

HOPEWELL TOWNSHIP PLANNING BOARD

RESOLUTION NO. 20-011

RESOLUTION DETERMINING THAT THE SITE DESCRIBED AS BLOCK 46, LOT 8.01 QUALIFIES AS A NON-CONDEMNATION AREA IN NEED OF REDEVELOPMENT IN ACCORDANCE WITH THE CRITERIA SET FORTH IN N.J.S.A. 40A:12A-5

WHEREAS, the Township Committee of the Township of Hopewell, in Resolution #20-102, authorized and directed the Hopewell Township Planning Board to undertake an investigation of the site specifically described as Block 46, Lot 8.01 to determine whether the proposed area constitutes a non-condemnation area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5; and

WHEREAS, on May 28, 2020, the Hopewell Township Planning Board conducted a public hearing as to Block 46, Lot 8.01 (“study area”) as a potential non-condemnation area in need of redevelopment under N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board reviewed the Preliminary Investigation Report for Designation of a Non-Condensation Area in Need of Redevelopment under N.J.S.A. 40A:12A-5; and

WHEREAS, the Planning Board reviewed the Preliminary Investigation Report for Designation of a Non-Condensation Area in Need of Redevelopment for Block 46, Lot 8.01, Hopewell Township, Mercer County, New Jersey, dated March 15, 2020, prepared by Banisch Associates, Inc, (“PIR”) as well as heard the testimony of Francis J. Banisch, III, AICP/PP and Mark Kataryniak, PE, Community Development Director/Township Engineer; and

WHEREAS, the public hearing was held on May 28, 2020, with the meeting taking place as a virtual meeting and public notice was provided under the Municipal Land Use Law and the Open Public Meetings Act as well as Executive Order 103 issued by Governor Murphy on March 9, 2020, declaring a state of emergency and public health emergency in the State of New Jersey; and

WHEREAS, the required notices were found to be in order, thus conferring on the Board jurisdiction to take action with respect to this matter; and

WHEREAS, the following exhibits were marked into evidence:

A-1: Preliminary Investigation Report for Designation of a Non-Condensation Area in Need of Redevelopment-Block 46, Lot 8.01, Hopewell Township, Mercer County, New Jersey, dated March 15, 2020, prepared by Banisch Associates, Inc.

A-2: a series of 10 slides presented by Mark Kataryniak

WHEREAS, members of the public attended this virtual meeting and provided their comments;
and

WHEREAS, at the conclusion of the hearing, the Board pursuant to law has made the following findings of fact and conclusions:

1. The site is known as the BMS campus and is situated roughly one mile northeast of Pennington Borough along Pennington-Rocky Hill Road. The character of land uses in the vicinity of the PQ is as set forth in Figure 3 – “Land Use Land Cover” and shows to the northwest, agricultural lands in cultivation; to the southwest, single family dwellings; to the north, primarily woodlands (the Watershed Institute) and farmland; to the east, single family homes across Pennington-Rocky Hill Road; and to the south, farmland east of Pennington-Rocky Hill Road and single family neighborhoods west of Pennington-Rocky Hill Road.
2. The BMS campus houses a network of interconnected facilities with a central power plant and includes many buildings housing systems and features desirable for a pharmaceutical manufacturer. However, Bristol-Myers Squibb has announced the closing of its campus on Pennington-Rocky Hill Road in Hopewell and, as part of a company-wide reshuffling of office space, is also closing buildings in Forrestal Center, in Bloomsbury and on Carter Road in Lawrence.
3. BMS has announced that it will be moving employees to other locations by 2020 and expanding its facilities in New Brunswick and on Princeton Pike in Lawrence.
4. BMS has sold the property and over the last six months has been phasing out its operations with an anticipated vacation date of July 2020.
5. Real estate professionals are attempting to market the facilities to any number of potential users, including some who can capitalize on the labs and other high-tech spaces. However, the prospects for a single user to replace BMS are not hopeful. This is a challenge in part because the central heating system serving the campus is not easily converted for multiple users.
6. The New Jersey redevelopment statute was revised in June 2019 to include an explicit reference to the evolving status of aging shopping centers, office complexes and other stranded assets.
7. In recognition that municipalities that host such facilities are sometimes incapable of reversing a downward trend, the Legislature enacted changes to the law that provide that an area in need finding can be authorized in the event of a “discontinuance of the use of a building or buildings

previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing or industrial purposes,” all as set forth in N.J.S.A. 40A:12A-5b.

8. On December 13, 2016, Bristol-Myers Squibb issued a press release informing Hopewell Township and the State that it intends to “initiate a phased permanent closure of the entire Hopewell, New Jersey site by mid-2020. This includes its primary facility on Pennington-Rocky Hill Road (the previous Exxon/Mobil facility) and the facility on Carter Road (the previous Lexicon/ATT building).
9. As a result of this announcement of closing, the BMS campus qualifies for a designation of an area in need of redevelopment according to the explicit terms of N.J.S.A. 40A:12A-5b.
10. Additionally, as per N.J.S.A. 40A:12A-5h, designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. The State Development and Redevelopment Plan includes this parcel within PA 3, the Fringe Planning Area.
11. The BMS property is well situated to redevelop in line with the concepts outlined in the State Plan. In addition, the Township’s Fair Share Plan provides for an inclusionary residential neighborhood of roughly 250 homes as part of the site redevelopment. These dwellings, combined with the non-residential uses than can develop at BMS, provide a potential for mixed use, center-type development, as envisioned in the SDRP.
12. This parcel occupies a strategic location in the Township, close to Pennington, and is a likely candidate for redevelopment given the stated intentions of BMS to close the facility this year.
13. This preliminary investigation is not designed to recommend any specific reuse alternatives for this area, since such recommendations can only be outlined in a redevelopment plan.
14. The Board specifically finds and concludes that although the site qualifies as a non-condemnation area in need of redevelopment in accordance with state law as set forth hereinabove, the Board recommends that the following issues be addressed in any redevelopment plan arising out of this determination:
 - The redevelopment plan should result in the preservation of at least the area currently in preservation.
 - If practicable, the preservation and open space areas on the site should be increased.

WHEREAS, at the conclusion of the hearing, based on the foregoing findings of fact and conclusions, the Board took action and determined that the site described as Block 46, Lot 8.01 qualifies as an area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5, and directed that the Board Attorney prepare a resolution memorializing the action taken.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Hopewell, County of Mercer, New Jersey, that the Planning Board has determined that the Study Area (Block 46, Lot 8.01) qualifies as an area in need of redevelopment.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Board hereby directs the Assistant Secretary to forward this Resolution and the Banisch Preliminary Investigation Report to the Township Clerk for Township Committee consideration.

ROLL CALL ON THE MOTION – May 28, 2020

Yes - 7 No - 2 Absent - 2 Abstain - 0 Not Voting – 0

| | | | |
|-------------|--------|-----------|-----|
| Belmont: | Yes | Parker: | Yes |
| Khare: | Absent | Peterson: | No |
| Kiss: | Yes | Swanson: | Yes |
| Kuchinski: | Yes | Sandom: | Yes |
| McLaughlin: | Yes | Paul: | No |
| Murphy: | Absent | | |

VOTE ON THE MEMORIALIZATION – June 25, 2020

Yes - 7 No - 0 Absent - 1 Abstain - 0 Not Voting – 3

| | | | |
|-------------|------------|-----------|------------|
| Belmont: | Yes | Parker: | Yes |
| Khare: | Not Voting | Peterson: | Not Voting |
| Kiss: | Yes | Swanson: | Yes |
| Kuchinski: | Yes | Sandom: | Yes |
| McLaughlin: | Yes | Paul: | Not Voting |
| Murphy: | Absent | | |

CERTIFICATION

I hereby CERTIFY that the foregoing is a true copy of a Resolution adopted by the Hopewell Township Planning Board at a duly advertised meeting held on June 25, 2020, at which a quorum was present.



Linda Barbieri
Assistant Secretary

***Preliminary Investigation Report
for Designation of a Non-Condemnation
Area in Need of Redevelopment***



Block 46, Lot 8.01

Hopewell Township
Mercer County, New Jersey

March 2020

Prepared By:

Banisch Associates, Inc.
111 Main Street, Flemington, NJ 08822

A handwritten signature in blue ink, reading "Francis J. Banisch III".

Francis J. Banisch III, AICP/PP License # 1686

A handwritten date in blue ink, reading "March 15, 2020".

Date

***Preliminary Redevelopment Investigation of Block 46, Lot 8.01
Hopewell Township, Mercer County***

Table of Contents

| | |
|--|-----------|
| <i>Legal Framework for Redevelopment.....</i> | <i>1</i> |
| <i>Redevelopment Definitions</i> | <i>2</i> |
| <i>Conditions on the Parcel-in-Question.....</i> | <i>3</i> |
| <i>Existing Land Use.....</i> | <i>6</i> |
| <i>Statutory Criteria for Evaluation of Whether Study Area is an Area in Need of Redevelopment</i> | <i>8</i> |
| <i>Application of Statutory Criteria to Study Area Parcels</i> | <i>10</i> |
| <i>Summary of Findings and Recommendations.....</i> | <i>13</i> |

Pursuant to the requirements of N.J.S.A. 40A:12A-6, the Hopewell Township Committee adopted Resolution No. 20-102 directing the Hopewell Township Planning Board “...to undertake an expedited investigation” of Block 46, Lot 8.01, commonly described as the BMS tract, to determine whether the proposed area constitutes a non-condemnation area in need of redevelopment in accordance with the criteria set forth in N.J.S.A. 40A:12A-5.

This report does not recommend any plan or strategy for use or reuse of, or modifications to, the property. If the Township Committee concludes, as recommended here, that the subject property constitutes a non-condemnation area in need of redevelopment, it will be within their purview to direct the preparation of a redevelopment plan or plans.

Legal Framework for Redevelopment

The *Local Redevelopment and Housing Law*, P.L. 1992 C. 79 (C40A:12A-1 et seq.) provides strong tools for use by municipalities to remedy deterioration and improve the productivity of underproductive lands. It also permits the inclusion of lands and buildings that do not exhibit the qualifying criteria when their inclusion in an area in need of redevelopment can promote a more effective redevelopment strategy.

Municipalities can acquire property, clear sites, install infrastructure and other site improvements and enter partnerships with public and private entities to achieve redevelopment goals.

New Jersey’s redevelopment law offers a variety of tools for redevelopment planning, design and implementation, which permit a municipality to:

- Partner with the private sector through contractual redevelopment agreements, which can include development incentives (e.g. tax abatement, infrastructure).

- Achieve greater control over development through an adopted redevelopment plan, redevelopment agreement(s) and designation of a redeveloper or redevelopers.
- Qualify for grant and other funding for planning and development activities.
- Refine land use policies and development regulations to promote desired redevelopment.
- Qualify for 1.33:1 bonus credits against the municipal fair share obligation for qualifying low and moderate income housing units constructed within a redevelopment area.

The New Jersey Constitution expressly authorizes municipalities to engage in redevelopment of “blighted areas” [N.J. Const. art. VIII, § 3, ¶ 1.]. Under the Blighted Areas Clause of the New Jersey Constitution, the clearance, replanning, development, or redevelopment of blighted areas shall be a public purpose and public use for which private property may be taken or acquired. Township Committee Resolution 20-102, directing the Planning Board to conduct this analysis, states explicitly that condemnation will not be used in connection with this redevelopment planning process.

Redevelopment Definitions

Definitions - The following definitions, as set forth in N.J.S.A.40A:12A-3, guided this investigation:

Redevelopment means clearance, planning, development and redevelopment; the conservation and rehabilitation of any structure or improvement, the construction and provision for construction of residential, commercial, industrial, public or other structures and the grant or dedication of spaces as may be appropriate or necessary in the interest of the general welfare for streets, parks, playgrounds, or other public purposes, including recreational and other facilities incidental or

appurtenant thereto, in accordance with a redevelopment plan.


Redevelopment area or area in need of redevelopment means an area determined to be in need of redevelopment pursuant to sections 5 and 6 of P.L.1092, c.79 (C.40A:12A-5 and 40A:12A-6)... a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

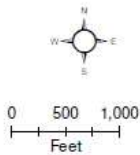
Conditions on the Parcel-in-Question

Lot 8.01 is a 433-acre parcel consisting of farm fields to the east and south, a research and development campus to the north and a fringe of woodlands extending from the Stony Brook stream corridor on the west around the northern limits of the Parcel-in-Question ("PQ"). Access is provided via two primary access driveways – one from Titus Mill Road and the other from Pennington-Rocky Hill Road. The PQ is identified on an aerial photo labeled as Figure 1.

Figure 1:
Aerial Photography
Block 46, Lot 8.01
Hopewell Township
Mercer County, NJ
March 2020

Legend

 Block 46, lot 8.01



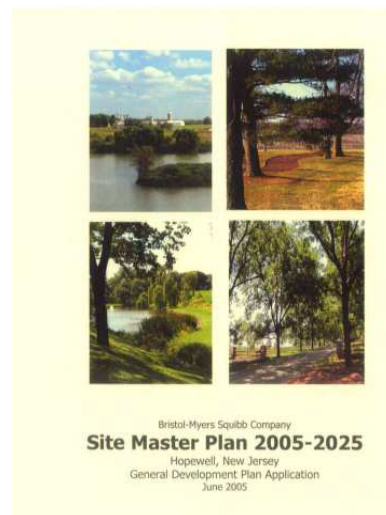
Data Source:
NJDEP 2015 Aerial Photography
NJDOT Roadway Network
Mercer County Planning Board Parcel Layer

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-certified.

BANISCH
ASSOCIATES, INC.
Planning and Design



A general development plan was approved for this site that provided for development over a 20-year period (2005-2025). The GDP provided a high level of attention to details regarding traffic and fiscal impacts and providing for water needs while protecting the environment, including wetlands, riparian corridors and other areas sensitive natural resources. Stormwater management was a particular focus of the GDP. The GDP map is included as Figure 2 below.



**Preliminary Redevelopment Investigation of Block 46, Lot 8.01
Hopewell Township, Mercer County**

FIGURE 2 BMD GDP Campus Master Plan 2005-2025



The PQ currently includes the 1.14 million-square-foot Bristol-Myers Squibb ("BMS") research and development complex in Hopewell Township. The 433-acre research and development campus, which houses 33 buildings at 311 Pennington Rocky Hill Road, is situated in the east-central portion of the Township, northeast of Pennington Borough. The campus includes chemistry, biology and biotechnology research and development facilities, along with a biological clinical supply manufacturing facility, warehouse space, an automated sample repository and corporate offices.

***Preliminary Redevelopment Investigation of Block 46, Lot 8.01
Hopewell Township, Mercer County***

Real estate professionals handling the sale have cited the complex's 500,000 square feet of R&D space, which includes two recently renovated state-of-the-art modules - a 60,000-square-foot biology research lab with environmental rooms and tissue culture areas and a 58,000-square-foot, clinical-scale, biologic Good Manufacturing Practices building that produces medicines to support clinical trials. The campus also has a 106,000-square-foot data center and 330,000 square feet of office space and is supported by a central utility and wastewater treatment facilities capable of serving future development of several hundred thousand square feet on the site. The campus also features a working farm spread across 190 acres.

The research campus has been developed within a perimeter ring road that encircles the developed portion of the site. Most of the property is situated outside the ring road and has preservation easements over farmed areas, as seen at right.

Attachment A includes excerpts from the promotional materials developed by Jones Lang LaSalle. These include a "Campus Overview" that identifies the various built elements on the site and an identification of available space in existing buildings. Attachment B includes a series of photographs of the agricultural and industrial buildings and landscape on the parcel-in-question.



Existing Land Use

The BMS campus is situated roughly one mile northeast of Pennington Borough, along Pennington-Rocky Hill Road. The character of land uses in the vicinity of the PQ is

depicted from two perspectives in this report. Figure 3 – “Land Use Land Cover” illustrates the type of land use/land cover by the extent of land coverage across various portions of the PQ.

Figure 3
Land Use/Land Cover
Block 46, Lot 8.01
Hopewell Township
Mercer County, NJ
March 2020

Legend

- Block 46, lot 8.01
- Commercial
- Other Urban
- Recreational Land
- Rural Residential
- Low Density Residential
- Utility
- Agricultural
- Barren Land
- Forest
- Water
- Wetlands

0 500 1,000
Feet

Data Sources:
NJDEP 2012 Land Use/Land Cover
NJDOT Landmap Network
Mercer County Planning Board Data Layer

This map was developed using New Jersey Department of
Environmental Protection Geographic Information System
digital data, but the accuracy of the data has not been NJDEP
verified and is not shown authorized.

E. ANISCH
ASSOCIATES, INC.
Planning and Design



Land uses in the vicinity of the PQ include:

To the northwest – agricultural lands in cultivation

To the southwest – single family dwellings

To the north – primarily woodlands (the Watershed Institute) and farmland

To the east – single family homes across Pennington-Rocky Hill Road

To the south – farmland east of Pennington-Rocky Hill Road and single family neighborhoods west of Pennington-Rocky Hill Road.

Statutory Criteria for Evaluation of Whether Study Area is an Area in Need of Redevelopment

(N.J.S.A. 40A:12A-5) provides that after investigation, notice, and hearing as set forth in Section 6 of P.L. 1992, c.79, an area may be determined to be in need of redevelopment if the Planning Board recommends and the governing body concludes by resolution that the delineated area contains any of the following conditions:

- a. The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions.
- b. The discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes; the abandonment of such building or buildings; significant vacancies of such building or buildings for at least two consecutive years; or the same being allowed to fall into so great a state of disrepair as to be untenable.
- c. Land that is owned by the municipality, the county, a local housing authority, redevelopment agency or redevelopment entity, or unimproved vacant land that has remained so for a period of ten years prior to adoption of the resolution, and that by reason of its location, remoteness, lack of means of access to developed sections or portions of the municipality, or topography, or nature of the soil, is not likely to be developed through the instrumentality of private capital.

- d. Areas with buildings or improvements which, by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community.
- e. A growing lack or total lack of proper utilization of areas caused by the condition of the title, diverse ownership of the real property therein or other conditions which impeded land assemblage or discourage the undertaking of improvements, resulting in a stagnant or not fully productive condition of land potentially useful and valuable for contributing to and serving the public health, safety and welfare, which condition is presumed to be having a negative social or economic impact or otherwise being detrimental to the safety, health, morals, or welfare of the surrounding area or the community in general.
- f. Areas, in excess of five contiguous acres, whereon buildings or improvements have been destroyed, consumed by fire, demolished or altered by the action of storm, fire, cyclone, tornado, earthquake or other casualty in such a way that the aggregate assessed value of the area has been materially depreciated.
- g. In any municipality in which an enterprise zone has been designated pursuant to the "New Jersey Urban Enterprise Zones Act," P.L. 1983, c. 303 (C.52:27H-60 et seq.) the execution of the actions prescribed in that act for the adoption by the municipality and approval by the New Jersey Urban Enterprise Zone Authority of the zone development plan for the area of the enterprise zone shall be considered sufficient for the determination that the area is in need of redevelopment pursuant to Sections 5 and 6 of P.L. 992 e. 72 (C.40A: 1 2A-5 and 40A: I 2A-6) for the purpose of granting tax

exemptions within the enterprise zone district pursuant to the provisions of P.L. 1991, c. 4,1 (C.40A:20- 1 et seq.) or the adoption of a tax abatement and exemption ordinance pursuant to the provisions of P.L. 1991, c. 441 (C.40A:2 1-1 et seq.). The municipality shall not utilize any other redevelopment powers within the urban enterprise zone unless the municipal governing body and planning board have also taken the actions and fulfilled the requirements prescribed in P.L. 1992, c. 79 (C.40A: I 2A- 1 et al.) for determining that the area is in need of redevelopment or an area in need of rehabilitation and the municipal governing body has adopted a redevelopment plan ordinance including the area of the enterprise zone. (*Applies only in a municipality containing an Urban Enterprise Zone.*)

- h. The designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation.

As noted above, a redevelopment area may include lands, buildings, or improvements which of themselves are not detrimental to the public health, safety or welfare, but the inclusion of which is found necessary, with or without change in their condition, for the effective redevelopment of the area of which they are a part.

Application of Statutory Criteria to Study Area Parcels

The BMS campus houses a network of interconnected facilities with a central power plant and many buildings housing systems and features desirable for a pharmaceutical manufacturer. However, Bristol-Myers Squibb has announced the closing of its campus on Pennington-Rocky Hill Road in Hopewell and, as part of a company-wide reshuffling of office space, is also closing buildings in Forrestal Center, in Bloomsbury and on Carter Road in Lawrence. BMS has announced that it will be moving employees to other

locations by 2020, and expanding its facilities in New Brunswick and on Princeton Pike in Lawrence.

Real estate professionals are attempting to market the facilities to any number of potential users, including some who can capitalize on the labs and other high-tech spaces. However, the prospects for a single user to replace BMS are not hopeful. This is a challenge because the central heating system serving the campus is not easily converted for multiple users.

The New Jersey redevelopment statute was revised in June 2019 to include an explicit reference to the evolving status of aging shopping centers, office complexes and other “stranded assets”. Recognizing that the municipalities that host such facilities are sometimes incapable of reversing a downward trend, the Legislature enacted changes to the law that provide that an area in need finding can be authorized where the “discontinuance of the use of a building or buildings previously used for commercial, retail, shopping malls or plazas, office parks, manufacturing, or industrial purposes”. Thus, buildings previously used for retail purposes, shopping malls and office parks were added, so that discontinuance of use or abandonment of those stranded assets is now expressly within the statute.

On December 13, 2016, Bristol Myers Squibb issued a press release informing Hopewell Township and the State that it intends to “initiate a phased permanent closure of the entire Hopewell, New Jersey site by mid-2020. This includes its primary facility on Pennington-Rocky Hill Rd (the previous Exxon/Mobil facility) and the facility on Carter Rd (the previous Lexicon/ATT building). There are currently 1,259 BMS employees at the Hopewell and Carter Road sites. Many of these roles at the sites will be transitioning to other central New Jersey sites and Massachusetts.”

As a result of this announcement of closing, the BMS campus qualifies for a designation of an area in need of redevelopment according to the explicit terms of N.J.S.A. 40A:12A-5 b. Additionally, per N.J.S.A. 40A:12A-5h designation of the delineated area is consistent with smart growth planning principles adopted pursuant to law or regulation. The State Development and Redevelopment Plan includes this parcel within PA 3 - the Fringe Planning Area.

According to the State Plan, “development within the Fringe Planning Area should be concentrated in or adjacent to existing Centers or in planned new Centers. The character, location and magnitude of new development should be based on the capacities of the natural and built systems...”

The State Plan policy on “Redevelopment” in PA 3 is to “Encourage appropriate redevelopment in existing Centers and existing developed areas that have the potential to become Centers, or in ways that support Center-based development, to accommodate growth that would otherwise occur in the Environs. Redevelop with intensities sufficient to support transit, a broad range of uses, efficient use of infrastructure, and physical design features that enhance public safety, encourage pedestrian activity and reduce dependency on the automobile.”

The BMS property is well situated to redevelop in line with the concepts outlined in the State Plan. The Fair Share Plan provides for an inclusionary residential neighborhood of roughly 250 homes as part of the site redevelopment. These dwellings, combined with the non-residential uses that can develop at BMS, provide a potential for mixed use, center-type development, as envisioned in the SDRP.

Summary of Findings and Recommendations

An Area in Need of Redevelopment designation must be based upon a demonstration that at least one of the statutory requirements of the LRHL is satisfied or that a parcel is otherwise necessary for the effective redevelopment of the area in need of redevelopment.

This parcel occupies a strategic location in the Township, close to Pennington and is a likely candidate for redevelopment, given the stated intentions of BMS to close the facility this year.

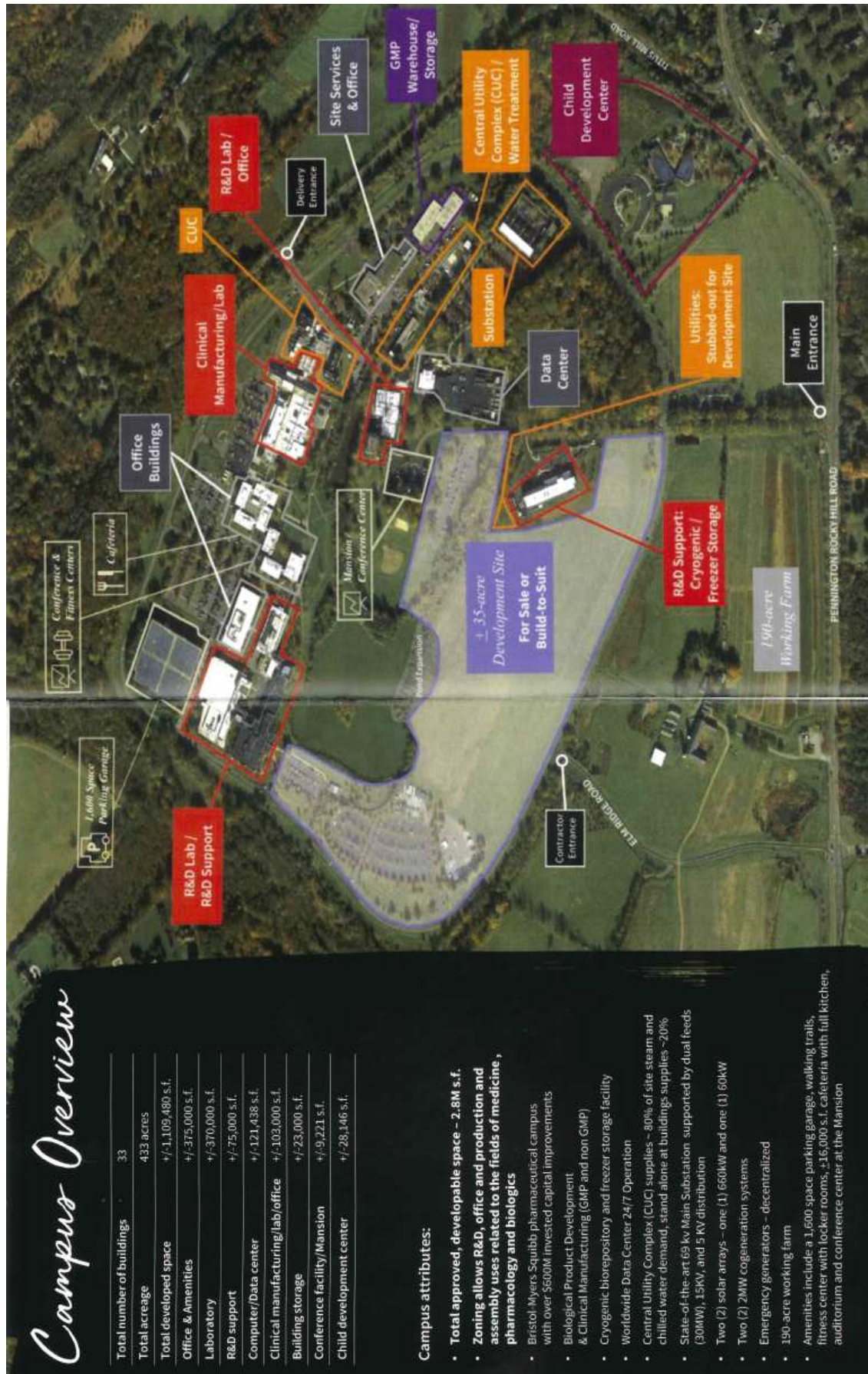
This Preliminary Investigation Report has reviewed the conditions on the BMS property and the statutory criteria for designating an area in need of redevelopment and recommends that the subject property be designated as a non-condemnation area in need of redevelopment because it qualifies for designation according to N.J.S.A. 40A:12A-5(b).

This preliminary investigation is not designed to recommend any specific reuse alternatives for this area, since such recommendations can only be outlined in a redevelopment plan. After a Planning Board resolution is adopted memorializing the recommendations from the hearing in this matter, the governing body may adopt a resolution designating the area in question as an area in need of redevelopment.

Following any redevelopment area designation by governing body resolution, the governing body will direct the preparation of a redevelopment plan setting out the goals and objectives for these areas and outlining the actions to be taken to accomplish the plan.

Attachment A

Excerpts from Jones Lang LaSalle marketing materials



Attachment A

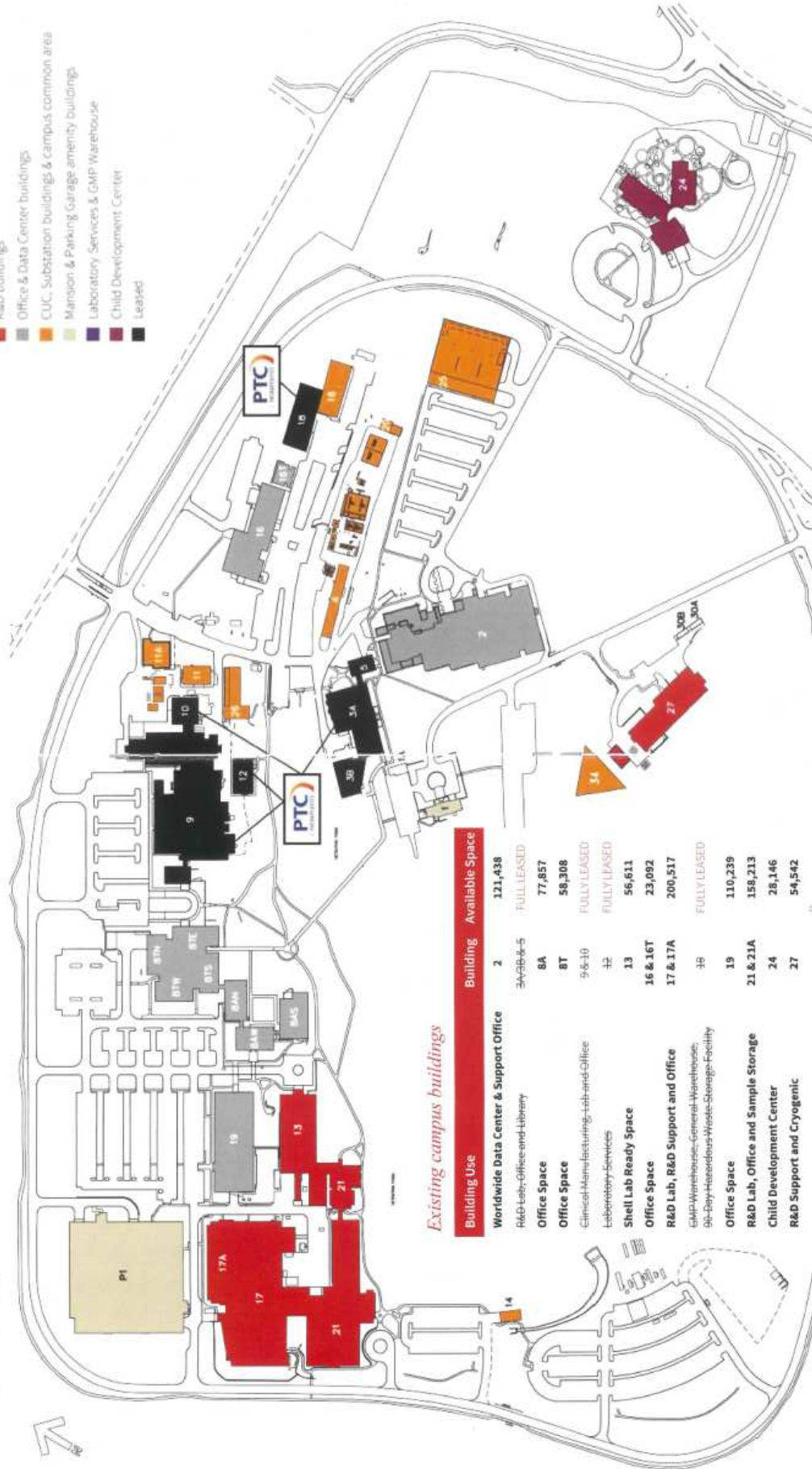
Excerpts from Jones Lang LaSalle marketing materials



KEY:

- R&D buildings
- Office & Data Center buildings
- CUC, Substation buildings & campus common area
- Mansion & Parking Garage amenity buildings
- Laboratory Services & GMP Warehouse
- Child Development Center
- Leased

Available space
Existing Buildings



Attachment B Site Photos



BMS Campus looking south



Main Entrance from Pennington-Rocky Hill Road

Attachment B Site Photos



Delivery entrance from Tiitus Mill Road



Farmland and Lawrence-Hopewell as viewed from Pennington-Rocky Hill Road



Farmhouse and barns as viewed from Pennington-Rocky Hill Road

Attachment B Site Photos



Farmhouse, barns and support buildings as viewed from the ring road



Greenhouse and farm stand



Central utility complex

Attachment B
Site Photos



Child Care Center



Mansion/Conference Center