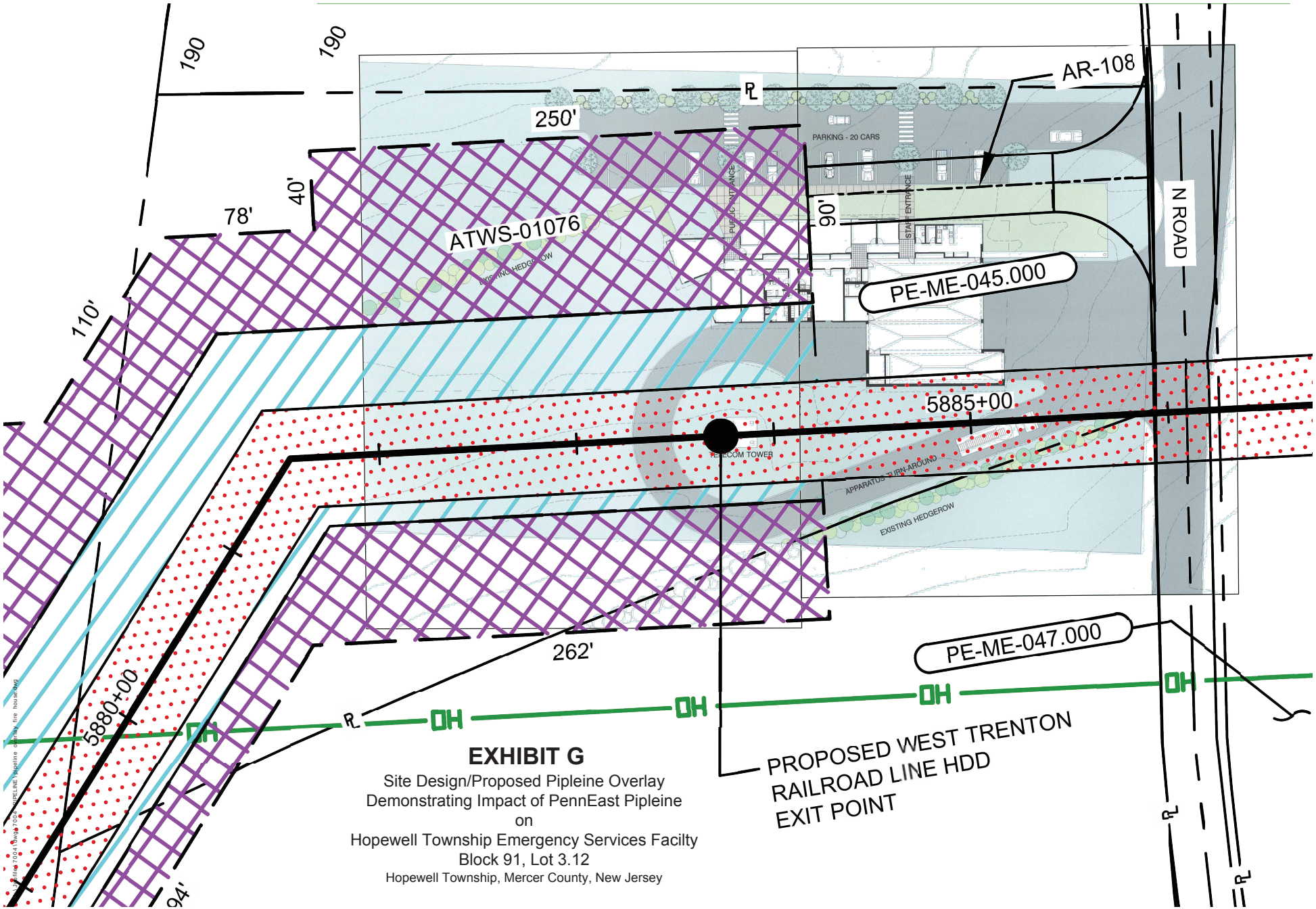


EXHIBIT G

Site Design/Proposed Pipleine Overlay
Demonstrating Impact of PennEast Pipleine
on
Hopewell Township Emergency Services Facilty
Block 91, Lot 3.12
Hopewell Township, Mercer County, New Jersey