

**TOWNSHIP OF HOPEWELL  
MERCER COUNTY, NEW JERSEY**

**R E S O L U T I O N # 25-411**

**A RESOLUTION AUTHORIZING PERFORMANCE BOND RELEASE  
FOR BEONE MEDICINES HOPEWELL URBAN RENEWAL, LLC. (FKA BEIGENE  
USA, INC.)**

**WHEREAS**, the current developer, BeOne Medicines Hopewell Urban Renewal, LLC, (FKA BeiGene USA, Inc.) has requested a release of:

1. Irrevocable Standby Documentary Credit No. SDCMTN608416 in the amount of \$5,580,930.51;
2. Cash Performance Guarantee for site stabilization, posted 4/22/2022, in the amount of \$368,958.12; and
3. Cash Performance Guarantee for site work, posted 7/6/2022, in the amount of \$251,145.27; and

**WHEREAS**, the Township Redevelopment Engineer has reviewed the request (per memorandum dated October 29, 2025 and attached hereto and made part hereof) and recommends the release of the Irrevocable Standby Documentary Credit No. SDCMTN608416 in the amount of \$5,580,930.51; Cash Performance Guarantee for site stabilization, posted 4/22/2022, in the amount of \$368,958.12; and Cash Performance Guarantee for site work, posted 7/6/2022, in the amount of \$251,145.27 and found that no additional maintenance guarantees are required.

**NOW, THEREFORE, BE IT RESOLVED**, by the Township Committee of the Township of Hopewell that:

1. Irrevocable Standby Documentary Credit No. SDCMTN608416 in the amount of \$5,580,930.51
2. Cash Performance Guarantee for site stabilization, posted 4/22/2022, in the amount of \$368,958.12
3. Cash Performance Guarantee for site work, posted 7/6/2022, in the amount of \$251,145.27

Be refunded to BeOne Medicines Hopewell Urban Renewal, LLC. (FKA BeiGene USA, Inc.)  
55 Cambridge Parkway, Suite 700W, Cambridge MA 02142.

Date Adopted: November 10, 2025

**CERTIFICATION**

I, Katherine Fenton-Newman, Municipal Clerk, of the Township of Hopewell, County of Mercer, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee at the regular meeting held on the 10<sup>th</sup> day of November 2025, in the Municipal Building Auditorium, Hopewell Township, New Jersey and via Zoom Video Communications.



Katherine Fenton-Newman, RMC

Municipal Clerk