

2014

GENERAL DEVELOPMENT PLAN REPORT

for

101 COLUMBIA ROAD

Block No. 9101, Lot No. 4

Township of Morris, Morris County, NJ



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INTRODUCTION

RG-Columbia LLC (an affiliate of Rockefeller Group Development Corporation, and herein referred to as “Applicant”) hereby submits this General Development Plan (“GDP”) for property known as Block 9101, Lot 4 on the Tax Maps of the Township of Morris (“Site”), located at 101 Columbia Road, Morris Township, New Jersey. The Site consists of approximately 147 acres and is currently owned by Honeywell International Inc. Applicant’s affiliate is the master developer for the entire tract pursuant to an agreement with Honeywell International, Inc. and is responsible for seeking and obtaining the GDP approval as contemplated by Section 95-27.4 of the Land Development Ordinance of the Township of Morris (the “Ordinance”). Applicant is also the contract purchaser of a portion of the Office/Lab Overlay District and K Hovnanian Homes is the contract purchaser of the Residential East and Residential West Overlay districts. The Site will remain one parcel throughout the GDP approval process, and if approved, the Site will be subdivided pursuant to a major subdivision application in order to permit the conveyance of title to the contract purchasers of their respective portions of the Site.

As defined in the Ordinance, Section 6, a GDP is “a comprehensive plan for the development of a planned development, as provided in Section 4 of P.L. 187, c. 129 (C.40:55D-45.2).” The GDP does not, however, include the detailed engineering information normally required for site plan approval. If the GDP is approved, the Applicant must then apply for and receive site plan approval before any buildings or improvements may be constructed.

This report provides information for 101 Columbia Road, a Planned Unit Development containing a mixed-use campus on the site of the former Honeywell International Inc. Global Headquarters facility. The Site, consisting of approximately 147 acres, will be developed for a number of land uses including:

- A commercial office/lab component consisting of a total of 900,000 square feet of office and lab space. This shall include approximately 715,000 square feet of new class A office or laboratory space to be developed by Applicant and approximately 185,000 square feet of lab and office space being retained on the Site by Honeywell International Inc.
- A residential community consisting of a combined total of 235 townhouses (including 24 affordable townhouses) and associated community center to be developed by K Hovnanian Homes.
- 14.68 acres will be reserved for open space.

APPLICANT, OWNER AND DEVELOPMENT PROFESSIONALS**APPLICANT**

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SITE LOCATION AND EXISTING CONDITIONS

LOCATION AND PHYSICAL CONDITIONS

The Site is located within the area bounded by Park Avenue to the east, Columbia Road to the north, and a mix of residential uses and Normandy Park School to the west. The southwestern portion of the Site is bounded by NJ Transit railroad, and to the southeast the Site is bounded by the Morris County Golf Club, a private golf recreational facility.

The perimeter of the Site is generally level with the surrounding topography but rises in elevation toward the center of the Site which is where the majority of the existing development is located. There are two (2) existing stormwater management ponds on the southwest portion of the Site, and one (1) in the northeast along Columbia Road. There are no natural springs or flowing water currently existing on site. There are a few isolated wetlands located throughout the Site which have been confirmed by a NJ Department of Environmental Protection Letter of Interpretation file number 1422-07-0007.1 (FWW 130001).

The Site is currently developed as the Corporate Headquarters for Honeywell International Inc. and consists of office laboratory space totaling 1,156,182 square feet. There are currently 11 primary buildings on the Site which have been built over a period of approximately 70 years. The existing buildings range in size from under 5,000 square feet to over 350,000 square feet with the tallest building having a height of five stories and 72.5 feet. The total occupancy of that space at the time of full utilization of the campus was approximately 3,200 employees. The existing facilities on-site are serviced by Southeast Morris County Municipal Utilities Authority (water), PSE&G (natural gas), Jersey Central Power & Light (electric) and the Township of Morris (sanitary sewer).

For a depiction of existing conditions and constraints, please refer to Appendix 1, Figure 1 (plan by Langan Engineering, entitled "101 Columbia Road - Aerial Photo – Existing Conditions"), Appendix 1, Figure 2 (plan by Langan Engineering, entitled "101 Columbia Road – Existing Conditions"), and Appendix 1, Figure 3 (plan by Langan Engineering entitled "101 Columbia Road – Existing Constraints Plan").

ZONING

The Site is located within the OL-40/PUD Office and Research Laboratory/Planned Unit Development Zone. Applicant intends to proceed with a PUD, a permitted principal use of this zone¹, and will create the overlay districts consistent with the Planned Unit Development Regulations² as follows:

- The Site consists of 146.795 acres, exceeding the minimum of 145 acres required for a planned unit development.
- A Residential East Overlay District consisting of ± 37.5 acres with frontage along Columbia Road and Park Avenue.
- A Residential West Overlay District consisting of ±28.2 acres with access from Old Turnpike Road.
- An Office/Lab Overlay District consisting of ±81.0 acres with frontage along Columbia Road.

Applicant proposes to reserve 14.68 acres for open space to be located in the westerly most portion of the Residential West Overlay District and a portion of the Office/Lab Overlay district. A minimum of 13 of these acres shall be contiguous. The 14.68 acres of reserved open space is in compliance with the mandatory open space set-aside of 10% of the total tract area stated within the Ordinance.

For a depiction of the zoning plan, which is in conformity with and as shown on the Morris Township Zoning Map and amended in connection with the adopted the Ordinance, please refer to Appendix 1, Figure 4A (plan by Langan Engineering, entitled “101 Columbia Road – Zoning Plan”) and Appendix 1, Figure 4B (plan by Langan Engineering, entitled “101 Columbia Road – Zoning Plan with Aerial”).

¹ Section 95-27.4 (A)(2) of the Land Development Ordinance of the Township of Morris, Morris County, New Jersey.

² Section 95-27.4 (E)(2) of the Land Development Ordinance of the Township of Morris, Morris County, New Jersey.

GENERAL LAND USE PLAN (i)

The Site is proposed to be developed as a planned unit development (“PUD”) pursuant to a GDP. The PUD will be designed in conformance with the requirements of The Ordinance set forth by The Township of Morris.

The Office/Lab Overlay District consisting of ±81 acres with frontage along Columbia Road is to be developed for the following uses:

- A commercial use component (“Office/Lab Parcel A”) containing ±16.8 acres, and approximately 185,000 square feet of combined office and research laboratory use. This component of the Overlay District will be retained by Honeywell International Inc., who will continue to occupy and make adaptive re-use of the existing specialty lab/research structures within this retained parcel.
- A commercial use component (“Office/Lab Parcel B”) containing ±64.2 acres, and approximately 715,000 square feet of (this component of the Overlay District will be developed by Applicant):
 - executive, professional and/or general business offices
 - research laboratories
 - combined office and research laboratories use

The Residential East Overlay District consisting of ±37.5 acres with access along Columbia Road and Park Avenue (“Residential East Parcel”) is to be developed by K. Hovnanian Homes for the following uses:

- A residential community, to consist of approximately 164 townhouses
- A residential community center, to consist of approximately 3,500 square feet

The Residential West Overlay District consisting of ±28.2 acres with access from Old Turnpike Road (“Residential West Parcel”) is to be developed by K. Hovnanian Homes for the following uses:

- A residential community, to consist of approximately 71 townhouses

The overall proposed residential density, calculated in accordance with the Ordinance, is less than 4.0 units per acre, and neither residential parcel is more than 4.5 units per acre. For a depiction of the proposed general land use plan, please refer to Appendix 1, Figure 5 (plan by Langan Engineering, entitled "101 Columbia Road – General Land Use Plan").

PUD development will comply with Section 95-27.4(E)(2)(d) of the Land Development Ordinance of the Township of Morris which requires a mandatory open space reservation of at least 10% of the tract area. Applicant proposes to reserve 14.68 acres for open space to be located in the westerly most portion of the Residential West Overlay District and a portion of the Office/Lab Overlay District. At least 13 of these acres reserved for open space shall be contiguous.

The layout and design of all proposed development within the individual overlay districts will be established in the individual site plans submitted for each section of the development.

CIRCULATION PLAN (ii)

Access to the Site will remain at all four existing intersections as indicated on Appendix 1, Figure 6 "101 Columbia Road – General Circulation Plan" and shall include:

- Road A on Columbia Road at Normandy Heights Road
- Road B on Park Avenue
- Road B on Old Turnpike Road at Kahn Road
- Road C on Columbia Road. A portion of Road C will be removed

All existing and future vehicular circulation will remain private with one lane of travel in each direction. Private common driveways and internal circulation will be provided for internal access to the proposed commercial and residential developments. The layout and design of this circulation will be established during the site plan approval process. Private residential streets will provide access to and circulation within the planned residential community and be designed to comply with the NJ Residential Site Improvement Standards (NJAC 5:21-1.1 et seq.)

A new entrance will be provided on Columbia Road for access into the Residential East Parcel. Additionally, if NJDOT approves the Quiet Zone application for the railroad crossing at Kahn Road a new service entrance will be provided for Morris County Golf Club internal to the Site. Pedestrian improvements within the Site will include walking paths on road B as noted on Appendix 1, Figure 6 “101 Columbia Road – General Circulation Plan”.

For a depiction of the General Circulation Plan, please refer to Appendix 1, Figure 6 (map by Langan Engineering, entitled “101 Columbia Road – General Circulation Plan.”)

Improvements are proposed to the existing public road system immediately abutting the Site. For a discussion of these improvements, refer to “101 Columbia Road General Development Plan Traffic Impact Study” prepared by Langan Engineering and submitted under separate cover as well as the Timing Schedule section of this narrative.

OPEN SPACE (iii)

The Applicant’s Open Space Plan calls for preservation of 14.68 acres for open space which will adhere to the 10% requirement set forth in the Ordinance. Consistent with the Ordinance, the open space is located along the western portion of the Site and will be reserved for the Township of Morris for such uses as the governing body of the Township may determine. A minimum of 13 acres of the open space will be contiguous as required by the Ordinance. Details for dedication or appropriate deed restrictions will be contained in the developer’s agreement between the Township of Morris and the Applicant. Applicable easement requirements (access, utilities, stormwater management, etc.) will be required.

Additional “green” spaces will be retained within wetlands, setbacks, buffers, and other areas within all parcels. Any development activities in or adjacent to freshwater wetland areas must be in conformance with the requirements of the Freshwater Wetlands Protection Act Rules (NJAC 7:7-1 et.al.) and the permits, waivers, and other approval authorized thereunder. The precise location and layout of these additional “green” space areas will be established during the site plan approval process.

For a depiction of the Open Space Plan, please refer to Appendix 1, Figure 7 (map by Langan Engineering, entitled “101 Columbia Road – Open Space Plan”.)

UTILITY PLAN & LOCAL SERVICE PLAN (iv & ix)

This Utilities and Local Service Plan will identify and generally describe the utilities and local services required for the proposed development. All of the required utilities are already located on-site and are immediately available on adjacent roads. Specific information as to routing, locations, design and connections will be provided during the site plan approval process.

For a general depiction of the Utilities and Local Service Plan, please refer to Appendix 1, Figure 8 (map by Langan Engineering, entitled "101 Columbia Road – Utilities and Local Service Plan").

WATER

Water service will be provided by Southeast Morris County Municipal Utilities Authority ("SMCMUA") via connection to its 12" diameter existing water main on Columbia Road, and to a proposed 12" diameter main extension from Park Ave connecting to their Madison Avenue system at the intersection of Madison Avenue and Kahn Road. This new main extension, which is subject to final SMCMUA approval, will provide the authority with additional redundancy throughout their system and improve reliability of service. According to SMCMUA, the 12" diameter pipeline in Columbia Road, in combination with the 16" diameter pipeline in Park Avenue, contains adequate capacity to serve the proposed development. The existing systems on the Site will be utilized as practicable and individual water service connections will be incorporated for each of the proposed uses.

SANITARY SEWER

The Site is currently being serviced by a sanitary sewer system which discharges to an existing manhole located in the southwest portion of the Site. The Applicant plans to reuse the existing manhole and some of the existing sanitary sewer lines, which will be supplemented with new lines to create a comprehensive and efficient sewer collection system for the development. Two new sewer pump stations will be installed to replace the two existing ones that are currently located on the Site. All of the sanitary sewer infrastructure that is installed throughout the Site will be privately owned and the existing connection to the public system will be maintained. Specific information as to routing, locations, and connections will be provided during the site plan approval process.

The Site has a sanitary sewer flow allocation with Morris Township of 70,000,000 gallons per year. The projected sanitary sewer flows from the proposed development are within this current annual allocation.

GAS

Gas service is currently available to the Site by an existing gas main located in Columbia Road, which is owned and operated by PSE&G. According to PSE&G representatives, gas service is available to accommodate the proposed development. Gas service will be provided via three connections to the Columbia Road gas main and individual lateral connections will be provided to each building and structure. Specific information as to routing, locations, and connections will be provided during the site plan approval process.

TELECOMMUNICATIONS

Telecommunications services are currently available in the vicinity of the Site and are provided by both Verizon as well as Cablevision. Cable service in the area contains adequate capacity for the proposed development, and specific information as to connections will be provided during the site plan approval process.

ELECTRIC

The existing main electric power service is provided by JCP&L via an existing electrical substation located in the southwest corner of the Site. It is anticipated that Office/Lab Parcel A will continue to be serviced by this system.

Electric power for Office/Lab Parcel B, the Residential East Parcel, and the Residential West Parcel will be provided by JCP&L via underground service to be pulled from existing overhead electric on either Columbia Road or Kahn Road. JCP&L has confirmed adequate capacity to provide appropriate individual services for each parcel.

SOLID WASTE DISPOSAL AND RECYCLING

Solid waste disposal and recycling is proposed to be handled in two (2) forms as follows:

- A garbage compactor and/or a fenced trash enclosure will be provided for each building in the PUD's commercial use component. The compactor will be sized based on tenants' needs and solid waste dumpsters and recycling containers will be provided as required. The solid waste storage and disposal system will be set up and maintained by the individual building manager.
- Residential development will be serviced by curbside pickup for all townhouses by either a municipal service or private hauler as shall be determined.

STORMWATER MANAGEMENT PLAN (v)

The proposed development will generally maintain the existing hydrology and will be designed in accordance with Morris Township and Morris County regulations, as well as NJ Stormwater Management Regulations (NJAC 7:8), NJ Flood Hazard Area Control Act Rules (NJAC 7:13), and Freshwater Wetlands Protection Act Rules (N.J.A.C. 7:7A) (where applicable). Three stormwater management ponds exist on the Site and will remain as part of the proposed development. A new stormwater management pond will be constructed on the Residential East Parcel, consistent with the Ordinance. The proposed development will be serviced by a series of inlets, manholes, and underground pipes as well as associated stormwater components including grass swales, headwalls, and flared end sections. The stormwater management design will comply with applicable requirements for stormwater quantity, stormwater quality, and groundwater recharge.

Specific information as to surface hydrology and basin routing will be provided during the site plan approval process.

For a depiction of the Stormwater Management Plan, please refer to Appendix 1, Figure 9 (map by Langan Engineering, entitled "101 Columbia Road – Stormwater Management Plan").

ENVIRONMENTAL INVENTORY (vi)

The Environmental Inventory is provided in Appendix 2 (report by PS&S Engineering entitled “Environmental Inventory for General Development Plan”, 101 Columbia Road, Township of Morris, New Jersey).

COMMUNITY FACILITY PLAN (vii)

The proposed development of the Site will generate a number of benefits to the surrounding community. Specifically:

Public Open Space –14.68 acres of the Site will be reserved for public open space. This area will be available for the Township of Morris to plan and improve for public use. Details for dedication or appropriate deed restrictions will be contained in the developer’s agreement between the Township of Morris and the Applicant. Applicable easement requirements (access, utilities, stormwater management, etc.) will be required.

Quiet Zone Improvements – Applicant has initiated discussions with the regulatory authorities and has determined that the implementation of a Quiet Zone designation for the existing at-grade railroad crossing immediately adjoining the intersection of Kahn Road and Old Turnpike Road may be feasible. The next step in establishing the quiet zone designation is for Morris Township to provide notice of the intent to create a quiet zone and for the applicant and township to submit a design plan to DOT showing the proposed crossings, adjacent roadways and site roadway and pedestrian improvements. This notice requires that Morris Township file the appropriate petition, with the cooperation of Applicant, to the New Jersey Department of Transportation (“NJDOT”). The detailed specifications required in this petition are established by NJDOT and a copy of the NJDOT petition procedure for highway-rail grade crossings is provided in Appendix 3 (“NJDOT – Petition procedure for Highway-Rail Grade Crossings”).

A quiet zone designation would require significant upgrades to the safety measures surrounding the existing intersection (by providing enhanced pedestrian and vehicular crossings) while also intending to reduce the noise associated with a train horn as it approaches. A quiet zone designation at this intersection is subject to Morris County Golf Club approval and final determination by NJDOT.

The detailed plans that are required as part of the initial petition to NJDOT, showing both existing and proposed conditions, are consistent with the level of engineering detail that is established during the site plan approval process. Applicant proposes to work collaboratively with Morris Township to complete the required petition as the site plans for the immediately surrounding uses are prepared, following receipt of GDP approvals.

Proposed SMCMUA Water Main Extension – As part of the infrastructure improvements that will be integrated into the development of the Site, a new 12” diameter water main extension is being proposed from Southeast Morris County Municipal Utilities Authority’s (“SMCMUA”) existing main on Park Avenue connecting to their Madison Avenue system at the intersection of Madison Avenue and Kahn Road. This new main extension, which is anticipated to be owned by SMCMUA and subject to their final approval, will provide the authority with additional redundancy throughout their system and improved reliability of service, benefiting the surrounding community.

Intersection Improvements – As part of the development of the Site, and consistent with those improvements shown on the Circulation Plan, certain existing vehicular intersections on roads abutting the Site will be enhanced. This will include realignment of the main entrance to the Site, signalization improvements, and restriping of certain adjacent roadways all designed to improve public safety and circulation to and from the Site.

HOUSING PLAN (viii)

Two hundred thirty-five (235) housing units are expected to be developed on the residential portions of the Site. Two hundred eleven (211) will be market rate and twenty-four (24), or ten and two-tenths percent (10.2%) of the total, will be affordable units in order to comply with the ten percent (10%) set aside required by the Ordinance. All of the housing units will be townhouses. It is anticipated that approximately one hundred sixty-four (164) townhouses will be located in the Residential East Overlay District and approximately seventy-one (71) townhouses in the Residential West Overlay District. This meets the density limits both for each residential district individually and for the residential districts in the aggregate that is set forth in the Ordinance.

It is anticipated that all of the market rate townhouses will have two (2) car garages and three (3) bedrooms. Approximately thirty-five (35) of the townhouses will have master bedrooms on the first (1st) floor. The townhouses will be of varying sizes, in order to satisfy the needs of different segments of the housing market. It is expected that the size of the market rate townhouses will range from approximately one thousand nine hundred (1900) square feet to approximately three thousand one hundred (3100) square feet. All of these townhouses will have basements, some of which will be walkout basements depending on grades so as to work with the existing topography and reduce the need for retaining walls.

The affordable townhouses will be smaller in size than the market rate townhouses, will not have basements and will have surface parking instead of garages. The affordable townhouses will be included in both the Residential East and Residential West Overlay Districts, and will be included in buildings containing both market rate and affordable townhouses. The elevations of the affordable townhouses will thus be comparable to the market rate townhouses. The affordable townhouses will meet the pricing stratification, bedroom mix, and other applicable requirements of the Uniform Affordability Housing Control regulations set forth in N.J.A.C. 5:80-26.1 et seq.

The Ordinance allows the affordable townhouses to be located either on-tract or off-tract, but within the Township of Morris. There is no current plan to locate these homes off-tract but if an opportunity to do so became available at the appropriate time, it would be given consideration. In such an event, a separate site plan approval for the off-tract location would be obtained and the entire set aside would equal ten percent (10%) of the total number of units provided both on and off-tract, as required by the Ordinance.

The housing units will comply with the Bulk Requirements and the Building Design Requirements set forth in the Ordinance, however, minor bulk variances and/or design waivers may be sought in select locations due to topographic conditions and site constraints. This will be determined when the site is engineered for the site plan approval process.

LOCAL SERVICE PLAN (ix)

The 'Local Service Plan' (ix) indicating those public services which the applicant proposes to provide and which may include, but not limited to, water, sewer, cable, and solid waste disposal is included within the UTILITY PLAN & LOCAL SERVICE PLAN (iv & ix) section of this narrative.

FISCAL IMPACT REPORT (x)

The Fiscal Impact Report describing the additional tax revenues along with the anticipated demand on municipal services and the school district to be generated by the planned unit development is provided in Appendix 4 (report by Biggins Lacy Shapiro entitled "Fiscal Impact Report – 101 Columbia, Township of Morris, New Jersey).

TIMING SCHEDULE (xi)

Set forth below, in conformance with the requirements of Section 95-27.4 (E)(11)(xi) of the Land Development Ordinance of the Township of Morris is the (i) amount of non-residential floor area and number of townhouses to be constructed within Applicant's time schedule for development, (ii) proposed timing for construction, and (iii) conditions to protect the public prior to completion of the development in its entirety. The time frames presented below shall begin from the date of GDP approval and take into account the time required for the site plan approval process. The time schedule for each subsequent phase shall begin once the previous one has concluded.

Demolition, non-residential floor area, and number of residential townhouses

Initial Phase – 3 year duration

- Site plan and other required approvals for this phase
- Demolition of existing buildings on Residential East Parcel, Residential West Parcel, and Commercial/Lab Parcels A and B.
- The adaptive re-use of 185,000 square feet of existing structures on Commercial/Lab Parcel A which shall be retained by Honeywell International, Inc.

Second Phase – 4 Year duration

- Site plan and all other required approvals for this phase
- A combined total of 500,000 SF on Commercial/Lab Parcel B consisting of
 - executive, professional and/or general business offices
 - research laboratories
 - combined office and research laboratories use
- A total of 235 townhouses and an associated community center on the Residential East and West Parcels.
- Completion of adjacent intersection improvements (on Columbia Road and Park Avenue) as required by the Morris County Planning Board

Balance of Development – 3 Years

- Site plan and all other required approvals for this phase
- A combined total of 215,000 SF on Commercial/Lab Parcel B consisting of
 - executive, professional and/or general business offices
 - research laboratories
 - combined office and research laboratories use

Timing and Timing Contingencies

Proposals for development may be submitted for site plan in one or more sections, and applications for site plan approval are anticipated to be filed following receipt of GDP approvals. The Site will remain one parcel throughout the GDP approval process, and if approved, the Site will be subdivided pursuant to a major subdivision application with the Township. The proposed timing shown above may be influenced by (a) economic and market conditions, (b) delays in obtaining necessary government approvals, and (c) other circumstances beyond Applicant's control. Accordingly, the GDP proposes that each development section be deemed to be consistent with the timing schedule in this section so long as it is completed prior to or within 18 months after the dates provided herein. Furthermore, the balance of the development may proceed, in whole or in part, with development in prior sections.

Conditions to Protect the Public Prior to Completion of Development in its Entirety

Each development section shall include all necessary sewer, water, stormwater management, and pedestrian/vehicular circulation improvements needed to serve that section.

PROPOSED FORM OF AGREEMENT (xii)

A proposed form of agreement to be entered into, as a condition of GDP approval, between the Applicant and the Township relating to the PUD is provided in Appendix 5 (“Developer’s Agreement – General Development Plan”).

ILLUSTRATIVE CONCEPT PLAN

The GDP includes an illustrative concept plan and shows one example of how the Site could be developed in conformance with the General Land Use Plan. In submitting for subdivision or site plan approval, the Applicant may submit plans different from or inconsistent with the Illustrative Concept Plan and yet remain consistent with the GDP and the Ordinance.

For a depiction of the Illustrative Concept Plan, refer to Appendix 6 (“101 Columbia Road Illustrative Concept Plan”).



NOTES:
 1. AERIAL IMAGERY PROVIDED BY NJDEP BASEMAP SERVER (2012)

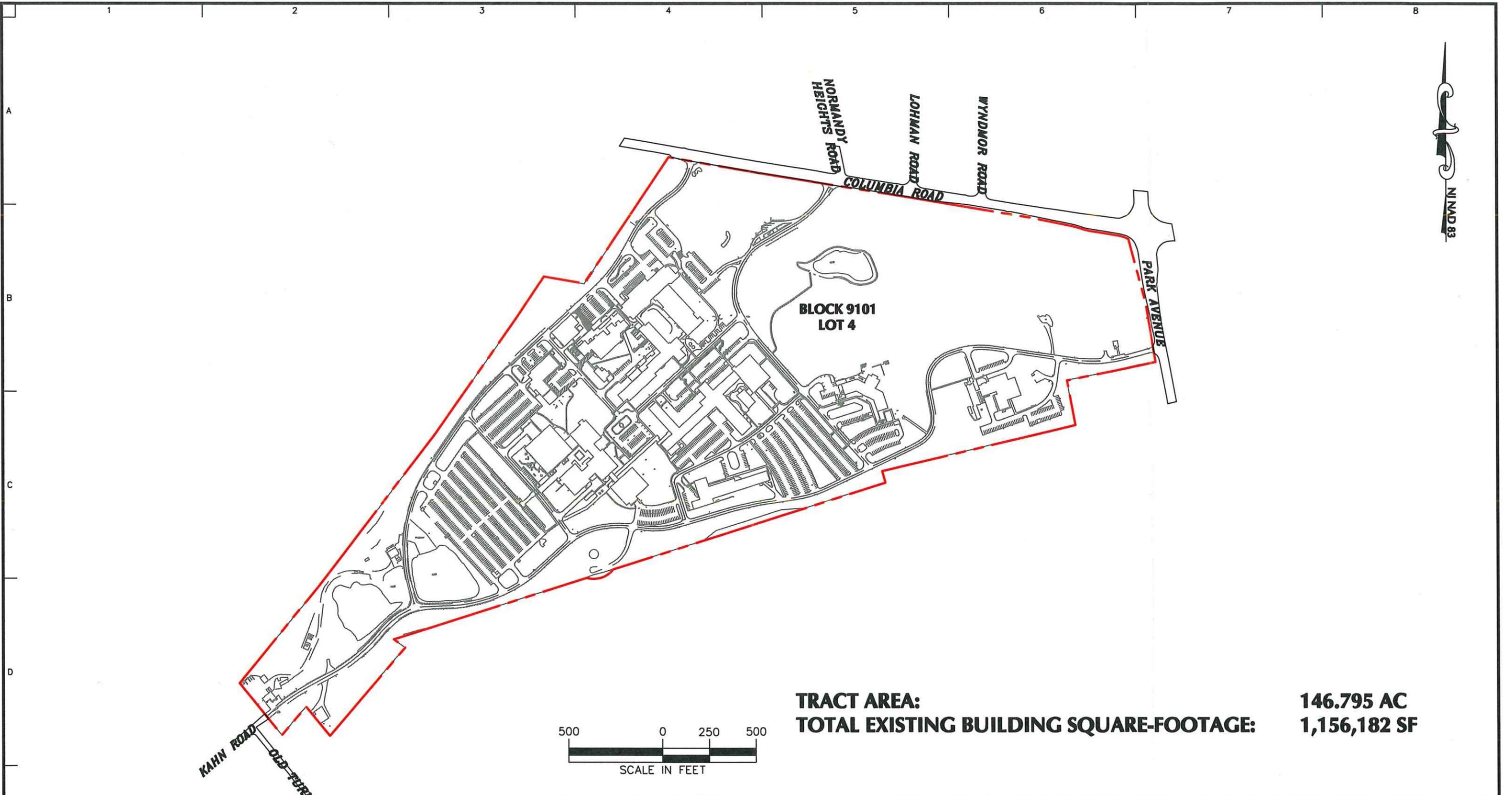
LANGAN

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 Langan CT, Inc.
 Langan International LLC
 Collectively known as Langan
 NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
101 COLUMBIA ROAD
 BLOCK 9101, LOT 4
 TOWNSHIP OF MORRIS
 MORRIS COUNTY NEW JERSEY

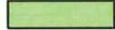
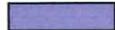
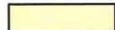
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 EXISTING
 CONDITIONS**

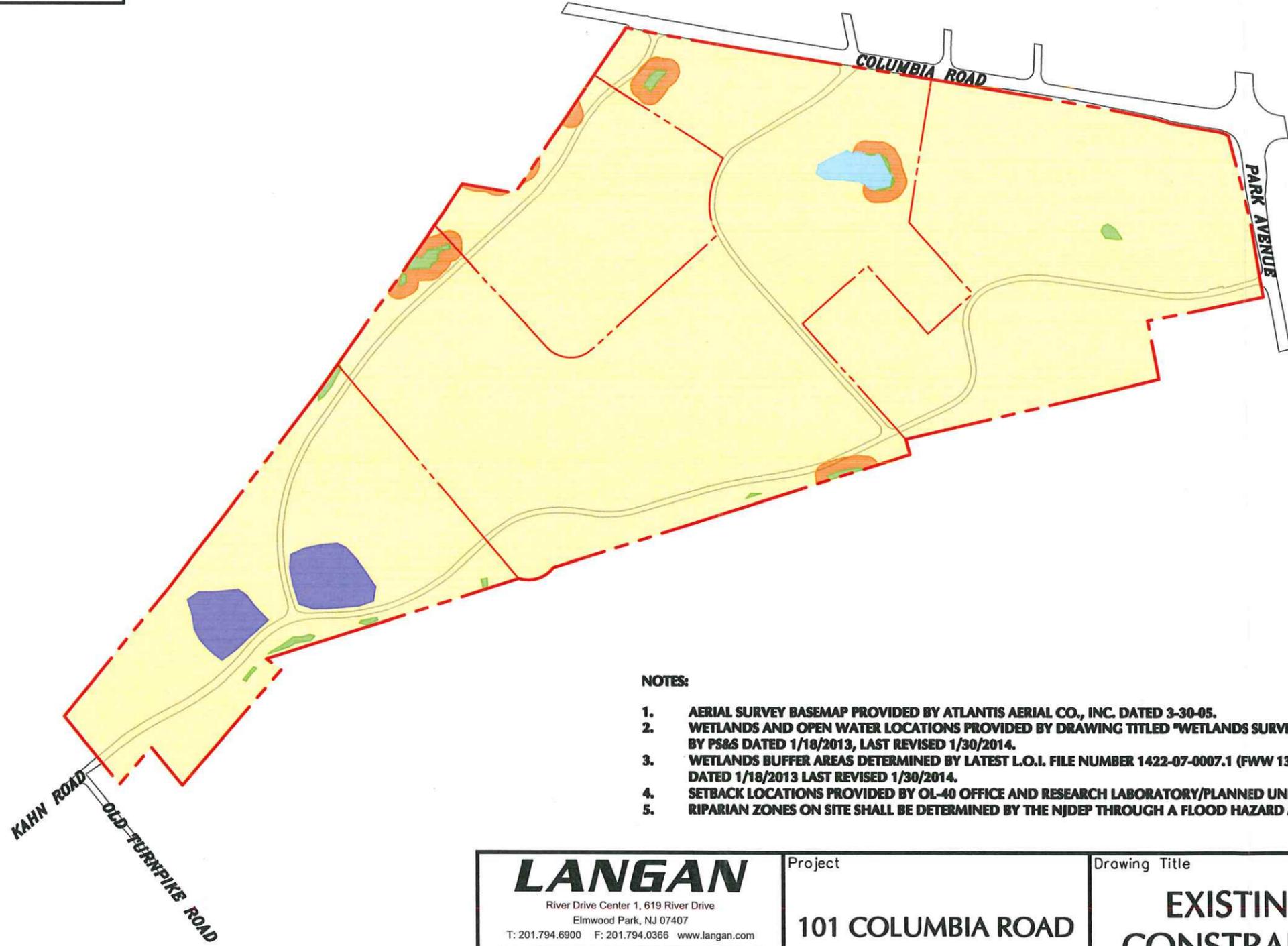
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| Date 5/2/2014 | |
| Scale 1"=500' | |
| Drawn By BER | Checked By DM |



- NOTES:**
- AERIAL SURVEY BASEMAP PROVIDED BY ATLANTIS AERIAL CO., INC. DATED 3-30-05.**
 - BASEMAP AND REPORTED STATISTICS ARE BASED ON DRAWING ENTITLED 'ALTA/ACSM LAND TITLE SURVEY' BY PS&S DATED 8/6/2013.**

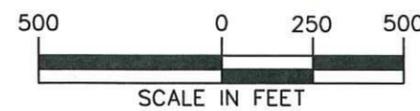
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|--|--------------------------|----------------------------|-------------|------------|----|
| <p>LANGAN River Drive Center 1, 619 River Drive Elmwood Park, NJ 07407 T: 201.794.6900 F: 201.794.0366 www.langan.com</p> <p>Langan Engineering, Environmental, Surveying and Landscape Architecture, D.P.C. Langan Engineering and Environmental Services, Inc. Langan CT, Inc. Langan International LLC Collectively known as Langan NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400</p> | Project | Drawing Title | Project No. | Figure No. | |
| | 101 COLUMBIA ROAD | EXISTING CONDITIONS | 100390701 | 2 | |
| | BLOCK 9101, LOT 4 | | Date | | |
| | TOWNSHIP OF MORRIS | | 5/2/2014 | | |
| MORRIS COUNTY NEW JERSEY | MORRIS COUNTY NEW JERSEY | Scale | 1"=500' | | |
| | | Drawn By | BER | Checked By | DM |

| LEGEND | |
|---|----------------------|
|  | WETLAND |
|  | WETLANDS BUFFER AREA |
|  | STATE OPEN WATERS |
|  | ISOLATED OPEN WATERS |
|  | UPLAND |



NOTES:

1. AERIAL SURVEY BASEMAP PROVIDED BY ATLANTIS AERIAL CO., INC. DATED 3-30-05.
2. WETLANDS AND OPEN WATER LOCATIONS PROVIDED BY DRAWING TITLED "WETLANDS SURVEY" BY PS&S DATED 1/18/2013, LAST REVISED 1/30/2014.
3. WETLANDS BUFFER AREAS DETERMINED BY LATEST L.O.I. FILE NUMBER 1422-07-0007.1 (FWW 130001) AND PLANS TITLED "WETLANDS SURVEY" BY PS&S DATED 1/18/2013 LAST REVISED 1/30/2014.
4. SETBACK LOCATIONS PROVIDED BY OL-40 OFFICE AND RESEARCH LABORATORY/PLANNED UNIT DEVELOPMENT ZONE BULK DEVELOPMENT STANDARDS.
5. RIPARIAN ZONES ON SITE SHALL BE DETERMINED BY THE NJDEP THROUGH A FLOOD HAZARD AREA VERIFICATION.

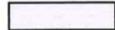


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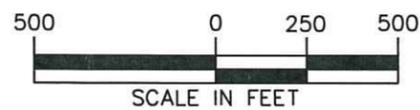
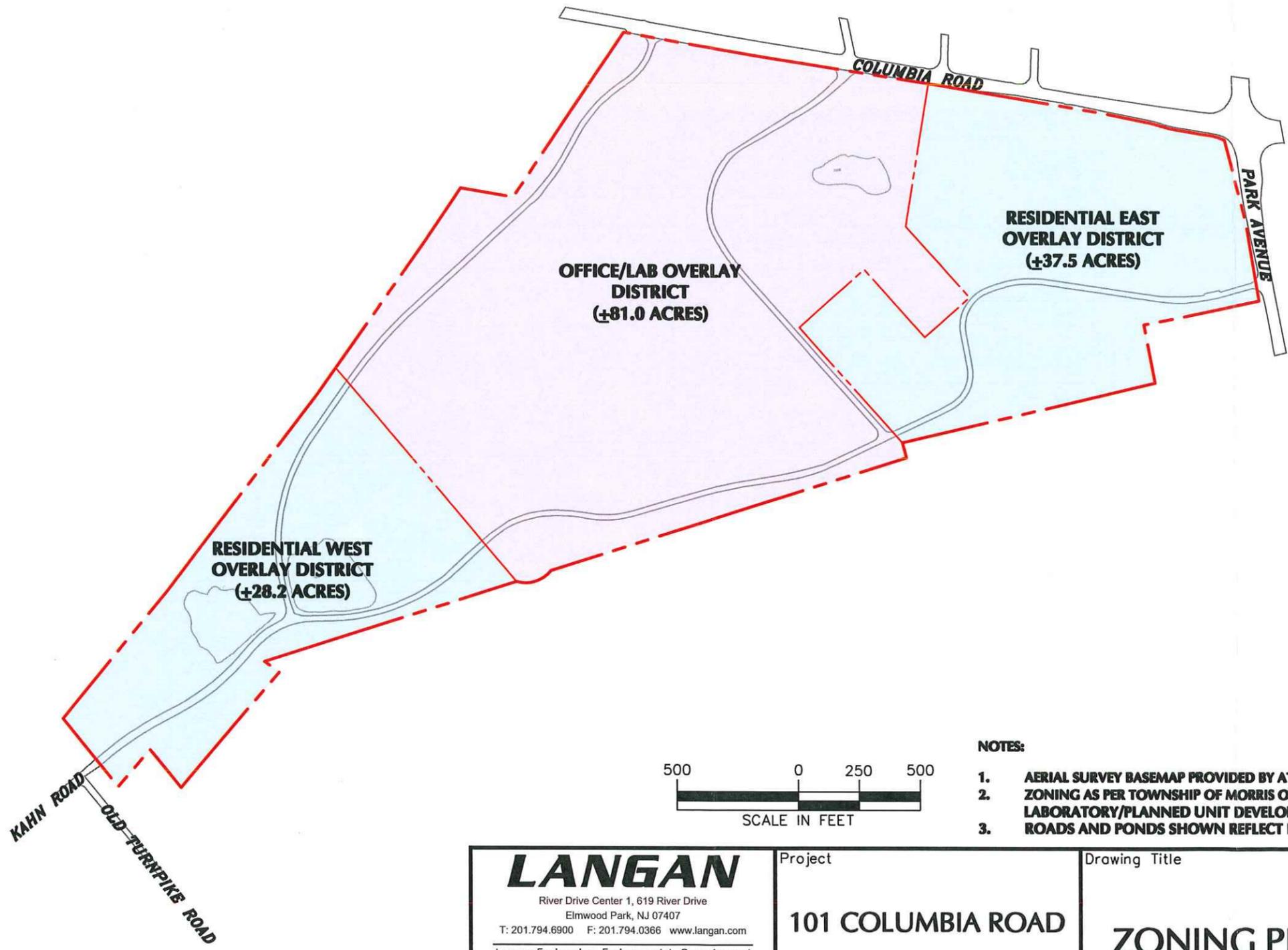
Project
101 COLUMBIA ROAD
 BLOCK 9101, LOT 4
 TOWNSHIP OF MORRIS
 MORRIS COUNTY NEW JERSEY

Drawing Title
**EXISTING
 CONSTRAINTS
 PLAN**

| | |
|--------------------------|------------------------|
| Project No. 100390701 | Figure No. 3 |
| Date 5/2/2014 | |
| Scale 1"=500' | |
| Drawn By BER | Checked By DM |

| LEGEND | |
|---|-------------|
|  | RESIDENTIAL |
|  | COMMERCIAL |

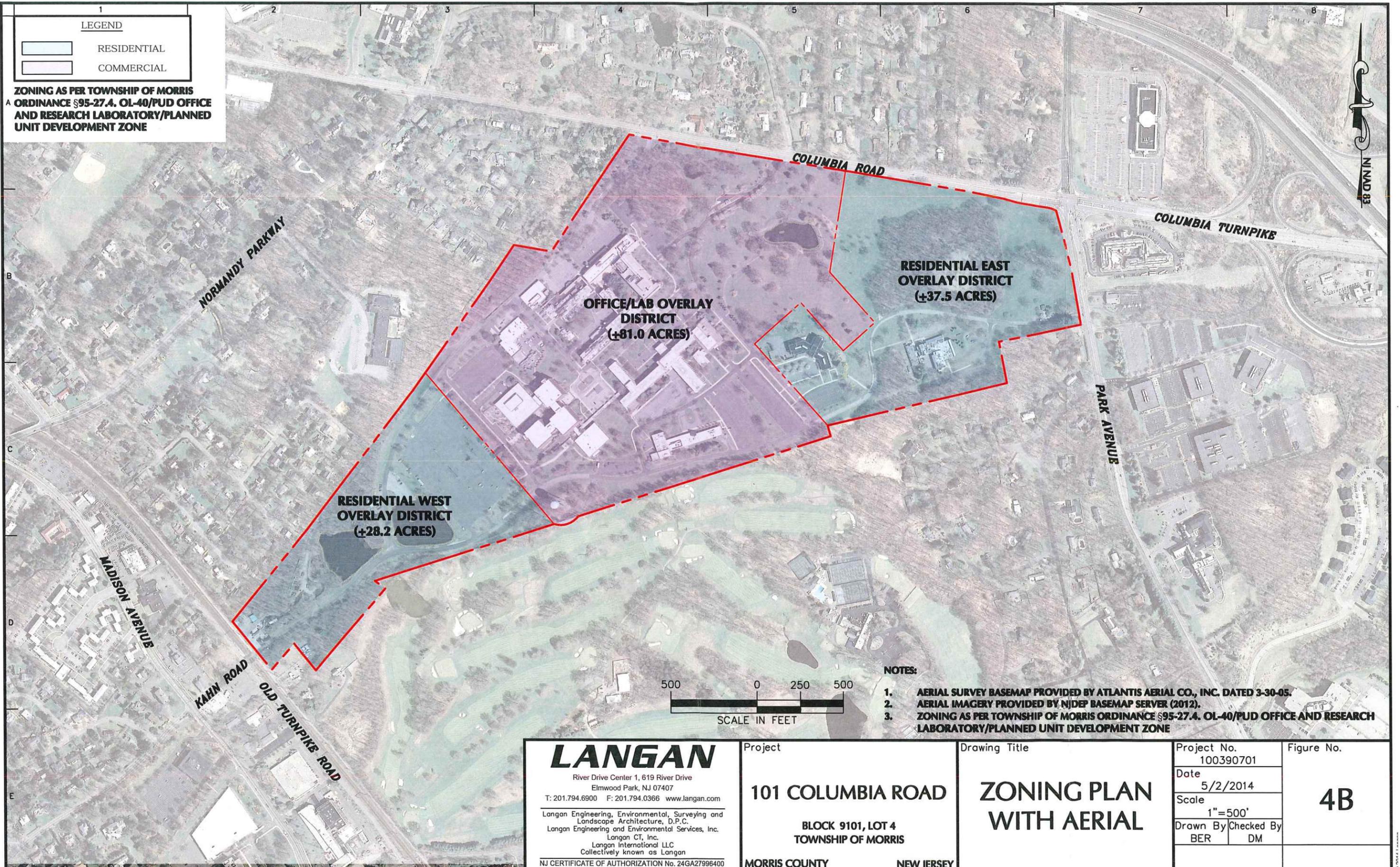
ZONING AS PER TOWNSHIP OF MORRIS
 ORDINANCE §95-27.4. OL-40/PUD OFFICE
 AND RESEARCH LABORATORY/PLANNED
 UNIT DEVELOPMENT ZONE



NOTES:

1. AERIAL SURVEY BASEMAP PROVIDED BY ATLANTIS AERIAL CO., INC. DATED 3-30-05.
2. ZONING AS PER TOWNSHIP OF MORRIS ORDINANCE §95-27.4. OL-40/PUD OFFICE AND RESEARCH LABORATORY/PLANNED UNIT DEVELOPMENT ZONE.
3. ROADS AND PONDS SHOWN REFLECT EXISTING CONDITIONS.

| | | | | |
|---|---|---------------|-------------|------------|
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| | 101 COLUMBIA ROAD | ZONING PLAN | 100390701 | 4A |
| | BLOCK 9101, LOT 4 TOWNSHIP OF MORRIS | | Date | |
| | MORRIS COUNTY NEW JERSEY | | 5/2/2014 | |
| | | | Scale | |
| | | | 1"=500' | |
| | | | Drawn By | Checked By |
| | | | BER | DM |



| LEGEND | |
|--|-------------|
| | RESIDENTIAL |
| | COMMERCIAL |

ZONING AS PER TOWNSHIP OF MORRIS ORDINANCE §95-27.4. OL-40/PUD OFFICE AND RESEARCH LABORATORY/PLANNED UNIT DEVELOPMENT ZONE

OFFICE/LAB OVERLAY DISTRICT
(±81.0 ACRES)

RESIDENTIAL EAST OVERLAY DISTRICT
(±37.5 ACRES)

RESIDENTIAL WEST OVERLAY DISTRICT
(±28.2 ACRES)



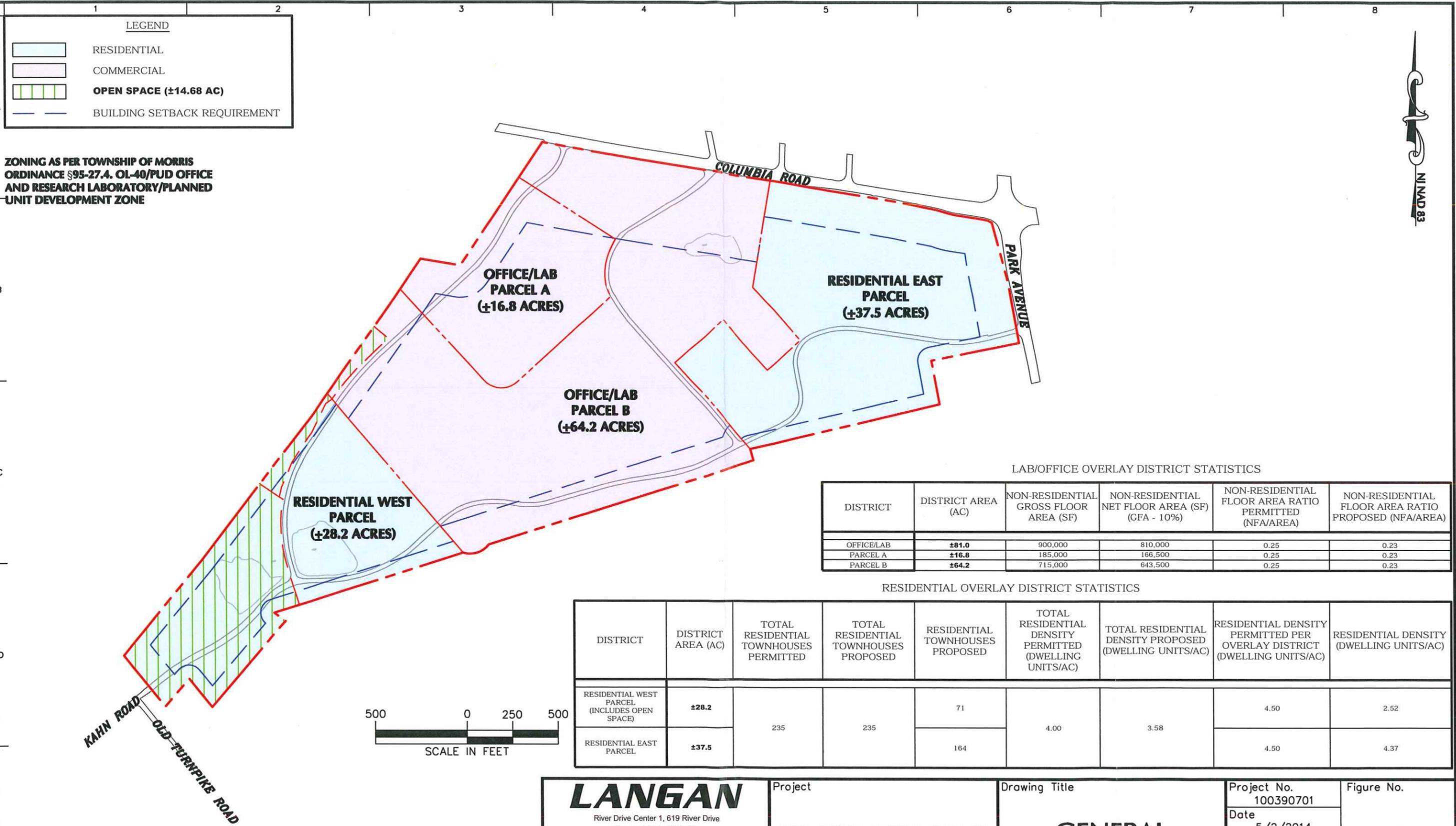
- NOTES:**
1. AERIAL SURVEY BASEMAP PROVIDED BY ATLANTIS AERIAL CO., INC. DATED 3-30-05.
 2. AERIAL IMAGERY PROVIDED BY NJDEP BASEMAP SERVER (2012).
 3. ZONING AS PER TOWNSHIP OF MORRIS ORDINANCE §95-27.4. OL-40/PUD OFFICE AND RESEARCH LABORATORY/PLANNED UNIT DEVELOPMENT ZONE

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Project
101 COLUMBIA ROAD
 BLOCK 9101, LOT 4
 TOWNSHIP OF MORRIS
 MORRIS COUNTY NEW JERSEY

Drawing Title
ZONING PLAN WITH AERIAL

| | |
|--------------------------|-------------------------|
| Project No. 100390701 | Figure No. 4B |
| Date 5/2/2014 | |
| Scale 1"=500' | |
| Drawn By BER | Checked By DM |



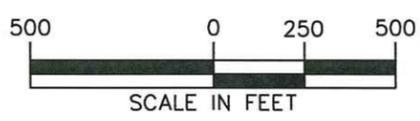
ZONING AS PER TOWNSHIP OF MORRIS
ORDINANCE §95-27.4. OL-40/PUD OFFICE
AND RESEARCH LABORATORY/PLANNED
UNIT DEVELOPMENT ZONE

LAB/OFFICE OVERLAY DISTRICT STATISTICS

| DISTRICT | DISTRICT AREA (AC) | NON-RESIDENTIAL GROSS FLOOR AREA (SF) | NON-RESIDENTIAL NET FLOOR AREA (SF) (GFA - 10%) | NON-RESIDENTIAL FLOOR AREA RATIO PERMITTED (NFA/AREA) | NON-RESIDENTIAL FLOOR AREA RATIO PROPOSED (NFA/AREA) |
|------------|--------------------|---------------------------------------|---|---|--|
| OFFICE/LAB | ±81.0 | 900,000 | 810,000 | 0.25 | 0.23 |
| PARCEL A | ±16.8 | 185,000 | 166,500 | 0.25 | 0.23 |
| PARCEL B | ±64.2 | 715,000 | 643,500 | 0.25 | 0.23 |

RESIDENTIAL OVERLAY DISTRICT STATISTICS

| DISTRICT | DISTRICT AREA (AC) | TOTAL RESIDENTIAL TOWNHOUSES PERMITTED | TOTAL RESIDENTIAL TOWNHOUSES PROPOSED | RESIDENTIAL TOWNHOUSES PROPOSED | TOTAL RESIDENTIAL DENSITY PERMITTED (DWELLING UNITS/AC) | TOTAL RESIDENTIAL DENSITY PROPOSED (DWELLING UNITS/AC) | RESIDENTIAL DENSITY PERMITTED PER OVERLAY DISTRICT (DWELLING UNITS/AC) | RESIDENTIAL DENSITY (DWELLING UNITS/AC) |
|---|--------------------|--|---------------------------------------|---------------------------------|---|--|--|---|
| RESIDENTIAL WEST PARCEL (INCLUDES OPEN SPACE) | ±28.2 | 235 | 235 | 71 | 4.00 | 3.58 | 4.50 | 2.52 |
| RESIDENTIAL EAST PARCEL | ±37.5 | | | 164 | | | 4.50 | 4.37 |



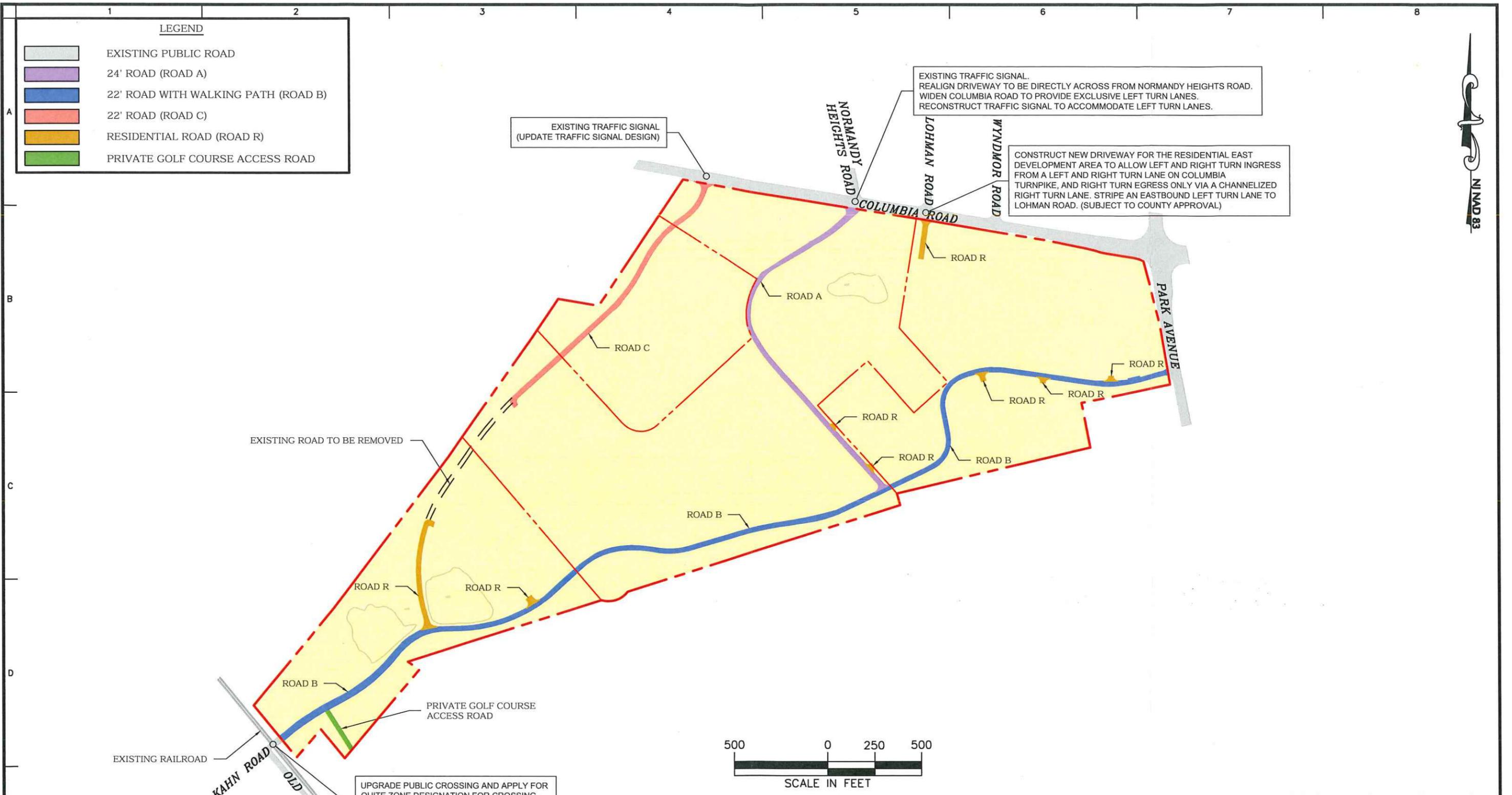
- NOTES:**
- AERIAL SURVEY BASEMAP PROVIDED BY ATLANTIS AERIAL CO., INC. DATED 3-30-05.
 - REQUIREMENTS FOR PLANNED UNIT DEVELOPMENT BASED ON TOWNSHIP OF MORRIS ORDINANCE SECTION § 95-27.4(E).

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NJ CERTIFICATE OF AUTHORIZATION No. 24GA27996400

Project
101 COLUMBIA ROAD
BLOCK 9101, LOT 4
TOWNSHIP OF MORRIS
MORRIS COUNTY NEW JERSEY

Drawing Title
GENERAL LAND USE PLAN

Project No. 100390701
Date 5/2/2014
Scale 1" = 500'
Drawn By BER Checked By DM
Figure No. **5**



NOTES:

1. AERIAL SURVEY BASEMAP PROVIDED BY ATLANTIS AERIAL CO., INC. DATED 3-30-05.
2. REFER TO THE 101 COLUMBIA ROAD GDP TRAFFIC IMPACT STUDY BY LANGAN FOR DESCRIPTION OF OFF-TRACT TRAFFIC IMPROVEMENTS.
3. LAYOUTS SHOWN ARE SCHEMATIC AND SUBJECT TO CHANGE AT TIME OF SITE PLAN REVIEW.

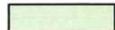
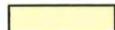
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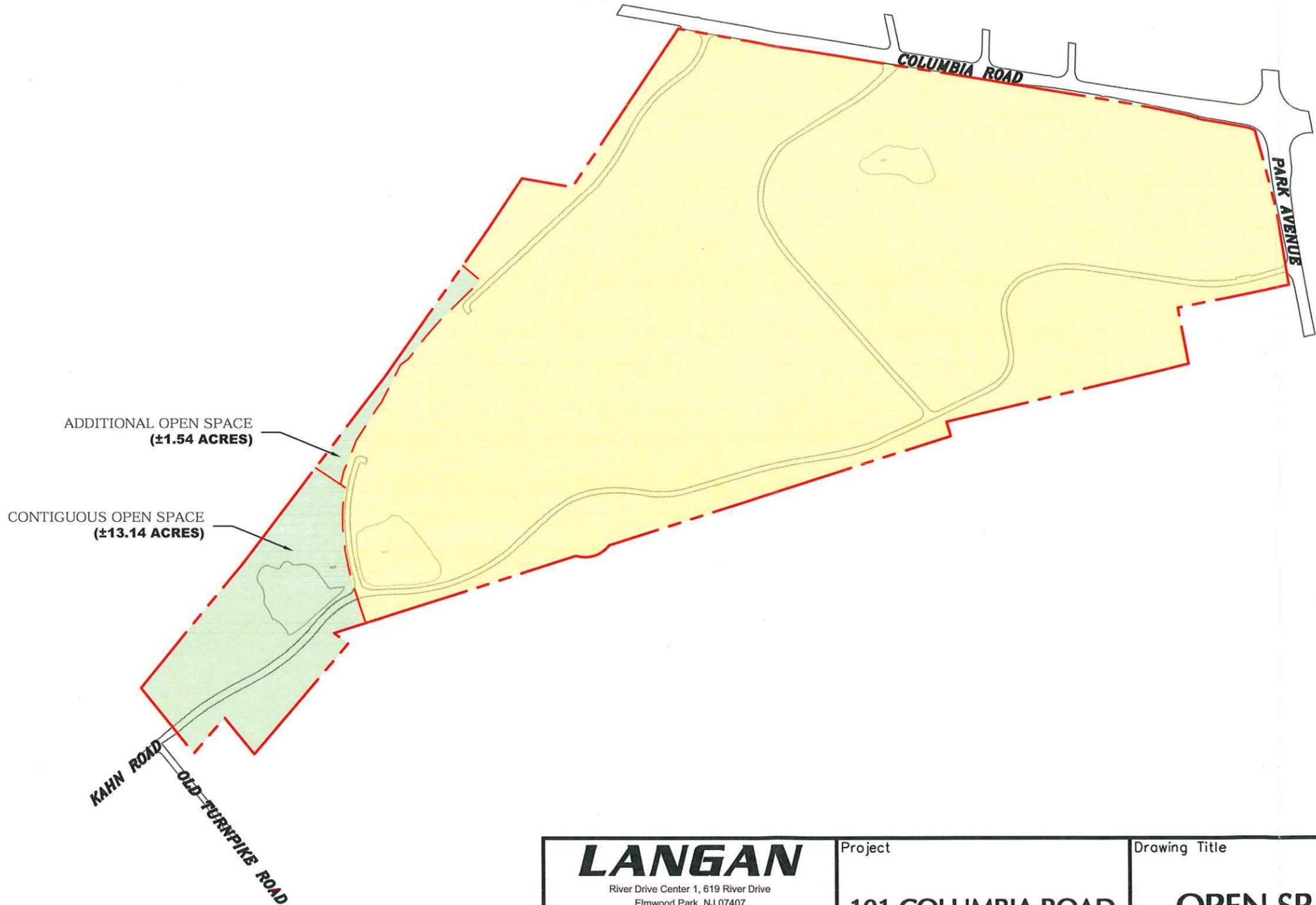
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Project
101 COLUMBIA ROAD
 BLOCK 9101, LOT 4
 TOWNSHIP OF MORRIS
 MORRIS COUNTY NEW JERSEY

Drawing Title
GENERAL CIRCULATION PLAN

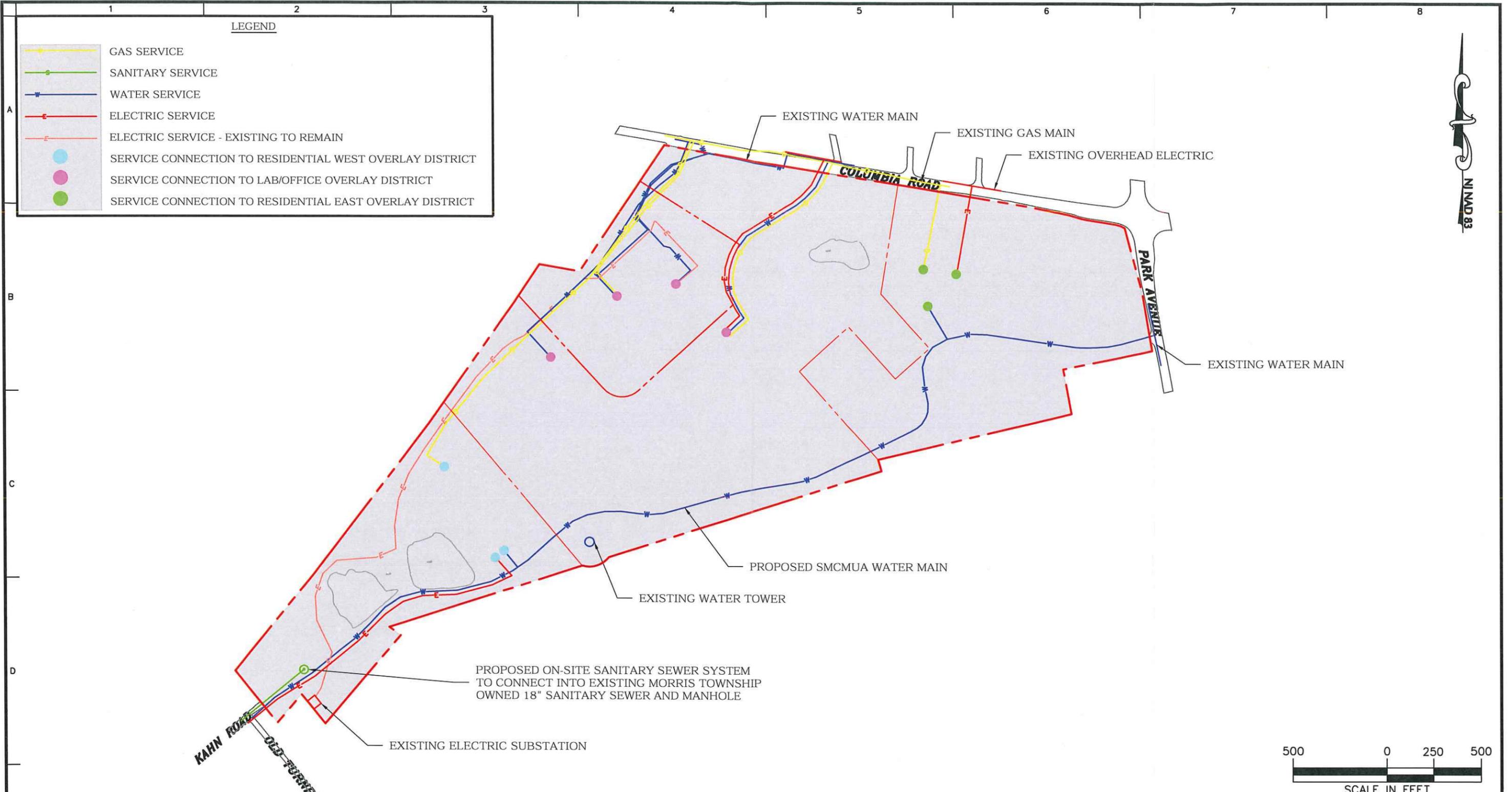
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|--------------------------|------------------------|
| Project No. 100390701 | Figure No. 6 |
| Date 5/2/2014 | |
| Scale 1"=500' | |
| Drawn By BER | Checked By DM |

| LEGEND | |
|---|--------------------------------|
|  | OPEN SPACE (14.68 ACRES TOTAL) |
|  | DEVELOPMENT AREA |



NOTES:
 1. AERIAL SURVEY BASEMAP PROVIDED BY ATLANTIS AERIAL CO., INC. DATED 3-30-05.

| | | | | |
|---|---|-----------------|-------------|------------|
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| | 101 COLUMBIA ROAD | OPEN SPACE PLAN | 100390701 | 7 |
| | BLOCK 9101, LOT 4 TOWNSHIP OF MORRIS | | Date | |
| | MORRIS COUNTY NEW JERSEY | | 5/2/2014 | |
| | | | Scale | |
| | | | 1"=500' | |
| | | | Drawn By | Checked By |
| | | | BER | DM |



LEGEND

| | |
|--|---|
| | GAS SERVICE |
| | SANITARY SERVICE |
| | WATER SERVICE |
| | ELECTRIC SERVICE |
| | ELECTRIC SERVICE - EXISTING TO REMAIN |
| | SERVICE CONNECTION TO RESIDENTIAL WEST OVERLAY DISTRICT |
| | SERVICE CONNECTION TO LAB/OFFICE OVERLAY DISTRICT |
| | SERVICE CONNECTION TO RESIDENTIAL EAST OVERLAY DISTRICT |



- NOTES:**
- AERIAL SURVEY BASEMAP PROVIDED BY ATLANTIS AERIAL CO., INC. DATED 3-30-05.**
 - APPROXIMATE EXISTING UTILITY LOCATIONS PROVIDED BY DIGITAL PLAN TITLED "PS&S EXISTING UTILITIES" BY PS&S.**
 - LAYOUTS ARE SCHEMATIC AND SUBJECT TO CHANGE AT TIME OF SITE PLAN REVIEW.**

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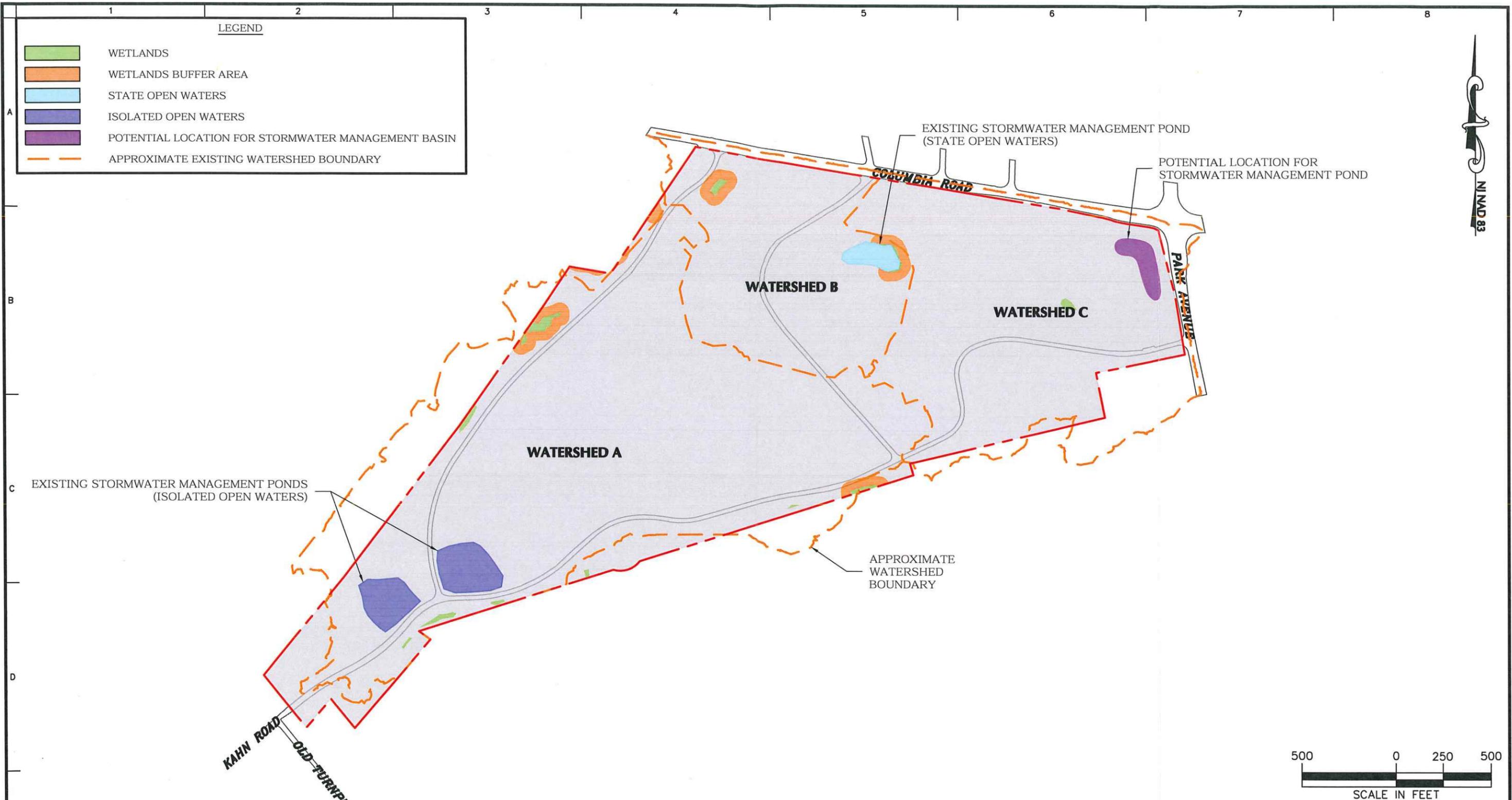
Project
101 COLUMBIA ROAD
 BLOCK 9101, LOT 4
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 MORRIS COUNTY NEW JERSEY

Drawing Title
UTILITIES AND LOCAL SERVICE PLAN

| | |
|-------------------------------|------------------------|
| Project No. 100390701 | Figure No. 8 |
| Date 5/2/2014 | |
| Scale 1"=500' | |
| Drawn By/Checked By BER DM | |

LEGEND

- WETLANDS
- WETLANDS BUFFER AREA
- STATE OPEN WATERS
- ISOLATED OPEN WATERS
- POTENTIAL LOCATION FOR STORMWATER MANAGEMENT BASIN
- APPROXIMATE EXISTING WATERSHED BOUNDARY



- NOTES:**
1. AERIAL SURVEY BASEMAP PROVIDED BY ATLANTIS AERIAL CO., INC. DATED 3-30-05.
 2. WETLANDS AND OPEN WATER LOCATIONS PROVIDED BY DRAWING TITLED "WETLANDS SURVEY" BY PS&S DATED 1/18/2013 LAST REVISED 1/30/2014.
 3. STORMWATER MANAGEMENT BASINS MAY BE RELOCATED/REMOVED OR ADDITIONAL BASINS MAY BE REQUIRED AS PART OF THE FINAL DESIGN.

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Project
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 BLOCK 9101, LOT 4
 TOWNSHIP OF MORRIS
 MORRIS COUNTY NEW JERSEY

Drawing Title
**STORMWATER
 MANAGEMENT
 PLAN**

| | |
|--------------------------|------------------------|
| Project No. 100390701 | Figure No. 9 |
| Date 5/2/2014 | |
| Scale 1"=500' | |
| Drawn By BER | Checked By DM |

APPENDIX 2

ENVIRONMENTAL INVENTORY

For:

**101 COLUMBIA ROAD GENERAL DEVELOPMENT PLAN
Block 9101 , Lot 4
TOWNSHIP OF MORRIS, MORRIS COUNTY, NEW JERSEY**

Submitted to:

**PLANNING BOARD OF THE
TOWNSHIP OF MORRIS**

Submitted by:

RG-Columbia LLC
**500 International Drive North, Suite 345
Mount Olive, New Jersey 07828**

May 28, 2014

Prepared by:



**67B Mountain Boulevard Extension
Warren, New Jersey 07059**

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1.0 EXECUTIVE SUMMARY

RG-Columbia LLC (an affiliate of Rockefeller Group Development Corporation, and herein referred to as “Applicant”) is the GDP applicant for this General Development Plan (“GDP”) submission. Applicant’s affiliate is the master developer of the property located at 101 Columbia Road, Morris Township, Morris County, New Jersey (the site) and is responsible for seeking and obtaining the GDP approval. Applicant is also the contract purchaser of a commercial portion of the site. The 147 acre property is identified as Block 9101, Lot 4 on the Tax Map of the Township of Morris and is currently used for business operations of Honeywell International Inc. (Honeywell).

The property is underutilized with more than 50% of the campus unoccupied. The Applicant seeks approval for a General Development Plan which incorporates subdivision of the parcel for commercial and residential development. The overall project will include construction of new commercial buildings in the central portions of the site as well as the construction of residential housing in the east and west portions of the site. The westernmost portion of the site will remain open space reserved for use by the Township of Morris. Honeywell will retain approximately 185,000 square feet (SF) of existing buildings.

The site is currently occupied by an office campus that was constructed by Allied Chemical (now Honeywell) over the course of several decades beginning in 1946. The campus contains 11 principal buildings (1.15 million gross square feet of office and research/lab space) with associated parking and access roads. Existing development is concentrated in the central portion of the property. Approximately one third of the site contains impervious surfaces (buildings, parking areas or driveways).

Existing campus buildings are outdated, inefficient, and costly to operate, necessitating their upgrade or replacement. One objective of the project is to divide portions of the site into a Rockefeller parcel and a Honeywell retained parcel to construct and or renovate commercial space to meet the current and future needs of Rockefeller and Honeywell. A second objective of the project is development of a residential component by K. Hovnanian Homes. Due to

proximity to major highways, public transportation, educational and recreational facilities and regional employment opportunities, Morris Township is a desirable community and as such, demand for quality housing is high. The under-utilized eastern and western portions of the site are well situated to provide for this need. Finally, a third objective of the project is to retain a portion of the site as open space. The westernmost portion of the site, including wooded areas and a pond, will remain open space to be reserved for use by the Township of Morris. The Township may then utilize the site in accordance with their open space objectives.

This Environmental Inventory is submitted to the Township of Morris as part of the General Development Plan application in accordance with Morris Township Ordinance Section 57-158 and the New Jersey Municipal Land Use Law (N.J.S.A.40:55D-45.2(f), Contents of general development plan, environmental inventory).

2.0 PROJECT LOCATION AND SETTING

The subject property is the current site of Honeywell's global headquarters, with a street address of 101 Columbia Road, Morris Township, New Jersey. The property is identified as Block 9101, Lot 4 on the Tax Map of the Township of Morris.

The project site is currently an office/research campus. The site contains buildings, access roads and parking lots that were constructed over a period of several decades, beginning in 1946. Some of the buildings are vacant. Most of the site buildings are clustered in the central area of the site, and the buildings in the central area are encompassed by several access roads. The northern area of the site along Columbia Road is characterized by broad lawns and mature trees, with deciduous wooded area present in the northwest and northeast corners. Deciduous wooded areas are also present along the length of the western site boundary and in the area of the southwest property corner.

The campus is within the suburban community of Morris Township. The area contains a mix of land uses, including residential neighborhoods to the south, west and north, commercial and hotel uses to the east, and a golf course along the southern property boundary. A school is also present west of the site. The property fronts on Columbia Road, and extends to a rail line adjacent to Old Turnpike Road along the southwest property boundary. Figure 1, Street Map, shows the property in relation to adjacent streets and neighborhoods. Figure 2, USGS Topographic Map, shows the outline of the site along with local area topography, community development areas, and natural features. Figure 3, Tax Map, illustrates the site and adjacent tax parcels. All maps are provided in Appendix A.

3.0 ENVIRONMENTAL INVENTORY

3.1 Vegetation

The site is a previously developed office campus that has retained wooded areas and individual mature trees. Additional site areas have been planted with lawn grasses and various deciduous or coniferous landscape tree varieties in keeping with the park-like campus setting. Most of the site area along property boundaries contains mature deciduous woods or landscaping, with impervious structures and pavement located in the central parts of the site. The site also contains vegetated wetlands, transition areas and vegetated borders of State Open Waters. Over one half of the site contains some form of vegetated land cover while the balance of the site contains buildings and other impervious surfaces, as well as open waters associated with the three stormwater management ponds.

The site contains a variety of deciduous and evergreen trees, including trees that were present prior to construction of the campus (based on age estimates), as well as successional woodland species and landscape species. Some mature trees are maintained as landscape elements, while others form primarily deciduous woods along the western property boundary, and in the eastern, northwest and southwest areas of the site. A list of mature trees observed on the site is presented in Table 1.

| Table 1- Species List of Mature Trees | |
|--|--------------------------------|
| Common Name | Genus species |
| Black Maple | <i>Acer nigrum</i> |
| Norway Maple | <i>Acer planatoides</i> |
| Red Maple | <i>Acer rubrum</i> |
| Silver Maple | <i>Acer saccharinum</i> |
| Sugar Maple | <i>Acer saccharum</i> |
| Tree-of-Heaven | <i>Ailanthus altissima</i> |
| Pignut Hickory | <i>Carya glabra</i> |
| Catalpa | <i>Catalpa speciosa</i> |
| Dogwood | <i>Cornus florida</i> |
| American Beech | <i>Fagus grandifolia</i> |
| Ashes spp. | <i>Fraxinus americana</i> |
| Gingko | <i>Gingko biloba</i> |
| Black Walnut | <i>Juglans nigra</i> |
| Tulip Poplar | <i>Liriodendron tulipifera</i> |
| Crab Apple | <i>Malus coronaria</i> |
| Norway Spruce | <i>Picea abies</i> |
| White Pine | <i>Pinus strobus</i> |
| Virginia Pine | <i>Pinus virginiana</i> |
| Sycamore | <i>Platanus occidentalis</i> |
| Black Cherry | <i>Prunus serotina</i> |
| White Oak | <i>Quercus alba</i> |
| Pin Oak | <i>Quercus palustris</i> |
| Chestnut Oak | <i>Quercus prinus</i> |
| Northern Red Oak | <i>Quercus rubra</i> |
| Black Oak | <i>Quercus velutina</i> |
| Black Locust | <i>Robinia psuedo-acacia</i> |
| Weeping Willow | <i>Salix babylonica</i> |
| Black Willow | <i>Salix nigra</i> |
| Sassafras | <i>Sassafras albidum</i> |
| Arborvitae | <i>Thuja occidentalis</i> |

In addition to the site investigation, PS&S also reviewed the New Jersey Natural Heritage Program's (NHP) Grid Map, which is a geographic information system (GIS) database that provides a general portrayal of the geographic locations of rare plant species for the entire state, using coverage of grid cells between 358 and 372 acres in size. According to the NHP Grid Map, there are no records of any rare plants on or in the vicinity of the site.

3.2 Soils

The U.S. Department of Agriculture, Natural Resources Conservation Service (formerly Soil Conservation Service) Soil Survey Geographic (SSURGO) Database identifies six soil types on the project site (see Figure 4 in Appendix A). The typical description of these soil types, as generally described by USDA, are provided below, however site-specific conditions within each mapped soil type will vary.

- *Boonton moderately well drained gravelly loam, 3 to 8 percent slopes (BohB):* The Boonton, moderately well drained component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on ground moraines on till plains. The parent material consists of coarse loamy basal till derived from basalt. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, May, November, and December. Organic matter content in the surface horizon is about 3 percent. Non-irrigated land capability classification is 2e. This soil does not meet hydric criteria.

- *Boonton moderately well drained gravelly loam, 8 to 15 percent slopes (BohC):* The Boonton, moderately well drained component makes up 85 percent of the map unit. Slopes are 8 to 15 percent. This component is on ground moraines on till plains. The parent material consists of coarse-loamy basal till derived from basalt. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 24 inches during January, February, March, April, May, November, and December. Organic matter content in the surface horizon is about 3 percent. Non-irrigated land capability classification is 3e. This soil does not meet hydric criteria.

- *Haledon silt loam, 3 to 8 percent slopes, (HanB):* The Haledon component makes up 85 percent of the map unit. Slopes are 3 to 8 percent. This component is on ground moraines on till plains. The parent material consists of coarse-loamy basal till derived from basalt. Depth to a root restrictive layer, fragipan, is 24 to 36 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 8 inches during January,

February, March, April, May, and December. Organic matter content in the surface horizon is about 81 percent. Non-irrigated land capability classification is 3e. This soil does not meet hydric criteria.

- *Haledon silt loam*, 8 to 15 percent slopes (HanC): The Haledon component makes up 85 percent of the map unit. Slopes are 8 to 15 percent. This component is on ground moraines on till plains. The parent material consists of coarse-loamy basal till derived from basalt. Depth to a root restrictive layer, fragipan, is 16 to 30 inches. The natural drainage class is somewhat poorly drained. Water movement in the most restrictive layer is moderately low. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 12 inches during January, February, March, April. Organic matter content in the surface horizon is about 3 percent. Non-irrigated land capability classification is 3e. This soil does not meet hydric criteria.

- *Urban land-Riverhead complex*, 3 to 8 percent slopes (USRHVB):
 - Component: Urban land (60%): Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

 - Component: Riverhead (40%): The Riverhead component makes up 40 percent of the map unit. Slopes are 3 to 8 percent. This component is on outwash fans on outwash plains. The parent material consists of glaciofluvial deposits derived from granite and gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. Non-irrigated land capability classification is 2s. This soil does not meet hydric criteria.

- *Urban land-Rockaway complex*, 3 to 15 percent slopes (USROCC):
 - Component: Rockaway (45%): The Rockaway component makes up 45 percent of the map unit. Slopes are 3 to 15 percent. This component is on ground moraines on till plains. The parent material consists of coarse-loamy till derived from granite and gneiss. Depth to a root restrictive layer, fragipan, is 18 to 30 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately low.

Available water to a depth of 60 inches is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. A seasonal zone of water saturation is at 30 inches during February, March, April, and May.

- Component: Urban land (40%): Generated brief soil descriptions are created for major soil components. The Urban land is a miscellaneous area.

The project site has been extensively worked to construct the existing office campus, and the soil characteristics and properties across much of the site are anticipated to be similar to Urban land complex soils. Site investigations confirm that slopes on the project site vary from nearly level to steeply sloping, which presents engineering design considerations to manage potential erosion and drainage issues.

Some on-site soils have been determined to be impacted by one or more contaminants. Surface soils contain a persistent pesticide named dieldrin that was most likely regionally sprayed in the 1950s and 1960s for mosquito control. Those that exceed soil standards will be remediated prior to redevelopment under NJDEP review. Other localized soils (approximately 0.7 acre) within the commercial areas (SWMU 3) were excavated in the 1960s and contain residual levels of polycyclic aromatic hydrocarbons (PAHs), volatile organic compounds (VOCs) and pesticides that exceed today's soil standards. This area will be remediated in conjunction with the redevelopment to meet NJDEP requirements under NJDEP Case Management oversight. A NJ Licensed Site Remediation Professional (LSRP) will issue Response Action Outcomes (RAOs) following each of the remedial activities to occur on the site. Each RAO will memorialize the completion of remediation and the LSRP's opinion that the site has been remediated to the selected, appropriate standard in accordance with all applicable statutes, regulations, and guidance. RAOs issued following remediation for dieldrin or of the SWMU 3 would thus allow the uses of the property permitted under the Zoning ordinance.

3.3 Topography

The site generally has a gently-to-moderately rolling topography, however approximately 12% of the site may be characterized as steep slopes with grades greater than 15%. Steep slopes occur in scattered locations throughout the site, but the majority are found in the southwest portion of the site (near the two stormwater ponds and water tower) as well as the eastern portion of the site (near the stormwater pond and the Bossidy Learning Center). Site elevations range from approximately 295 feet (elevation datum is from mean sea level, NAVD 88) along Park Avenue to approximately 425 feet along the southern property boundary, slightly east of the existing water tower. The property generally slopes upward from the east and west to the area of the campus buildings, where elevations average between 399 and 405. These areas of existing commercial development consisting of buildings and parking lots are nearly level.

3.4 Geology

The Township of Morris is located within the Piedmont physiographic province of New Jersey. The sediments of this province are from the Late Triassic to Early Jurassic periods. They range in age from 190 to 230 million years old. The surficial geology of the eastern half of the site is Late Wisconsin Terminal Moraine Deposits, Rahway Till, which was deposited directly from late Wisconsin glacial ice along the terminal ice margin and forms morainic ridges and knolls. The surficial geology of the western half of the site is Late Wisconsin Glacial Delta Deposits consisting of sand, gravel and silts, which was deposited in deltas and ice-contact landforms in glacial lakes. Bedrock geology is Jurassic siltstone, shales, sandstone, mudstone and conglomerates associated with the Boonton formation.

3.5 Hydrology

The site is an existing office campus located on a topographic highpoint in a developed suburban community. The site is within the Passaic River drainage basin, as well as three separate subwatersheds (Whippany River, Black Brook and Loantaka Brook).

The site drainage patterns are split by the site topography. The existing office buildings are located in the central part of the site, which is also the highest part of the landform. Stormwater drainage from the area northeast of the campus buildings is directed to the stormwater pond in the lawn area adjacent to Columbia Road. This pond discharges via a pipe to stormwater sewers along Columbia Road. The area of the campus buildings, and the remainder of the site southwest of the topographic highpoint, drain to the two stormwater ponds located in the southwestern portion of the property. These ponds do not have outlet structures, and stormwater percolates directly into the ground. During extreme storm events, these ponds overflow across site access drives and into on-site ditches.

In addition to the three stormwater management ponds, the site also contains several small pockets of wetlands. A delineation and survey of all freshwater wetlands and waters was conducted on the site, and the location and resource value of these resources was confirmed by a Freshwater Wetlands Protection Act Letter of Interpretation (LOI), issued by the New Jersey Department of Environmental Protection on March 6, 2014 (NJDEP File No. 1422-07-0007.1 FWW 130001). A copy of the LOI and Wetland Delineation Survey is presented in Appendix C.

Groundwater hydrology of the site is determined by precipitation and the characteristics of site soils, bedrock and aquifers. Soils on the project site are generally well drained or moderately well drained, although there are areas of wetlands and less well drained soils located in low portions of the undulating topography. Infiltration of water across the majority of the site is observed to be rather rapid, as evidenced by the predominant upland character of the site and the prevalence of isolated wetlands that drain directly to

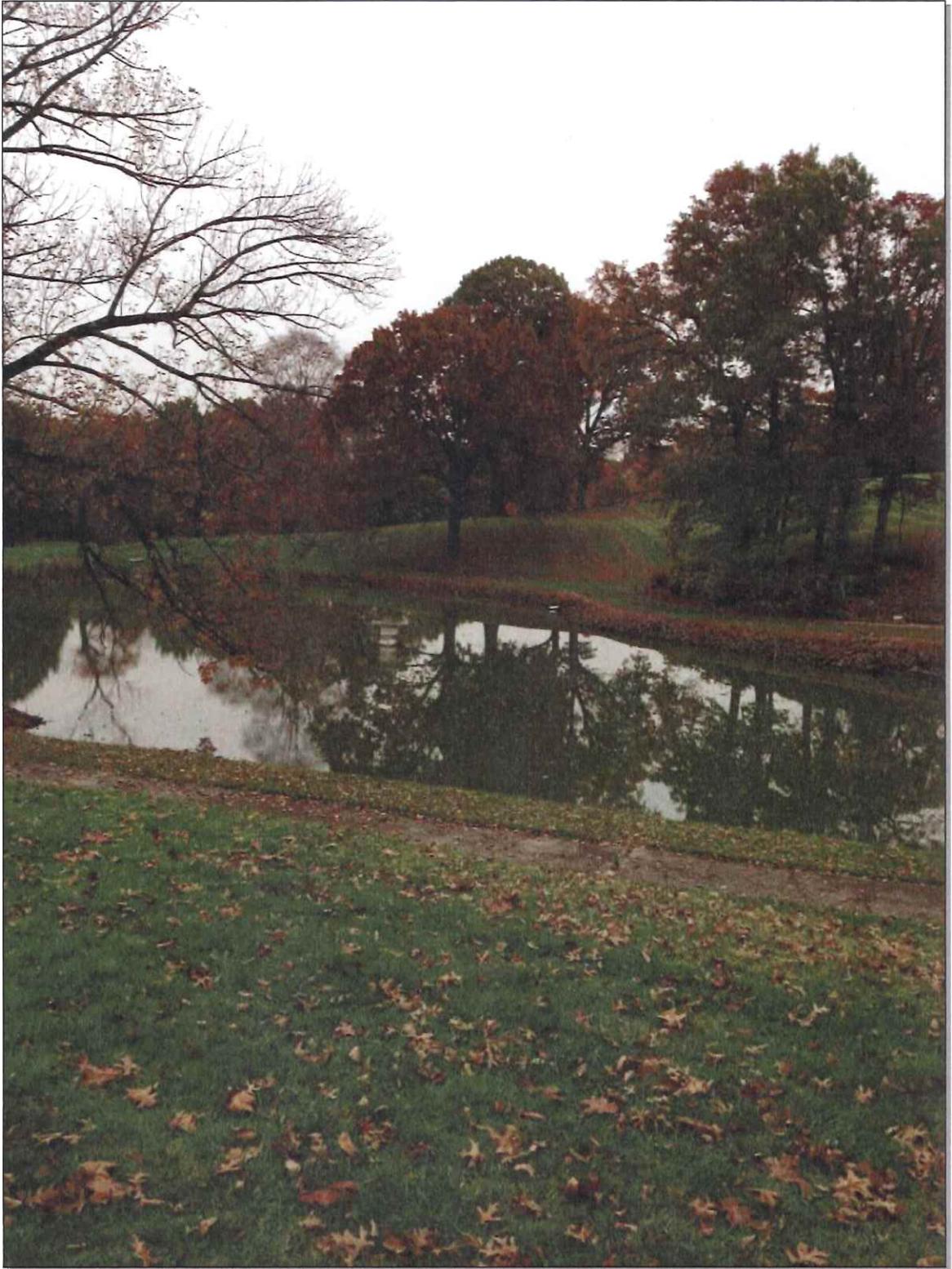
the ground. The project area is located above the Brunswick aquifer, associated with the Boonton bedrock geologic formation consisting of siltstone, shales, sandstone and conglomerates. Ground water in the Brunswick aquifer is stored and transmitted in fractures within or between these rock types.

Ground water on the site is affected by one or more contaminants that resulted from former research operations. Environmental site characterization began in 1976 upon detection of carbon tetrachloride in groundwater. The 1976 investigation concluded that the probable source was an area west of the impacted well and that the well should continue to be pumped to contain the groundwater within the site boundaries. In 1981, a recovery well (PW-10) was installed to improve the effectiveness of hydraulic containment of the groundwater. The groundwater that is pumped to maintain containment is discharged in accordance with NJDPES Permit No. NJ0031305. In 2005, the NJDEP issued a groundwater Classification Exemption Area (CEA) for approximately 27 acres out of the site's 147 acres. In accordance with the approved groundwater permit, groundwater sampling is performed every other year. This data is reported to NJDEP during the biennial CEA certification process.

The project site is currently served by sanitary waste infrastructure. The development will utilize the existing waste water disposal infrastructure as well as require the construction of additional infrastructure to accommodate new commercial and residential construction. Waste water from the site will be conveyed to the on-site sanitary sewer system which is connected to the municipal sanitary sewer system operated by Morris Township. The sewer and treatment systems have allocated adequate capacity to convey and treat waste water from the site.

Potable water service for the campus is provided by Southeast Morris County Municipal Utilities Authority. Several water meter chambers exist along Columbia Road and Park Avenue and meter the flow being utilized by the facility. Several formerly used water wells are present on site; these wells were taken out of service by February, 2012 and they no longer supply water to the campus. New water supply infrastructure (mains,

meters, service connections) are proposed to accommodate the new commercial and residential development. The potable water service provider has issued will-serve letters that confirm available service capacity and infrastructure for this project.



Photograph 1: Stormwater management pond near Columbia Road



Photograph 2: Stormwater management pond in southwest portion of campus



Photograph 3: Southwestern Stormwater Management pond

3.6 Climate

The climate of a region represents the suite of seasonal environmental conditions that influence the abundance and distribution of natural populations and comprise constraints to the use of these environments by the human population. Major climatic factors include temperature, precipitation, and wind.

Morris County has a humid and temperate continental climate exhibiting little influence from the ocean. Temperatures seldom exceed 100 degrees Fahrenheit in summer and are not generally below 10 degrees Fahrenheit for long periods of time in winter. The average annual temperature in Morris County (1982-1996) was 49.45 degrees Fahrenheit (°F). The range of recorded temperatures during this interval was -24°F to +100 °F. The average length of the growing season is approximately 159 days, with the last killing frost of the spring around May 2 and the first killing frost of the fall around October 8. Average precipitation is approximately 52 inches and is well distributed throughout the year. The prevailing winds are generally from the west, with winter winds from the west and northwest and summer winds from the west and southwest.

3.7 Threatened or Endangered Species

In accordance with Morris Township Code Section 57-161, Environmental Impact Statements, Subsection J, a Threatened and Endangered Species Analysis (TESA) for the project site has been completed. The New Jersey Department of Environmental Protection (NJDEP) Landscape Project (Version 3.1) was reviewed to provide an initial evaluation of the potential presence of threatened or endangered species and habitat suitable for use by threatened or endangered species. The Landscape Project mapping provides information on documented rare species observations and the suitability (rank) of habitats which may support such species. The Landscape Project ranks habitat from a low of one (1) to a high of five (5) depending upon suitability for rare species and the documentation of any rare species observations. Township of Morris TESA requirements

require identification of “specific species and area of habitat for rank three, four and five habitat areas”. Summary descriptions of the Landscape Project ranks are as follows:

Rank 1 – Suitable habitat may exist, but there are no documented records of threatened, endangered, or species of special concern.

Rank 2 – Habitat for State species of concern

Rank 3 – Habitat for State threatened species (plus any species of special concern)

Rank 4 – Habitat for State endangered species (plus any State threatened or species of special concern)

Rank 5 – Habitat for Federally listed species (plus any other State listed species)

The majority of the site is unranked in the Landscape Project and is not suitable habitat for rare wildlife species, however, the site does contain small areas of Rank 2 habitats and approximately 13 acres of Rank 5 habitats as shown on Figure 5, Landscape Project Map provided in Appendix A. There are no Rank 1, Rank 3 or Rank 4 areas.

The Rank 2 habitats (and open water Rank 5 habitat discussed below) are associated with the on-site stormwater management ponds and are valued as foraging habitat for great blue heron (*Ardea herodias*), a species of special concern (breeding status only). Although no breeding site (rookery) is located in the project area, according to NJDEP, great blue heron can be anticipated to utilize the stormwater ponds for foraging as the site occurs within 7.5 miles of a documented rookery.

The Rank 5 habitats are present within wooded areas in the eastern portion of the site and in the vicinity of the eastern stormwater management pond. They are associated with an NJDEP-applied foraging buffer from an off-site breeding record of Indiana Bat (*Myotis sodalist*). Under the current Landscape Project methodology, NJDEP applies a 2 kilometer foraging radius around a documented breeding season observation of Indiana bat. Any contiguous suitable habitats intersected by that radius are then valued as Rank 5 habitat for the species. Applying this model, the Rank 5 habitats on the site are assessed to result from the Indiana bat record that occurred on an offsite property located to the

southeast, across State Route 24. There are no documented occurrences of Indiana bat on the site, but the proximity to an offsite record leaves open the possibility that Indiana bats may on occasion utilize suitable portions of the project parcel.

In addition, it is noted that USFWS is currently conducting a review of Northern long eared bat (*Myotis septentrionalis*) for potential federal listing as an endangered species under the Endangered Species Act. Northern long eared bat range includes New Jersey and they utilize similar habitats as Indiana bat. If listed, NJDEP Landscape Project mapping would likely be revised to include Northern long eared bat within many of the existing Rank 5 bat habitats, and may result in additional areas becoming Rank 5. Therefore, in anticipation of federal listing of Northern long eared bat, any discussion of occurrences, impacts, or mitigation pursuant to Indiana bat also may apply to Northern long eared bat.

Suitable habitat for Indiana bat is specific and varies by season. The Indiana bat utilizes caves and mines for hibernation during winter months. During the active season (spring to fall), a variety of upland and wetland habitats are used as foraging areas, including flood plains, riparian areas, upland forests, pastures, clearings, cropland borders and wooded fencerows. Preferred foraging areas are streams, associated flood plain forests, and impounded bodies of water such as ponds and reservoirs. During the summer months, female Indiana bats occupy maternity roosts of numerous individuals in riparian, flood plain and upland forests under the loose bark of dead or dying trees. A data sheet for Indiana Bat prepared by the NJDEP and a description of summertime Indiana bat habitat prepared by USFWS are presented for reference in Appendix D.

In accordance with the TESA procedure, the entire site was subject to a field reconnaissance in the Fall of 2013 by a Certified Wildlife Biologist (certified by the Wildlife Society) to assess the potential presence of habitat suitable for Indiana Bat in the project area, as mapped by the Landscape Project. No caves, mines, riparian or flood plain forests are present on the site, however, upland woodlands areas and a manmade stormwater management pond are present within the Rank 5 mapped area. The field

reconnaissance conducted by the wildlife biologist included a characterization of the site and a survey of tree species that can potentially be used as roosting sites. The field reconnaissance found that NJDEP-mapped habitats on site do contain areas of suitable Indiana bat foraging habitats and potential roost trees. However; based upon the limited acreage (approximately 13 acres) of this type of habitat that is available on site, the fragmented connections to off-site suitable habitats, the intervening intensive development and major thoroughfares between the site and the documented record, and the predominantly developed surroundings of the Honeywell campus; the site is a lesser quality habitat that is unlikely to be critical habitat for any local or regional population of Indiana bats.

Supporting this conclusion is the fact that the Freshwater Wetlands Protection Act Letter of Interpretation (LOI), issued by the New Jersey Department of Environmental Protection on March 6, 2014 (NJDEP File No. 1422-07-0007.1 FWW 130001) characterizes all wetlands and waters on the site, including those within the Rank 5 Indiana bat habitats, as ordinary or intermediate resource value wetlands. This indicates that the NJDEP does not identify the delineated wetland areas as documented habitats for any threatened or endangered wildlife species, including Indiana bat. A copy of the LOI and Wetland Delineation Survey is presented in Appendix C.

3.8 Other Wildlife

The project site contains maintained lawns, landscaping, and woodland vegetation that can provide habitat for common wildlife species adapted to suburban environments. Wildlife common to the area that would be expected to utilize the site include mammals such as the whitetail deer (*Odocoileus virginianus*), groundhog (*Marmota monax*), gray squirrel (*Sciurus carolinensis*), raccoon (*Procyon lotor*), field mouse (*Peromyscus maniculatus*), eastern chipmunk (*Tamias striatus*), opossum (*Didelphis virginiana*), eastern cottontail (*Sylvilagus floridanus*), and striped skunk (*Mephitis mephitis*); bird species such as Canada goose (*Branta canadensis*), Northern mockingbird (*Mimus polyglottos*), American robin (*Turdus migratorius*), American crow (*Corvus*

brachyrhynchos), blue jay (*Cyanocitta cristata*), English sparrow (*Passer domesticus*), European starling (*Sturnus vulgaris*), mourning dove (*Zenada macroura*) and red-tailed hawk (*Buteo jamaicensis*); reptiles such as eastern garter snake (*Thamnophis sirtalis sirtalis*), northern water snake (*Nerodia sipedon*), eastern painted turtle (*Chrysemys picta*), and common snapping turtle (*Chelydra serpentina*); and amphibians such as green frog (*Rana clamitans*), bullfrog (*Lithobates catesbeianus*), American toad (*Bufo americanus*) and red-backed salamander (*Plethodon cinereus*). Please note that this list is representative and is not meant to be an exhaustive list of all fauna that may potentially be present at this location.

3.9 Cultural Resources and Historic Structures

NJDEP maintains a public database and mapping of certain listed and eligible cultural resources. A review of this NJDEP data indicates no mapped resources on the project site. The State Historic Preservation Office may, in addition, possess records of identified resources that are not accessible using public NJDEP resources. A file review or another cultural resource management scope may be required by NJDEP for any Freshwater Wetlands permits required for the site.

3.10 Additional Mapped Environmental Data

The New Jersey Department of Environmental Protection (NJDEP) GeoWeb is a Geographic Information System (GIS) environmental data website. The GeoWeb provides mapping of natural resources, cultural resources, land use, roadway, planning and contamination data. The GeoWeb shows mapping of “Critical Environmental and Historic Sites” (CEHS), which was initially a designation of the New Jersey State Development and Redevelopment Plan (SDRP). The areas initially mapped as CEHS under the SDRP were transferred to the GeoWeb, along with any site-specific descriptive data. The GeoWeb data for the site does not include any specific finding or documentation of resource value for this mapped area.

The SDRP process included a “cross-acceptance” process that involved state, county and municipal agencies. During the course of this process, planning data and mapping was subject to review and modification. The straight lines that delineate the mapped CEHS that includes the project site are defined by land ownership patterns, and not by natural resources such as soil type or geologic feature. This attribute of the mapped CEHS indicates that the real property within the mapped area was specified for inclusion within the CEA map unit, which is traditionally done at the local government level.

The specific reasons for classifying these properties as CEHS were not revealed in the GeoWeb data base; however the boundaries of the CEHS do not align with delineations of natural resources, such as soil types, vegetated communities, wildlife habitat or aquifer. Follow-up inquiries by the property Owner to both the NJDEP and Morris Township did not reveal any specific references as to why the site was mapped as a CEHS.

The designation of the project site as a CEHS was reviewed in the report of the Morris Township Technical Coordinating Committee (TCC) “Technical Coordinating Committee Responses to Public Comments in Regard to an Amendment to the Land Use Plan Element and Circulation Plan Element of the Township of Morris Master Plan Re Block 9101, Lot 4”, dated May 30, 2012 (TCC Report). Chapter XV, entitled CES Designation, presented a summary of the efforts made by the TCC to discern rationale for designation of the critical environmental site designation for area including Block 9101, Lot 4. This section referenced efforts made by the TCC to trace the history of this designation, including communications with local, county and state planning agencies and individuals. No specific reason for this designation was found, and no specific attribute or natural resource of the site and surrounding area that requires site-specific protection as a critical environmental site was identified. The TCC Report referenced public comments made during hearings on the proposed amendment to the Master Plan, including two attributes of the site that should be reviewed as the potential basis for the designation; specifically location within Buried Valley Sole-source Aquifer and potential Threatened and Endangered Species (T&E) habitat.

The public comments noted that the site is located within the Buried Valley Sole-Source Aquifer, however this aquifer encompasses a much greater land area than the site, and much larger areas of open land and wetlands are present at the ground surface of the Buried Valley Aquifer. Therefore the TCC Report did not attribute the location of the site within the Buried Valley Aquifer as rationale for the environmental site designation.

The TCC Report also noted that the site was not identified as habitat potentially suitable for T&E species at the time of the 1992 critical environmental site designation, and concluded that T&E habitat potential would not have been the basis for this designation.

The individual natural resources that are mapped by GeoWeb for the project area are discussed separately within this Environmental Inventory.



Geo Web Map - Honeywell Campus Area: SDRP CEHS Mapping
(Source: NJDEP GeoWeb, March, 2014)

4.0 ASSESSMENT OF PROBABLE ENVIRONMENTAL IMPACTS

4.1 Vegetation

The project site contains a previously developed business campus located generally in the central part of the site, with areas of landscaped and wooded vegetation around the perimeter. Over half of the site is vegetated in some manner, while the balance is developed with buildings and other impervious cover. Approximately three fourths of the construction will occur in previously disturbed areas already occupied by pavement or buildings. However, construction will also occur outside of the intensively developed areas. As such, the proposed construction will result in new disturbances to vegetation, the most significant of which will be the clearing of trees and other vegetation in the eastern portion of the site in order to facilitate construction of the Residential East component. Other impacts may include the removal of individual trees or groups of trees and the removal of lawn areas and landscaping to accommodate grading or new construction footprints throughout various other portions of the site, the clearing of required easements to facilitate the installation of new utilities, and the reconfiguration or restoration of landscape plantings across the site following construction. Following construction, substantial vegetated open space will remain within common areas associated with the residential and commercial development, along the southern and western property boundaries, and within the western area that will remain open space to be reserved for use by the Township of Morris. The southern and western property boundaries will retain mature woodlands while interior areas will retain a park-like setting exhibiting a mixture of turf, individual or grouped trees, and landscape plantings.

4.2 Soils

The topography of the construction area is predominantly level to gently sloping, with some minor areas of steep slopes (those >15%). The soils in the area of proposed construction can potentially be subject to erosion during the construction period due to wind and rainfall, and by disturbance from construction equipment and vehicles. The

soils can become airborne or be subject to runoff during storms. Soil erosion and sediment control measures will be employed for the duration of the construction phase, and any disturbed slopes will be permanently stabilized using vegetative, other non-structural or structural methods as appropriate to be referenced in the construction plans.

4.3 Topography

Three of the four project development activities (Honeywell Retained Portion redevelopment, Rockefeller Parcel commercial development, and Residential West construction) will occur primarily within the previously developed business campus area and as such will have minimal impacts to topography. These areas are typically level to gently sloping and will remain so following construction. Site grading activities associated with the Residential East area will likely require additional cuts or fills sufficient to facilitate construction of the new paved areas and structures. Some of these activities may occur on steeper grades (including small areas of steep slopes >15%). For the most part, the overall character of site topography will be maintained, however, certain activities, particularly if steep grades are present, will require more substantial changes to topography in order to implement the planned design. In all cases, construction will be guided by applicable ordinances, regulations, and approved engineering practices. In addition, soil stability and erosion control best practices will be employed for the duration of the construction phase, and any disturbed slopes will be permanently stabilized using vegetative, other non-structural or structural methods as determined to be appropriate to be referenced in the construction plans.

4.4 Geology

For construction activities that occur within the previously developed campus, no significant impacts to surficial or bedrock geological features are anticipated. For new construction to occur outside of existing intensively developed areas, impacts to surficial or bedrock geological features may be greater, to the extent that additional soils need to be moved or if minor rock outcroppings are encountered during cuts or grading. Proposed

grading will be described on the plans prepared for the project. No scientifically or commercially unique geological features are located on or adjacent to the site and bedrock is typically greater than 5 or 6 feet below the surface within the soil units mapped on the site. As such, it is anticipated that standard excavation equipment and methods (such as ripping of any fractured rock that is encountered) will be adequate to facilitate the planned construction.

4.5 Hydrology

The site is a previously developed campus, with existing impervious cover for parking lots and structures. The proposed project will increase the area of development, including the quantity of impervious surfaces on the site. The runoff from the site will be managed through on-site stormwater management ponds, including two existing stormwater management ponds in the southwest, one existing stormwater management pond in the northeast and one proposed stormwater management pond near the Columbia Road/Park Avenue intersection. These stormwater management ponds are capable of accepting the calculated increase in storm water runoff rates that are anticipated due to the proposed project. The project will be designed to meet all applicable storm water regulations.

During the construction phase of the project, the risk of soil erosion to surface waters are increased due to the exposure of soils and the operation of construction equipment and support vehicles. However, the actual potential for the project to affect regional water quality is limited by the scarcity of surface water features that convey water from the site. The site is currently served by three storm water management ponds which provide water quality management functions. The stormwater management ponds also provide detention during peak storm periods. The project plans will include Soil Erosion and Sediment Control Measures that will limit the effects from potential transport of sediments from construction areas to any surface waters due to wind, rainfall and tracking by construction vehicles. The on-site stormwater ponds will continue to adequately provide water quality management functions during construction activities and, with the

addition of the new stormwater management pond in the northeastern part of the site, during the operation phase. In addition, structural improvements to the western basins are being considered in order to alleviate existing erosion occurring as a result of extreme storm events. For additional details regarding stormwater management on the site please refer to the Stormwater Management section of the General Development Plan application.

Waste water from the site will continue to be conveyed to the on-site sanitary sewer system which is connected to the municipal sanitary sewer system operated by Morris Township. The development will utilize the existing waste water disposal infrastructure as well as require the construction of new sewer infrastructure in support of residential and commercial development. The sewer and treatment systems associated with the municipal system have already allocated adequate capacity to convey and treat waste water from the site.

The site is provided public potable water by the Southeast Morris County MUA, which has issued will-serve letters that confirm available service capacity and infrastructure for this project. There is no anticipated effect on groundwater aquifer resources as a result of the project.

The proposed project may require the relocation of one or more groundwater monitoring wells but will otherwise have no effect on the existing groundwater CEA.

4.6 Climate

Approximately three fourths of the construction will occur in previously disturbed areas already occupied by pavement or buildings, and significant vegetated open space will remain following development. Heating and cooling systems for the project will be modern and efficient, gas or electric powered units. Automobile use associated with the operational phase of the development is subject to federal and state regulatory controls,

including fuel economy standards, required emission control and vapor recovery equipment, and periodic vehicle inspection.

As a result of the above factors, it is not anticipated that the project will significantly alter the local or regional climatic patterns of temperature, precipitation or wind.

4.7 Threatened and Endangered Species Analysis

The site's stormwater ponds contain Rank 2 potential foraging habitat for great blue heron, a State species of special concern. The proposed development does not eliminate the stormwater ponds or change their overall characteristics; however, increased human activity during the construction phase may result in temporary disturbance to any herons using the area and may disrupt their use until construction subsides. During the operational phase of the project (residential and commercial occupation), human disturbances in the vicinity of the stormwater ponds are likely to be similar in type to those occurring now (pedestrian traffic, ambient background noise due to roads and parking areas) although the quantity and frequency of these disturbances may increase relative to the increased human population. Great blue herons are adaptable to changes in the degree of these minor disturbances, as evidence by their common usage of similar suburban or commercial sites throughout the region. Accordingly, the proposed project is not anticipated to negatively impact the on-site habitats that are valued for great blue heron.

The site also contains Rank 5 wooded areas and open waters that are mapped habitat for Indiana Bat (and, as previously noted, likely to also be considered for Northern long eared bat, a candidate species for Federal listing under the Endangered Species Act). Based on the results of site inspection by the project's Certified Wildlife Biologist, within the 13 acres of Rank 5 habitat, there are areas that may meet certain minimum characteristics for Indiana Bat (such as presence of wooded areas containing scattered mature trees with fissured or dead bark, the presence of a pond, and the proximity to

known sighting areas) thus it is possible that Indiana bat may occasionally use parts of the site during the summer months.

Although portions of the site do contain habitats that may be structurally suitable for use by Indiana bat (or Northern long eared bat), for a variety of reasons it is likely that the site does not provide critical habitats for these species. In the most general sense, critical habitats are those that individual bats (or colonies of bats) cannot function without, since they provide irreplaceable habitats that are required to complete life functions such as breeding, migrating, foraging, or hibernating. Impacts to critical habitats may threaten the continued survival of a local population or regional metapopulation. In the extreme, some critical habitats may be so unique and rare that their loss could threaten the continued survival of an entire species. On-site habitats do not meet these criteria. There are approximately 13 acres of Rank 5 bat habitats mapped on the site, characterized by fragmented woodlands, isolated trees, lawn areas, and a manmade stormwater management pond. On site habitats occur within a local context of intensive development, both on the campus itself, and due to surrounding commercial, industrial and transportation development. There have been no documented occurrences of Indiana bat on the subject property, and the site is located near the maximum extent of the buffer within which summer foraging bats would be expected to travel from the known occurrence. Finally, the 13 acres of onsite Rank 5 habitats represent, at most, approximately 1 percent (1%) of the 1,300 acres of mapped Rank 5 bat habitats located within a 2 kilometer radius from the known occurrence. Given the presence of ample alternative habitats, much of which is located in broad areas of more typical riparian or wetland forest, project development would likely have no more than a negligible effect on Indiana bat or Northern long eared bat foraging habitats and would not pose a threat to the continued survival of any local population(s) of these species.

Supporting this conclusion is the fact that the Freshwater Wetlands Protection Act Letter of Interpretation (LOI) issued by the New Jersey Department of Environmental Protection on March 6, 2014 (NJDEP File No. 1422-07-0007.1 FWW 130001) characterizes all wetlands and waters on the site, including those within the Rank 5

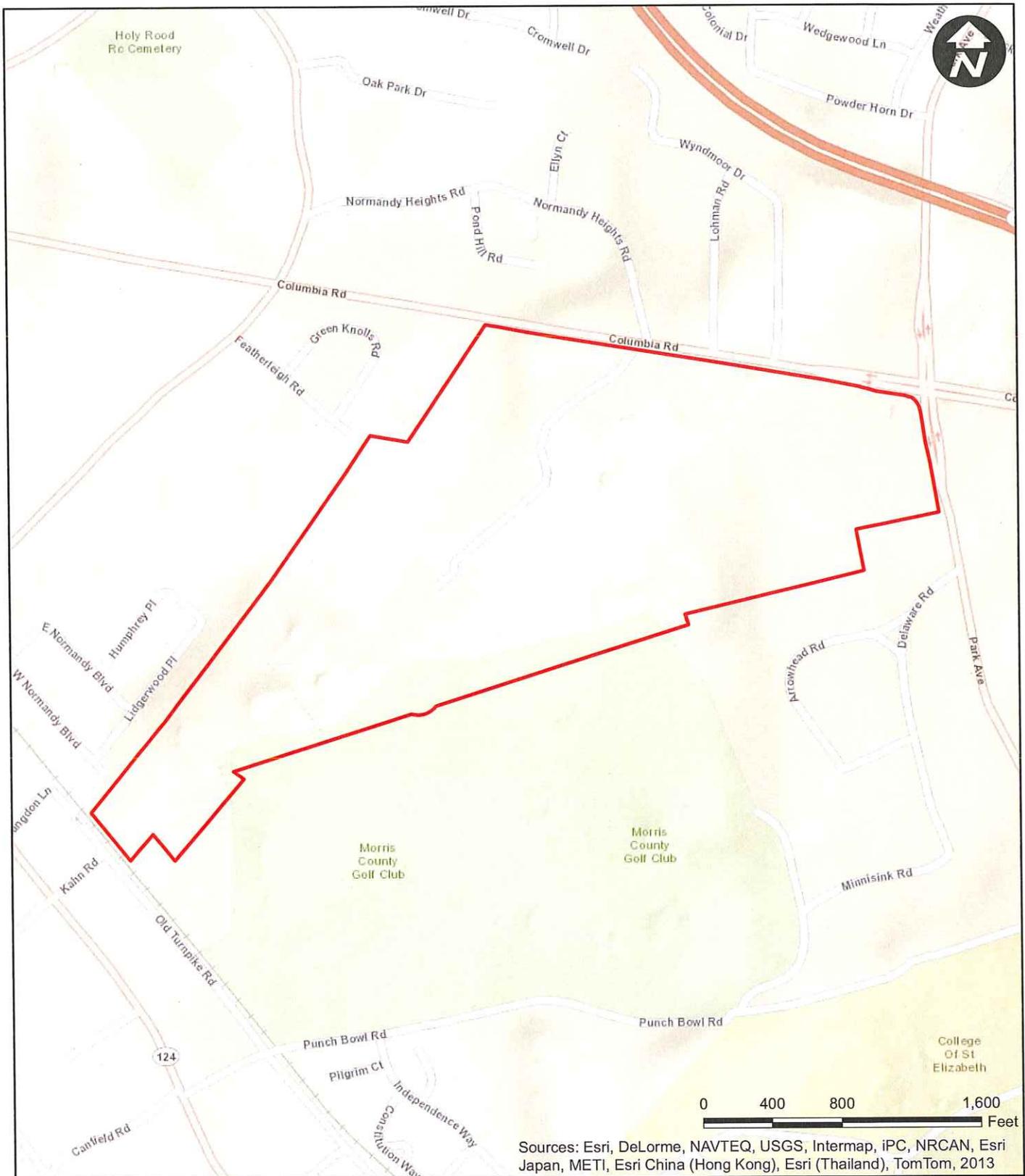
Indiana bat habitats, as ordinary or intermediate resource value wetlands. This indicates that the NJDEP does not identify those areas as documented habitats for any threatened or endangered wildlife species, including Indiana bat. A copy of the LOI and Wetland Delineation Survey is presented in Appendix C.

4.8 Other Wildlife

The project site provides habitat for numerous common wildlife species adapted to suburban environments and human disturbance. During construction activities, there is the potential that individuals from the smaller and less mobile wildlife species may be harmed as a result of earthmoving activities and a general increase in human traffic. Mitigation measures, such as the avoidance of most wetland areas and the implementation of soil erosion best practices (including silt fencing) will, however, limit the direct physical impacts to most wildlife. Negative impacts, where they occur, will not threaten the local or regional survival of any population of wildlife species. Following construction and during the operational phase of the development, the site will continue to provide habitats for these common wildlife species due to the cessation of construction disturbances, the retention of forested areas and landscaping and the continued presence of the stormwater ponds and vegetated wetland habitats.

Appendix A

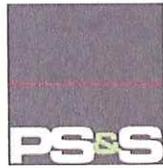
Figures



Sources: Esri, DeLorme, NAVTEQ, USGS, Intermap, iPC, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, 2013

Legend

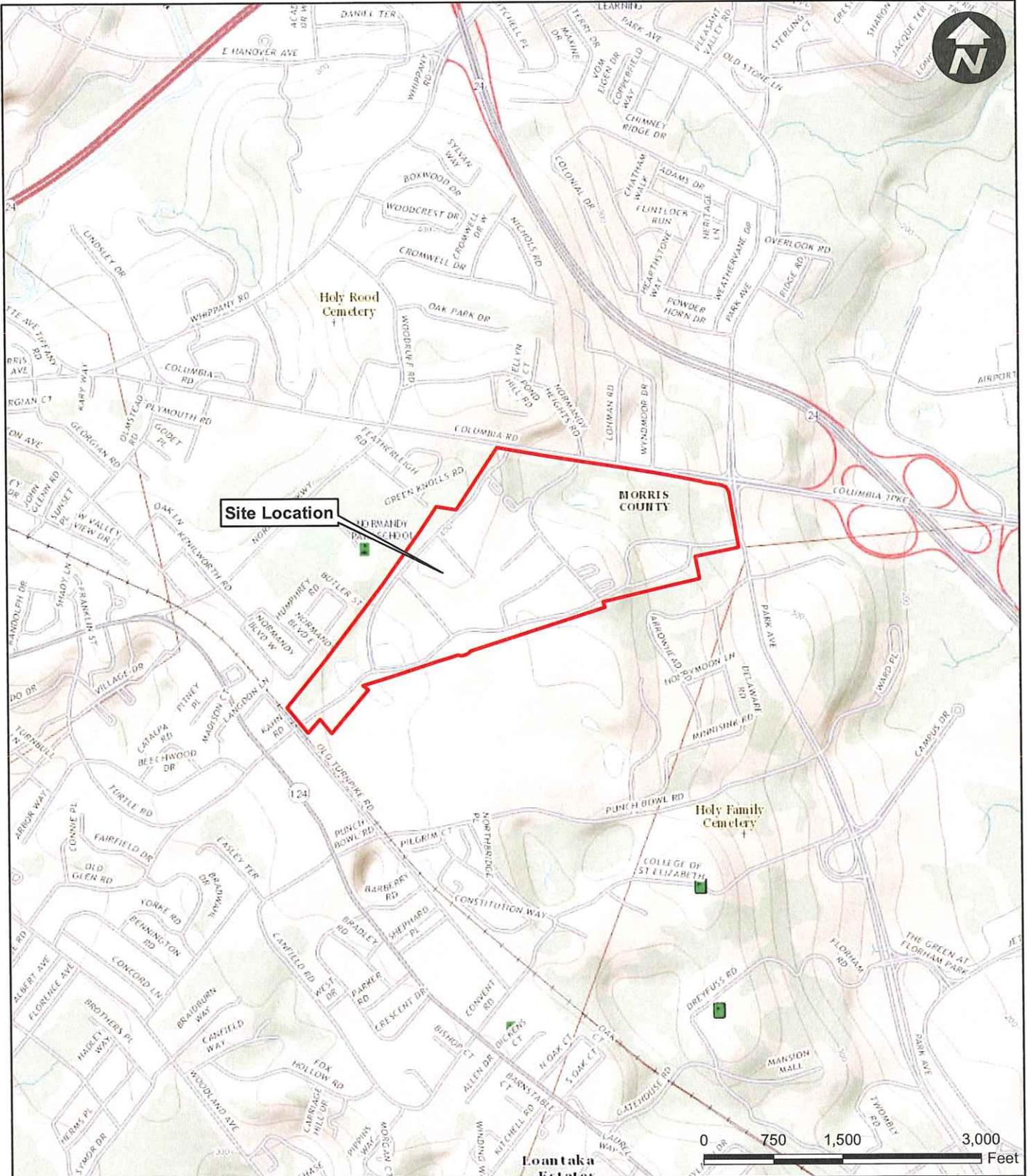
 Site Boundary



67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

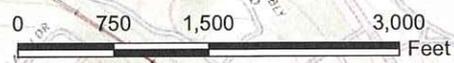
STREET MAP
101 Columbia Road
Township of Morris, Morris County, New Jersey

| | | | |
|---|--------------|------------------|------------------------|
| Source: Esri ArcGIS Online, World Street Map layer, 2013. | Drawn By: JA | Scale: 1" = 800' | Project No. 04680.0005 |
| | Chk'd By: ML | Date: 5/30/2014 | Figure No. 1 |

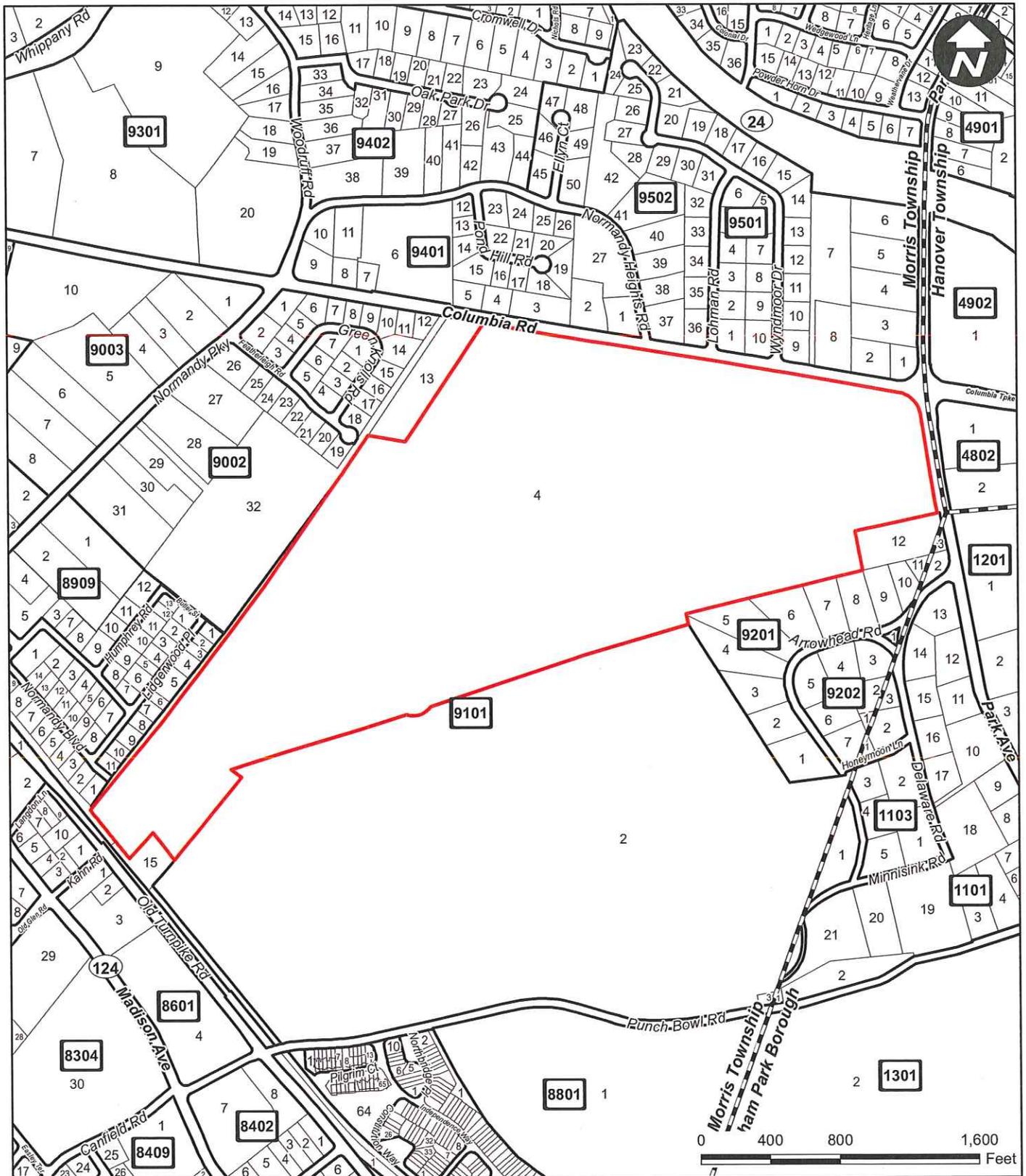


Site Location

MORRIS COUNTY



| | | | |
|--|---|---|--|
| <p>Legend</p> <p> Site Boundary</p> <p>Source: USGS Topographic Map 7.5 Minute Series Morristown, 2014 STATE PLANE COORDINATES E 507077 N 712850</p> |  <p>67A MOUNTAIN BOULEVARD EXT. P.O. BOX 4039 WARREN, NEW JERSEY 07059 PHONE: (732) 560-9700</p> | <p align="center">USGS TOPOGRAPHIC MAP 101 Columbia Road Township of Morris, Morris County, New Jersey</p> | |
| <p>Drawn By: JA</p> <p>Chk'd By: ML</p> | <p>Scale: 1" = 1,500'</p> <p>Date: 5/30/2014</p> | <p>Project No. 04680.0005</p> <p>Figure No. 2</p> | |



Legend

-  Site Boundary
-  Municipal Boundary
-  Block Boundary
-  Lot Boundary



67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

TAX MAP
101 Columbia Road
Township of Morris, Morris County, New Jersey

Source:
Block and Lot boundaries from digital tax parcel data created by the GIS Section of the Morris County Planning Department, 2011.
Esri StreetMap USA, 2012.

Drawn By: JA

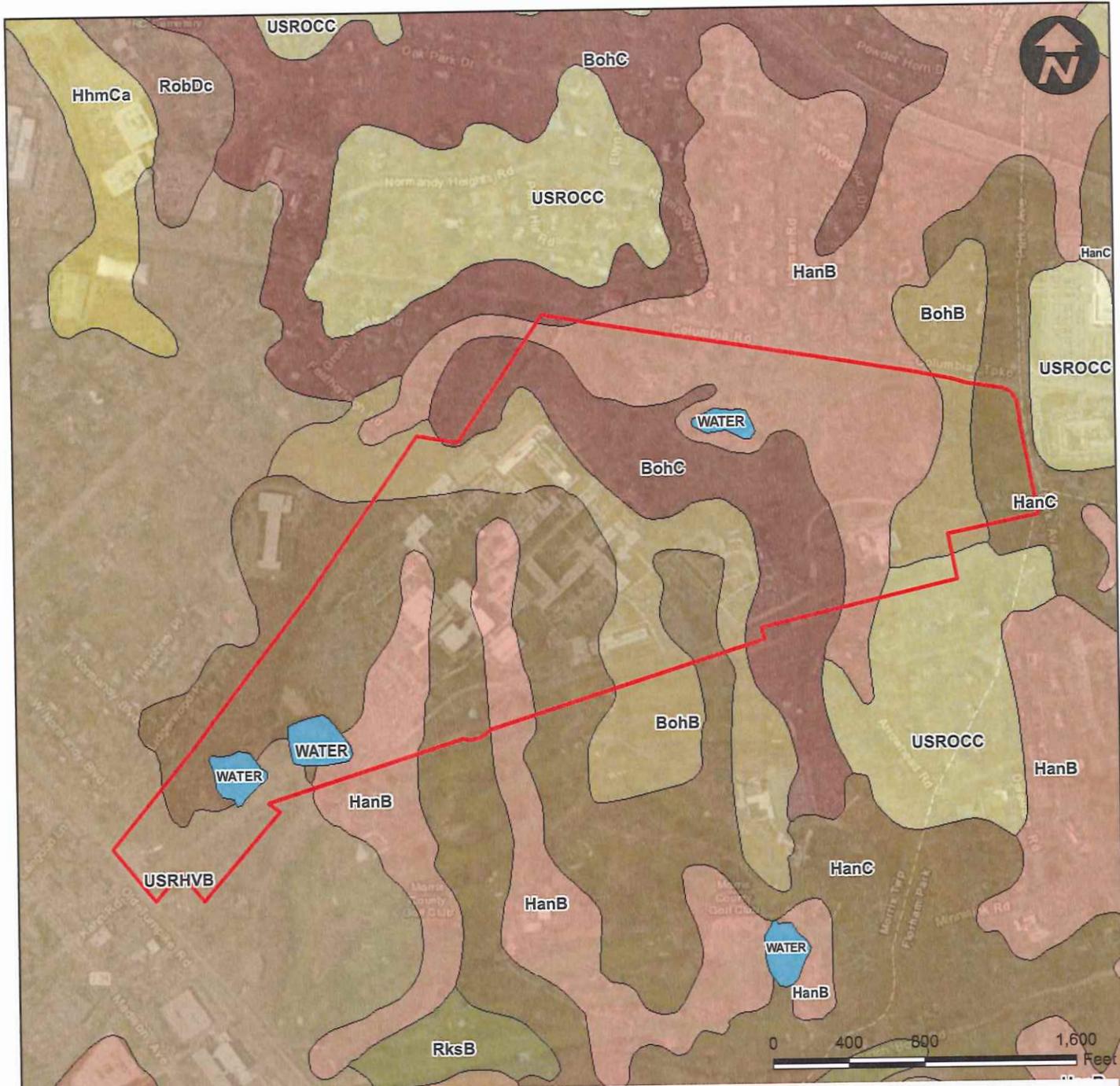
Scale: 1" = 800'

Project No. 04680.0005

Chk'd By: ML

Date: 5/30/2014

Figure No. 3



Legend

Site Boundary

Soil Type

- BohB - Boonton moderately well drained gravelly loam, 3 to 8 percent slopes
- BohC - Boonton moderately well drained gravelly loam, 8 to 15 percent slopes
- HanB - Haledon silt loam, 3 to 8 percent slopes
- HanC - Haledon silt loam, 8 to 15 percent slopes
- HhmCa - Hibernia loam, 3 to 15 percent slopes, stony

- NerB - Netcong gravelly sandy loam, 3 to 8 percent slopes
- RksB - Riverhead gravelly sandy loam, 3 to 8 percent slopes
- RksC - Riverhead gravelly sandy loam, 8 to 15 percent slopes
- RobDc - Rockaway sandy loam, 15 to 25 percent slopes, extremely stony
- USRHVB - Urban land-Riverhead complex, 3 to 8 percent slopes
- USROCC - Urban land-Rockaway complex, 3 to 15 percent slopes
- Water

Source:
Soils from Soil Survey Geographic (SSURGO) database for Morris County, 2008.
Aerial Imagery from Esri ArcGIS Online, World Imagery web service, 2014.

67A MOUNTAIN BOULEVARD EXT.
P.O. BOX 4039
WARREN, NEW JERSEY 07059
PHONE: (732) 560-9700

SOILS MAP
101 Columbia Road
Township of Morris, Morris County, New Jersey

Drawn By: JA

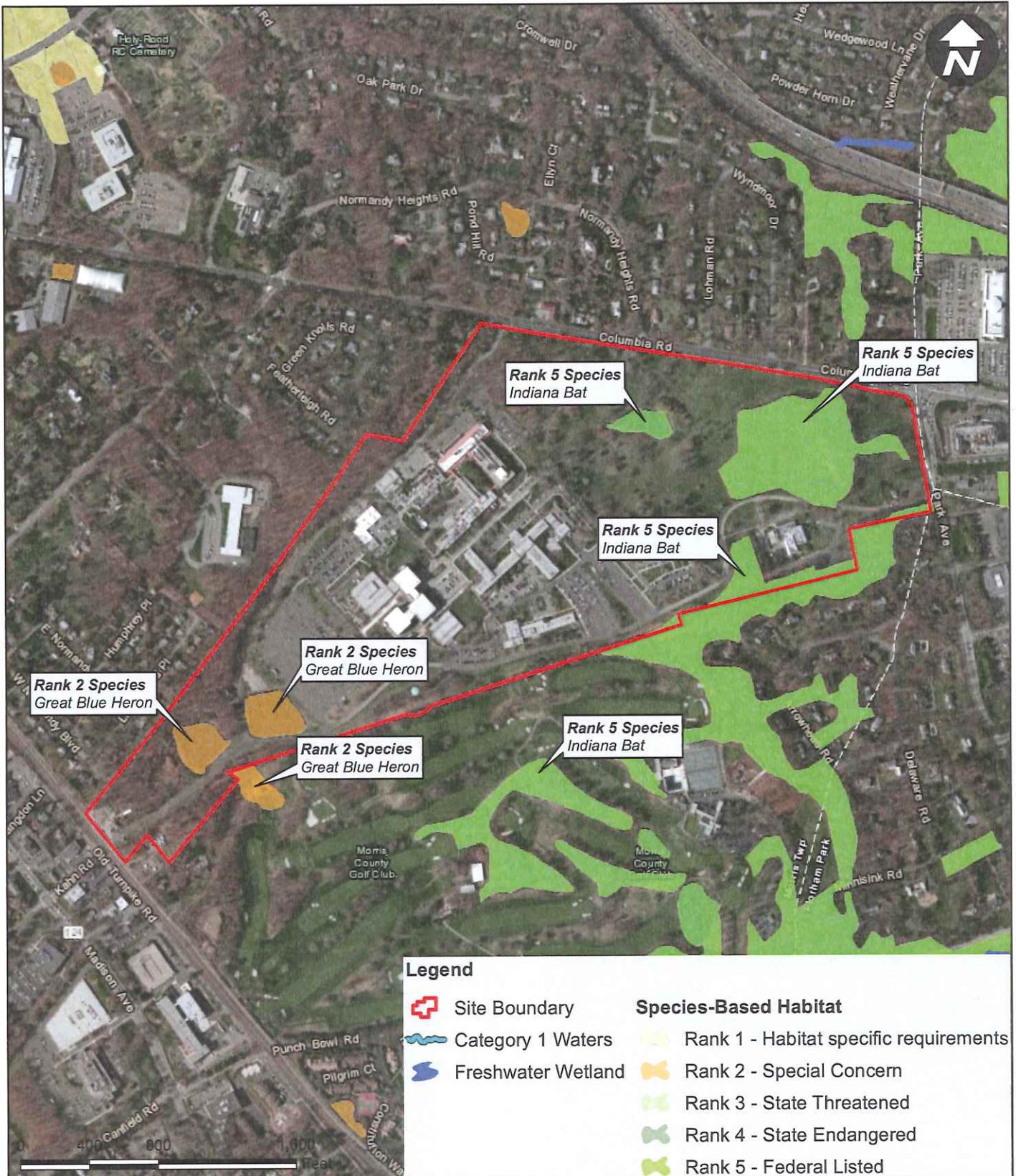
Scale: 1" = 800'

Project No. 04680.0005

Chk'd By: ML

Date: 5/30/2014

Figure No. 4



Legend

| | |
|--------------------|--|
| Site Boundary | Species-Based Habitat |
| Category 1 Waters | Rank 1 - Habitat specific requirements |
| Freshwater Wetland | Rank 2 - Special Concern |
| | Rank 3 - State Threatened |
| | Rank 4 - State Endangered |
| | Rank 5 - Federal Listed |

Note:
 There are no Category One waters located within the map view.
 Rank 2 is assigned to patches containing occurrences of non-listed State priority species.
 Rank 5 is assigned to patches containing occurrences of wildlife species listed as endangered or threatened on the Federal list of endangered and threatened species.
 Source:
 NJDEP Surface Water Quality Standards of New Jersey (Version 201012).
 NJDEP 2007 Land use/Land cover Update, (2009).
 NJDEP Division of Fish & Wildlife, Endangered Nongame Species Program, NJDEP Landscape Version 3.1, 02/2012.
 Aerial Imagery from Esri ArcGIS Online, World Imagery web service, 2014.

67A MOUNTAIN BOULEVARD EXT.
 P.O. BOX 4039
 WARREN, NEW JERSEY 07059
 PHONE: (732) 560-9700

NJDEP LANDSCAPE PROJECT DATABASE MAP
 101 Columbia Road
 Township of Morris, Morris County, New Jersey

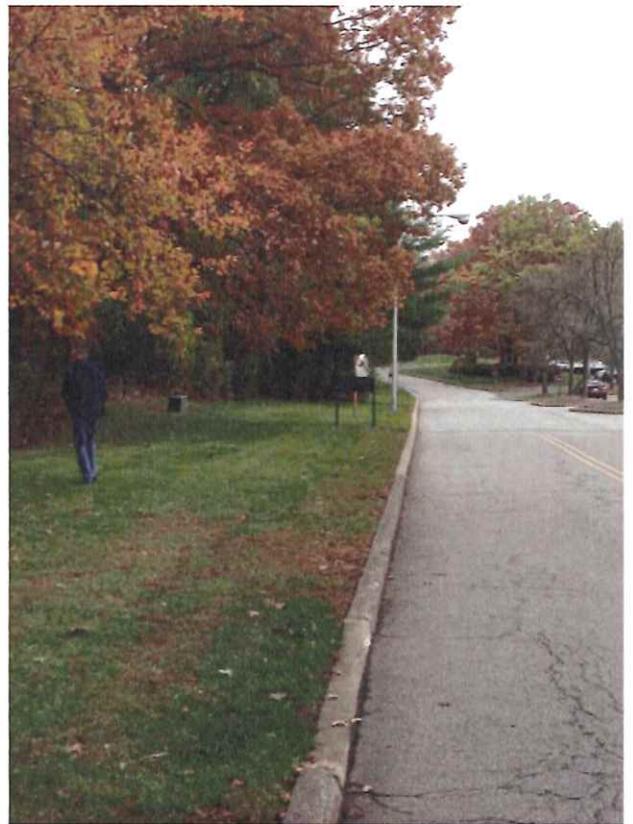
| | | |
|--------------|------------------|------------------------|
| Drawn By: JA | Scale: 1" = 800' | Project No. 04680.0005 |
| Chk'd By: ML | Date: 5/30/2014 | Figure No. 5 |



Appendix B
Site Photographs



Interior road, at Maintenance Bldg



Interior road, Northwestern



Woodland, northwest boundary



Lawn and isolated landscape trees



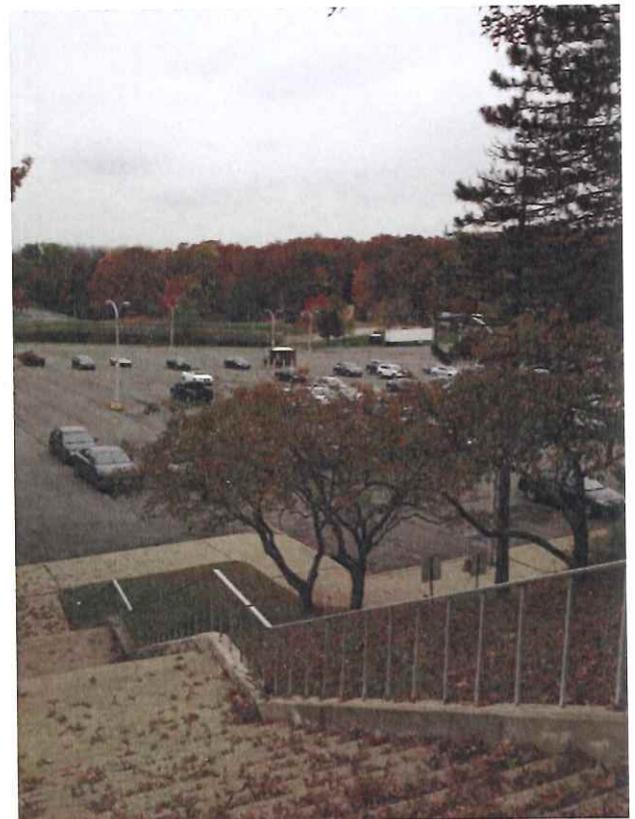
Eastern perimeter road



Southeastern property boundary



Campus parking area



Lower parking terrace

Appendix C

**NJDEP Freshwater Wetlands Protection Act Letter of
Interpretation**



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION

Division of Land Use Regulation
Mail Code 501-02A, P. O. Box 420
Trenton, New Jersey 08625-0420
www.state.nj.us/dep/landuse

RECEIVED

MAR 13 2014

Paulus, Sokolowski & Sartor

CHRIS CHRISTIE
Governor

KIM GUADAGNO
Lt. Governor

BOB MARTIN
Commissioner

MAR 06 2014

Honeywell International Inc.
101 Columbia Road
Morristown, N.J. 07962

RE: Freshwater Wetlands Letter of Interpretation: Line Verification
File No.: 1422-07-0007.1, FWW 130001
Applicant: Honeywell International Inc.
Block: 9101; Lot: 4
Morris Township, Morris County

Dear Madam and/or Sir:

This letter is in response to your request for a Letter of Interpretation to have Division of Land Use Regulation (Division) staff verify the boundary of the freshwater wetlands and State open waters on the referenced property.

In accordance with agreements between the State of New Jersey Department of Environmental Protection, the U.S. Army Corps of Engineers Philadelphia and New York Districts, and the U.S. Environmental Protection Agency, the NJDEP, the Division is the lead agency for establishing the extent of State and Federally regulated wetlands and waters. The USEPA and/or USACOE retain the right to reevaluate and modify the jurisdictional determination at any time should the information prove to be incomplete or inaccurate.

Based upon the information submitted, and a site inspection conducted by staff of the Division on May 10, 2013, the Division has determined that the wetlands and waters boundary lines as shown on the plan map entitled: "**Wetlands Survey, Honeywell, Lot 4, Block 9101, Township of Morris, Morris County, N.J.**", Sheet Nos. 1 and 2 of 2, dated January 18, 2013, last revised January 30, 2014, and prepared by PS&S, are accurate as shown.

Wetlands Resource Value Classification ("RVC")

Ordinary RVC:

1. Sheet No. 1 of 2: The four wetland areas labeled "isolated swale" on this sheet. [No wetland buffer]
2. Sheet No. 2 of 2: The following three wetland areas: a) The area denoted by points WL0601 through WL0604 (labeled "isolated swale (PEM)"); b) The area denoted by points WL0701 through WL0703 (which is one of two areas labeled "isolated wetlands (PFO1)"); and c) The area denoted by points WL-DEP1 through WL-DEP7 (labeled "isolated ordinary wetlands"). [No wetland buffer]

Intermediate RVC: Sheet No. 2 of 2: The remainder of the on and off-site wetlands depicted on this sheet and not identified above as Ordinary resource value. [50 foot wetland buffer]

State Open Waters:

1. Sheet No. 1 of 2: The two water areas labeled "isolated open waters" on this sheet. [No wetland buffer]
2. Sheet No. 2 of 2: The water area labeled as "State open waters (POW)" on this sheet. [No wetland buffer is present along the State open water portion of this feature. See the Intermediate RVC section above regarding the wetlands portion of this feature.]

The Division has determined that all of the wetlands and State open waters depicted on Sheet No. 1 of 2 are isolated and not connected to any surface water tributary system. In addition, the features depicted on Sheet No. 2 of 2 are isolated with the exception of the following: a) The wetlands denoted by points WL0801 through WL0806 and WL 0901 through WL0903; b) The wetlands denoted by points WL 1501 through WL 1503, and the area labeled "approximate location of offsite wetlands"; c) The wetlands immediately adjacent to the area labeled "State open waters (POW)"; and d) The area labeled "State open waters (POW)". The non-isolated wetlands/waters are classified as priority wetlands/waters by the United States Environmental Protection Agency because they ultimately drain into the Passaic River. Regarding the State open waters on the property, there are no standard transition areas required adjacent to State open water per the Freshwater Wetlands Protection Act rules. However, a riparian buffer may be required in accordance with the Flood Hazard Area Control Act rules. RVC may affect requirements for wetland and/or transition area permitting. This classification may affect the requirements for an Individual Wetlands Permit (see N.J.A.C. 7:7A-7), the types of Statewide General Permits available for the property (see N.J.A.C. 7:7A-4) and any modification available through a transition area waiver (see N.J.A.C. 7:7A-6). Please refer to the Freshwater Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) and implementing rules for additional information.

Wetlands resource value classification is based on the best information available to the Division. The classification is subject to reevaluation at any time if additional or updated

information is made available, including, but not limited to, information supplied by the applicant.

Under N.J.S.A. 13:9B-7a(2), if the Division has classified a wetland as Exceptional resource value, based on a finding that the wetland is documented habitat for threatened and endangered species that remains suitable for use for breeding, resting or feeding by such species, an applicant may request a change in this classification. Such requests for a classification change must demonstrate that the habitat is no longer suitable for the documented species because there has been a change in the suitability of this habitat. Requests for resource value classification changes and associated documentation should be submitted to the Division at the address at the top of this letter.

General Information

Pursuant to the Freshwater Wetlands Protection Act Rules, you are entitled to rely upon this jurisdictional determination for a **period of five years** from the date of this letter unless it is determined that the letter is based on inaccurate or incomplete information. Should additional information be disclosed or discovered, the Division reserves the right to void the original letter of interpretation and issue a revised letter of interpretation.

Regulated activities proposed within a wetland, wetland transition area or water area, as defined by N.J.A.C. 7:7A-2.2 and 2.6 of the Freshwater Wetlands Protection Act rules, require a permit from this office unless specifically exempted at N.J.A.C. 7:7A-2.8. The approved plan and supporting jurisdictional limit information are now part of the Division's public records.

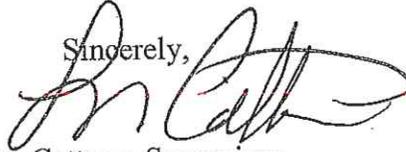
This letter in no way legalizes any fill which may have been placed, or other regulated activities which may have occurred on-site. This determination of jurisdiction extent or presence does not make a finding that wetlands or water areas are "isolated" or part of a surface water tributary system unless specifically called out in this letter as such. Furthermore, obtaining this determination does not affect your responsibility to obtain any local, State, or Federal permits which may be required.

Appeal Process

In accordance with N.J.A.C. 7:7A-1.7, any person who is aggrieved by this decision may request a hearing within 30 days of the date the decision is published in the DEP Bulletin by writing to: New Jersey Department of Environmental Protection, Office of Legal Affairs, Attention: Adjudicatory Hearing Requests, P.O. Box 402, Trenton, NJ 08625-0402. This request must include a completed copy of the Administrative Hearing Request Checklist found at www.state.nj.us/dep/landuse/forms. Hearing requests received after 30 days of publication notice may be denied. The DEP Bulletin is available on the Department's website at www.state.nj.us/dep/bulletin. In addition to your hearing request, you may file a request with the Office of Dispute Resolution to engage in alternative dispute resolution. Please see the website www.nj.gov/dep/odr for more information on this process.

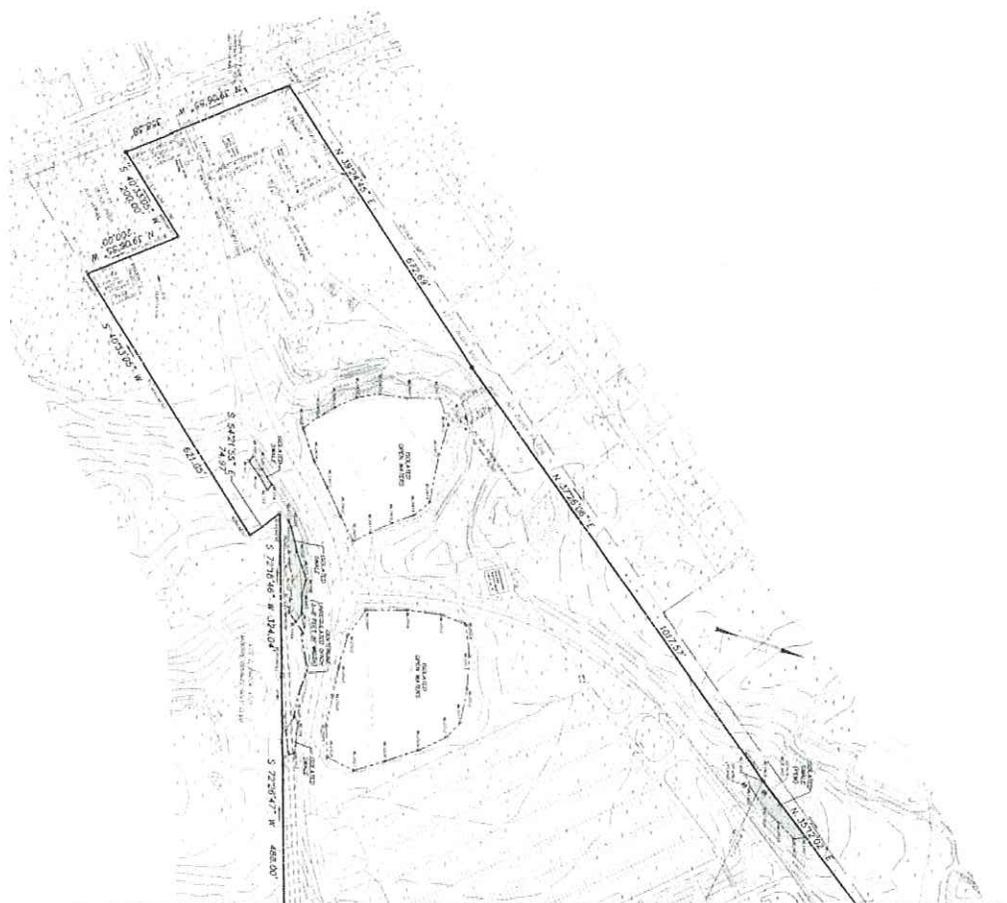
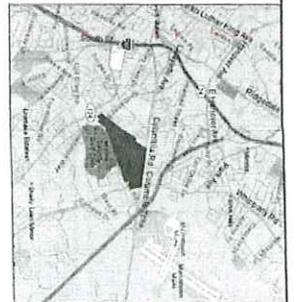
Please contact Susan Michniewski of our staff by e-mail at susan.michniewski@dep.state.nj.us or by telephone at (609) 777-0454 should you have any questions regarding this letter. Be sure to indicate the Division's file number in all communication.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lou Cattuna', written over the word 'Sincerely,'.

Lou Cattuna, Supervisor
Division of Land Use Regulation

- c: Municipal Clerk
- Municipal Construction Official
- Agent (original)



MATCH LINE

SEE SHEET NUMBER 2



LEGEND

- (dashed) existing or past lots and other boundaries
- (solid) proposed new lines
- (dotted) other lines
- (dash-dot) utility lines
- (thick solid) easement lines
- (thin solid) other lines
- (dotted) utility lines
- (thick solid) easement lines
- (thin solid) other lines

NOTES:

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PRACTICE ACT FOR PROFESSIONAL ENGINEERS, PENNSYLVANIA, AND THE PRACTICE ACT FOR PROFESSIONAL SURVEYORS, PENNSYLVANIA.
2. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ON THE SEAL.
3. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PRACTICE ACT FOR PROFESSIONAL ENGINEERS, PENNSYLVANIA, AND THE PRACTICE ACT FOR PROFESSIONAL SURVEYORS, PENNSYLVANIA.
4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PRACTICE ACT FOR PROFESSIONAL ENGINEERS, PENNSYLVANIA, AND THE PRACTICE ACT FOR PROFESSIONAL SURVEYORS, PENNSYLVANIA.
5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PRACTICE ACT FOR PROFESSIONAL ENGINEERS, PENNSYLVANIA, AND THE PRACTICE ACT FOR PROFESSIONAL SURVEYORS, PENNSYLVANIA.

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 04/01/14 | ISSUED FOR PERMIT |
| 2 | 04/01/14 | ISSUED FOR PERMIT |
| 3 | 04/01/14 | ISSUED FOR PERMIT |
| 4 | 04/01/14 | ISSUED FOR PERMIT |
| 5 | 04/01/14 | ISSUED FOR PERMIT |
| 6 | 04/01/14 | ISSUED FOR PERMIT |
| 7 | 04/01/14 | ISSUED FOR PERMIT |
| 8 | 04/01/14 | ISSUED FOR PERMIT |
| 9 | 04/01/14 | ISSUED FOR PERMIT |
| 10 | 04/01/14 | ISSUED FOR PERMIT |



HONEYWELL
LOT 4, BLOCK 9101

PS&S
Professional Surveying & Engineering
1000 North 10th Street
Pittsburgh, PA 15222
Tel: 412-261-1100
Fax: 412-261-1101
www.pses.com

FRANCIS C. WECHT, JR.
No. 27890
Professional Engineer
Professional Surveyor

WETLANDS SURVEY

| | |
|-------|----------|
| DATE | 04/01/14 |
| SCALE | AS SHOWN |
| SHEET | 1 OF 2 |

Appendix D

Indiana Bat Data Sheets

Indiana bat, *Myotis sodalis*

Status:

State: Endangered

Federal: Endangered

Identification

The Indiana bat is a medium-sized member of the genus *Myotis*. The head and body length ranges from 41 to 49 mm (1 5/8 - 1 7/8 in.), while the forearm length ranges from 35 to 41 mm (1 3/8 - 1 5/8 in.) (US FWS 1999). The species closely resembles the little brown bat (*Myotis lucifugus*) and the northern long-eared bat (*Myotis septentrionalis*). The Indiana bat has a



© Merlin D. Tuttle/ Bat Conservation International

strongly keeled calcar, a foot spur of cartilage that supports the membrane between the foot and tail. Its hind feet tend to be small and delicate with fewer, shorter hairs (that do not extend beyond the toenails) than the little brown and northern long-eared bats. The fur lacks luster, and the ears and wing membranes have a dull appearance and flat coloration that do not contrast with the fur. The chest and belly fur is lighter than the dull, pinkish-brown fur on the back, but does not contrast as strongly as does that of the little brown bat or northern long-eared bat. The skull is marked lengthwise by a small sagittal crest, and the braincase tends to be smaller, lower, and narrower than that of the little brown bat. The little brown's fur is bronze, and, on average, the little brown has a longer body and weighs more.

Habitat

Indiana bats hibernate in limestone caves and open, abandoned mine shafts (hibernaculum) from October to April. *M. sodalis* is highly selective of hibernation sites. Medium sized caves with large, shallow passageways are preferred. During midwinter, ideal conditions inside caves include an average temperature of 37-43° Fahrenheit (Evans, et. al.) and a relative humidity of 87% (Barbour and Davis 1969). Throughout hibernation, bats periodically move to the coldest parts of the cave. Some individuals also remain active, awakening approximately every 8-10 days. These bats may return to any of the hibernating clusters (Barbour and Davis 1969).

When Indiana bats hibernate together, their densities can range from 300 to 484 bats per square foot (Tuttle 1999). They often hibernate with other species. At the Hibernia Mine in New Jersey, Indiana bats hibernate primarily with little brown bats, as well as big brown (*Eptesicus fuscus*), northern long-eared, and eastern pipistrel (*Pipistrellus subflavus*) bats.

During the summer, females occupy maternity roosts of up to 100 females in riparian and flood plain forests under the loose bark of dead or dying trees. They have also been found under the loose bark of living trees and in cavities of dead trees. The use of upland habitats is also becoming more common for some populations. A study by

Garner and Gardner (1992) indicated that 75% of roost trees were upland species, while the other 25% were flood plain species. Species used as roost sites include, but are not exclusive to, American elm (*Ulmus americana*), slippery elm (*Ulmus rubra*), bitternut hickory (*Carya cordiformis*), shagbark hickory (*Carya ovata*), sweet pignut hickory (*Carya ovalis*), northern red oak (*Quercus rubra*), post oak (*Quercus stellata*), white oak (*Quercus alba*), silver maple (*Acer saccharinum*), sugar maple (*Acer saccharum*), cottonwood (*Populus deltoides*), green ash (*Fraxinus pennsylvanica*) and sassafras (*Sassafras albidum*) (Evans, et. al.). One colony was also found roosting in the cavity of a dead sycamore (*Platanus occidentalis*) (Kurta, et al. 1993).

Maternity colonies may establish both primary and alternate roost sites, which differ in location and in the number of bats using the roost site. Since the temperature of the roost site is important, primary roosts are located in areas that can be heated by the sun, such as in openings or at the edges of forests. Alternate roost sites are also located in forest interiors, and are used when temperatures are above normal or when it is raining (U.S. Fish and Wildlife Service 1999). During the summer, males roost alone or in small groups, usually near female roosts. However, some adult males occupy caves during the summer as well (US FWS 1999; Harvey 1992).

Trees located within the flood plain and along the sides of streams are particularly important in providing areas in which to forage for insects. Open bodies of water, such as lakes and reservoirs, are also used as foraging areas. During the summer, females and juveniles forage in riparian and flood plain areas. Pregnant and lactating females also prefer open bodies of water and have been known to fly up to 1.5 miles from upland roosts. Foraging also occurs in the canopy of upland trees and over clearings with early successional vegetation (US FWS 1999).

Status and Conservation

The Indiana bat was listed as endangered by the federal government in 1967 because of declines in their numbers that were documented at their seven major hibernacula in the Midwest. It was automatically added to the New Jersey endangered species list following passage of the state Endangered and Nongame Species Act in 1973. At the time of the federal listing, about 85% of the entire population hibernated at only seven sites, and fully half of the entire population hibernated in only two caves.

Human disturbance at these sites was considered to be a major factor in the bats' population decline. Since then, steps have been taken to protect most of the major hibernating sites, as well as minor sites, such as Hibernia Mine. In Indiana, bat numbers in 2001 appeared to be stable to slightly increasing. In Kentucky, their numbers appeared to be declining, but not so rapidly as in Missouri. There, the U.S. Fish and Wildlife Service termed the situation "catastrophic." Between 1975 and 1995, the number of Indiana bats at the major hibernating sites declined from more than 120,000 to nearly 20,000. In wake of such declines, some researchers believe the Indiana bat might be extirpated from Missouri--and possibly Iowa, where most of the bats hibernating in Missouri spend their summers--within the next 10 to 20 years (US FWS 2001).

Throughout the range of the Indiana bat, most of the major caves and abandoned mines that are used for hibernation have been gated or protected in other ways to guard against human disturbance during winter.

Characteristics of Indiana Bat Summer Habitat

Potential summer habitat for Indiana bats features at least 16 suitable roost trees per acre. Tree characteristics such as loose or shaggy bark, crevices, and hollows are more important than tree species. Suitable roost trees include any of the following:

- live shagbark hickories (*Carya ovata*) over 9 inches in diameter at breast height (dbh);
- lightning-struck trees over 9 inches dbh;
- dead, dying, or damaged trees of any species over 9 inches dbh with at least 10 percent exfoliating bark;
- den trees, broken trees, or stumps over 9 inches dbh and over 9 feet in height; and
- live trees of any species over 26 inches dbh.

Trees as small as 5 inches dbh have been used as maternity roosts and trees as small as 3 inches dbh have been used by roosting males; therefore, smaller dbh trees with the aforementioned characteristics should be retained if larger dbh trees are not present.

The following are examples of native tree species that should be included in planting plans designed to provide suitable roosts for Indiana bats in New Jersey.

Red maple *Acer rubrum*

Silver maple* *Acer saccharinum*

Sugar maple * *Acer saccharum*

Yellow birch *Betula alleghaniensis*

Gray birch *Betula populifolia*

Bitternut hickory *Carya cordiformis*

Sweet pignut hickory *Carya ovalis*

Shagbark hickory * *Carya ovata*

White ash *Fraxinus americana*

Green ash* *Fraxinus pennsylvanica*

White pine *Pinus strobus*

Eastern cottonwood* *Populus deltoides*

White oak* *Quercus alba*

Pin oak *Quercus palustris*

Northern red oak *Quercus rubra*

Post oak *Quercus stellata*

American elm* *Ulmus americana*

Slippery elm *Ulmus rubra*

* preferred roost tree species

U.S. FISH AND WILDLIFE SERVICE SPECIES NARRATIVES:

Biology and Threats of Federally Listed Species in New Jersey

March 2010

Indiana bat (*Myotis sodalis*)

The Indiana bat was federally listed in 1967 and classified as an endangered species in 1973. The Indiana bat is a small, brown mammal about 1.5 to 2 inches long. This species closely resembles the little brown bat, from which it can be distinguished by small differences in fur coloration and the structure of the feet. As with all eastern U.S. bat species, Indiana bats feed almost exclusively on insects.

Each fall from late August through October, Indiana bats migrate from their summer habitats to congregate in the vicinity of their hibernation sites, which include caves and abandoned mine shafts. During this time, the bats engage in mating activity and feed in the surrounding area to build the fat reserves needed during hibernation. The bats then hibernate from late October to April, the precise timing dependent on climatic conditions. After emerging from hibernation, Indiana bats forage in the vicinity of the hibernation site before migrating to summer habitats. Studies indicate that Indiana bats typically forage within 10 miles of hibernacula before and after hibernation.

When not hibernating, Indiana bats roost under loose tree bark by day, and forage for flying insects in and around the tree canopy at night. A variety of upland and wetland habitats are used as foraging areas, including flood plain, riparian (along rivers), and upland forests; pastures; clearings with early successional vegetation; cropland borders; and wooded fencerows. Preferred foraging areas are streams, associated flood plain forests, and impounded bodies of water such as ponds and reservoirs.

During the summer months, numerous female bats roost together in maternity colonies under the loose bark of dead or dying trees within riparian, flood plain, and upland forests. Maternity colonies use multiple roosts in both living and dead trees. Female Indiana bats raise a single offspring each year. Adult males usually roost in trees near maternity roosts, but some males remain near the hibernaculum and have been found in caves and mines during the summer. Protection of Indiana bats during all phases of their annual life cycle is essential to preserving this species. Threats to the Indiana bat include disturbance or killing of hibernating and maternity colonies; vandalism and improper closure of hibernacula; fragmentation, degradation, and destruction of forested summer habitats; and use of pesticides and other environmental contaminants. In recent years, White Nose Syndrome has also emerged as a major threat to the Indiana bat and many other bat species.

APPENDIX 3



State of New Jersey

DEPARTMENT OF TRANSPORTATION
P.O. Box 600
Trenton, NJ 08625-0600

CHRIS CHRISTIE
Governor

JAMES S. SIMPSON
Commissioner

KIM GUADAGNO
Lt. Governor

NEW JERSEY DEPARTMENT OF TRANSPORTATION

PETITION PROCEDURE

For

HIGHWAY-RAIL GRADE CROSSINGS

The following format shall be used to initiate action through the New Jersey Department of Transportation in matters involving highway-rail at-grade crossings and bridges carrying traffic over or under railroads.

The subject of the Petition may include, but is not limited to establishment, relocation, widening, rehabilitation or abandonment of highway-rail at-grade crossing as well as the type and design of traffic controls at grade crossings. It may be directed toward rebuilding, rehabilitation, removal, widening or abandonment of highway-rail bridges.

The Commissioner of Transportation has plenary power over grade crossings in New Jersey. This authority is conveyed by certain provisions of N.J.S.A. 48 (Title 48 New Jersey Statutes Annotated) and in case law arising from the appeal process related to these laws.

The Commissioner has delegated the authority and conduct of this business to the Railroad Engineering & Safety Unit of the New Jersey Department of Transportation. This Unit assigns a Diagnostic Team Leader to each case whose function is to manage the Diagnostic Team process.

Depending on the complexity of the project, it generally requires approximately six (6) months from the receipt of **ALL** the required information described herein and assignment of a Diagnostic Team Leader to issuance of an ORDER for the relief sought.

A PETITION MAY BE FILED BY:

Any individual, corporation, partnership, association, group of persons or organizations, or any body politic, political subdivision or governmental instrumentality.

PETITION SUBMISSIONS should include the following:

1. A Petition providing the reasons for initiating the request, the relief sought and the statutory provision or other authority which invokes the Department's jurisdiction. Ex. see N.J.S.A. Title 48
2. A Resolution from the governmental authority, having jurisdiction over the roadway where the grade crossing or structure exists or is requested, authorizing the filing of the petition.
 - a. The Resolution from the same authority should indicate acceptance to maintain signs and/or pavement markings under their jurisdiction which may be recommended.
 - b. If the petitioner and political subdivision having jurisdiction over the roadway are the same, the Petition and Resolution can be combined into a single document.
 - c. If the Petitioner is not part of government, the Resolution may be omitted.
3. A minimum of two (2) full size copies of a detailed plan of the area where the grade crossing or structure is or will be located including the following:
 - a. Existing and proposed conditions (sidewalks, curbs, buildings, overhead lighting, driveways, etc.).
 - b. A profile of the roadway showing the grade crossing or structure and its approaches.
 - c. A small scale plan showing the grade crossing or structures location in relation to the surrounding community.
4. Supplements to the Petition should include:
 - a. Traffic counts, current and/or projected, which show pedestrian volume and a breakdown into cars, trucks, buses, etc.
 - b. Accident reports, which detail collisions between trains and pedestrians, should be included where at-grade crossings are concerned.
 - c. Any additional information the petitioner wishes to submit in support of his request, e.g. photographs, letters of support from outside parties, bridge inspection reports, etc.

PETITION REQUIREMENTS continued:

5. NEW AT-GRADE RAIL CROSSINGS:

- a. If the Petition is for a new at-grade crossing, the Department will request an existing grade crossing to be closed. If an existing grade crossing can not be closed, an engineering study of why an existing grade crossing can not be closed **must** be provided.
- b. In the establishment of a new at-grade crossing, the municipality in which the grade crossing will be located **must** provide written documentation stating the acknowledgement that train horns (whistles) will be blown for the grade crossing.
- c. The Department requests that new at-grade crossing petitions be presented and discussed at a meeting at the Department offices of the Railroad Engineering & Safety Unit, 1035 Parkway Avenue, Trenton. Plans depicting the location of the proposed at-grade crossing are required for the meeting.

NOTE:

Diagnostic Team Meetings will be scheduled **only** when **All** of the conditions herein are satisfied and are in the possession of the Department. **Failure** in this regard may delay the process and scheduling of the Diagnostic Team Meeting.

In matters of this type, N.J.S.A. 48:2-56E, prescribes in filing fee to be paid at the time of the original filing of the Petition. Fees are as follows:

| | |
|---|----------|
| For rehearing, reopening, reargument or reconsideration of any matter | \$ 15.00 |
| For railroad preemption | \$ 25.00 |
| For establishment of a new railroad-highway crossing at grade | \$ 50.00 |
| For abandonment of a grade crossing | \$ 50.00 |
| For grade crossing separation | \$100.00 |
| For relocation or widening of grade crossing | \$100.00 |
| Any application or petition not herein specifically designated or described | \$ 25.00 |

Page Four
Petition Procedure

When a petition covers more than one matter, or seeks relief with respect to more than one matter, the fee for filing shall be the sum of the fees that would be paid for each individual matter.

The filing fee should be submitted in the form of a check, made payable to "Treasurer, State of New Jersey".

The **entire** submission should be sent to:

Todd R. Hirt
Project Engineer
Railroad Engineering & Safety Unit
New Jersey Department of Transportation
P.O. Box 600
Trenton, New Jersey 08625-0600

Upon receipt of **All** required information herein, a Diagnostic Team Leader will be appointed to manage the matter including the following:

1. Scheduling of a pre-Diagnostic Team Meeting if necessary, to discuss the matter in advance of proceeding with the full Diagnostic process.
2. Selection of appropriate Team members and serve notice of the Diagnostic Team Meeting to meet and evaluate the engineering and safety aspects of the matter at hand.
3. The Diagnostic Team Leader will prepare a Memorandum of Record of the meeting, noting the findings and recommendations of the team for distribution to all involved parties for comment and also published for comment by the public.
4. Should objections to the recommendations be advanced, the matter may be referred to the Department's Exception Review Committee for determination of further action.
5. Upon completion and fulfillment of **ALL** requirements, the matter may then be submitted to the Commissioner of the New Jersey Department of Transportation for final determination and issuance of a decision (ORDER), (to accept, reject or modify) based on the Diagnostic Team recommendations, the review conducted and taking into account the comments received.

NOTE:

Issues not readily susceptible to normal Departmental resolution may result in the matter being deemed contested and, if necessary, referred to the Office of Administrative Law for disposition.

EXEMPT GRADE CROSSING DESIGNATION:

" To eliminate the necessity of certain vehicles to stop before proceeding across grade crossings."

If the Petition or Diagnostic Team's report involves consideration of a highway-rail at-grade crossing for "EXEMPT" designation by the Commissioner of Transportation (ref N.J.S.A. 39:4-128), the matter will be submitted for a public hearing.

Once the hearing process is completed and ALL recommendations are finalized, an Initial Decision is issued. Thereafter, the Commissioner, after disposing of all Exceptions is empowered to accept, reject, or modify the Initial Decision and to issue an ORDER.

Unless an appeal is filed with the Appellate Division of Superior Court, the ORDER is FINAL.

APPENDIX 4

FISCAL IMPACT ANALYSIS FOR 101 COLUMBIA ROAD

Morris Township, New Jersey

Submitted by:

RG-Columbia LLC

MAY 28, 2014
BIGGINS LACY SHAPIRO & CO
47 Hulfish Street
Princeton, New Jersey 08542



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1.0 EXECUTIVE SUMMARY

This analysis, undertaken at the request of RG-Columbia, LLC describes the potential fiscal impacts resulting from the proposed mixed-use development of 101 Columbia Road, Morris Township, New Jersey - also known as the Honeywell site or Honeywell property.

The study finds that such development has the potential to spur a more than three-fold increase in total municipal and school district tax revenues; an incremental increase of more than \$3.1 million per year, if the development had been built out and fully occupied in 2014. Over the same period, combined municipal and school district costs would increase by \$1.6 million. The result would be an approximately \$1.5 million annual net benefit to Morris Township taxpayers.

The local development fees that would be earned by the Township during demolition at the site and construction of additional commercial and residential buildings would amount to approximately \$628,000 and are meant to offset the costs to the municipality for the design review and construction/building inspection during the project's planning and build-out.

These findings are summarized in Table 1, below. The full results of our analysis follows.

Table 1: Summary of Projected Fiscal Impacts

| | Current | Proposed |
|--|--------------------|--------------------|
| Assessed Valuation | \$64,900,000 | \$211,871,333 |
| Annual Tax Revenues | | |
| Municipal Tax Revenues | \$415,360 | \$1,355,977 |
| School Tax Revenues | \$973,500 | \$3,178,070 |
| Total Tax Revenues | \$1,388,860 | \$4,534,047 |
| Incremental Annual Tax Revenues | | |
| Incremental Municipal Tax Revenues | | \$940,617 |
| Incremental School Tax Revenues | | \$2,204,570 |
| Total Incremental Tax Revenues | | \$3,145,187 |
| Incremental Annual Costs | | |
| Incremental Municipal Costs | | \$345,712 |
| Incremental School Costs | | \$1,286,136 |
| Total Incremental Costs | | \$1,631,848 |
| Annual Net Benefit | | |
| To Morris Township | | \$594,905 |
| To Morris Schools | | \$918,434 |
| Total Annual Net Benefit | | \$1,513,339 |
| One-Time Development Fee Revenues | | \$627,648 |

2.0 INTRODUCTION

This analysis has been undertaken at the request of RG-Columbia, LLC to provide an initial examination of the financial implications that may be expected to result from the prospective development of the subject property - a 146.7 acre tract of land at 101 Columbia Road, Morris Township, New Jersey, also known as the "Honeywell site" or the "Honeywell Property." The research undertaken has been limited to the public revenues and the public costs which may be expected to result from the construction and occupancy of a mixed-use development consisting of existing laboratory and research space ("CTC/HPL"), new office/lab space and both market rate and affordable townhomes. The data and evaluations contained on the following pages describe the nature and magnitude of the proposed development, considers the current revenue producing structure of the site and calculates the added revenues (and costs) anticipated to result from such development.

Revenue projections were driven by assumptions that address the proposed product mix for the site, the market value of land and improvements, projected assessed values based on current equalization rates, and prevailing municipal and school district tax rates.

There are two basic approaches to estimating the cost of services that such a development might impose on the Township and its school system – average cost and marginal cost. Average cost is a simpler (and more common) approach as it bases its impact on the average of all local costs to service one unit in existing developments, multiplied by the number of units projected in the new development. However, such an approach has the potential to overstate costs as it does not account for what is frequently the excess capacity (e.g., within public works, or public safety departments) to deliver government services in a mature jurisdiction such as Morris Township. Thus, we employed the marginal cost approach as it provides a more realistic estimate of service costs. In doing so we focused on the variable costs in the Township's municipal budget. These expenses generally account for 30% to 40% of annual budgets. To further support credibility of our methodology and the analysis we engaged in discussions with Township officials who verified that the proposed development will likely trigger the need for some modest, additional public services.

Other unforeseeable changes in Morris Township (and Morristown) are likely to have their own impact on the fiscal condition of the Township and of the Morris School District. Because these changes may be so variable and cannot be predicted they must remain beyond the scope of this analysis. Instead, this report assumes that there are no other events that may affect the Township's fiscal affairs so that the impact of the development of the Honeywell site can be isolated and evaluated.

3.0 EXISTING CONDITIONS

3.1 EXISTING PRODUCT TYPE AT SUBJECT PROPERTY

The project that is the subject of the ensuing evaluation involves a proposal for the development of the Honeywell International property in Morris Township, New Jersey. The present development includes a total of 1,156,182 square feet of office and research space situated on a 146.7 acre parcel of land.

3.2 CURRENT REVENUES GENERATED BY SUBJECT PROPERTY

The current assessed value of the property is \$64.9 million, comprising approximately \$48 million of land value and approximately \$16.9 million of improvements. Based on the current Morris Township property tax equalization rate, the assessed value would equate to approximately \$92.3 million of market value.

Table 2: Current Value and Assessment

| Land Use | Size | Market Value | Equalization Rate | Assessed Value |
|--------------|--------------|---------------------|-------------------|---------------------|
| Building | 1,156,182 sf | \$24,104,500 | 70.27% | \$16,875,000 |
| Land | 146.7 acres | \$68,343,500 | 70.27% | \$48,025,000 |
| TOTAL | | \$92,358,000 | 70.27% | \$64,900,000 |

The current Morris Township property tax rate of \$0.64 per \$100 of assessed valuation when applied to the land and existing improvements yields annual municipal tax revenues of \$415,000. Similarly, the Morris School District property tax rate of \$1.50 per \$100 of assessed valuation yields school tax revenues of \$973,500. The combined total “local” tax yield is approximately \$1.39 million annually, based on the current valuation, equalization and tax rates.

Table 3: Current Annual Property Tax Revenues* (based on rate per \$100 of assessed value)

| Land Use | Assessed Value | Municipal Tax Rate | Schools Tax Rate | Municipal Taxes | School Taxes | Total Taxes |
|--------------|---------------------|--------------------|------------------|------------------|------------------|--------------------|
| Building | \$16,875,000 | \$0.64 | \$1.50 | \$108,000 | \$253,125 | \$361,125 |
| Land | \$48,025,000 | \$0.64 | \$1.50 | \$307,360 | \$720,375 | \$1,027,735 |
| TOTAL | \$64,900,000 | \$0.64 | \$1.50 | \$415,360 | \$973,500 | \$1,388,860 |

* Excludes County taxes

4.0 PROPOSED DEVELOPMENT

The proposed development of the Honeywell property contemplates the demolition of all but the 183,000 square foot CTC/HPL space (to be expanded by approximately 2,000 sf), which sits on approximately 16.7 acres of land. The balance of the property is to be redeveloped with 715,000 sf of new commercial office/lab space on 64.3 acres, and 235 townhomes on 65.7 acres.

Table 4: Proposed Development Plan

| Product Type | Land Area (acres) | Building Area (sf) | Units |
|--------------------------|-------------------|--------------------|------------|
| Office/Lab | 64.3 | 715,000 | - |
| CTC/HPL | 16.7 | 185,000 | - |
| Residential (Market) | 65.7 | - | 211 |
| Residential (Affordable) | | | 24 |
| TOTAL | 146.7 | 900,000 | 235 |

Approximately \$6 million will be spent on the existing CTC/HPL facilities. The planned office/lab space is presently valued at \$200 per square foot, and the weighted average value of each new townhome is projected to be almost \$600,000. The concept plans anticipate 211 3-bedroom townhomes ranging in size from approximately 1,900 sf to 3,100 sf and priced (base price) between \$544,900 and \$799,000. The affordable housing component includes 24 2- and 3-bedroom townhomes that will sell for approximately \$110,000 to \$132,000 on average.

The proposed plan also provides for ten percent open space.

5.0 FISCAL IMPACTS

5.1 MUNICIPAL FISCAL IMPACTS FROM PROPOSED DEVELOPMENT

This first section discusses the municipal fiscal impacts that are projected to result from the proposed development of the Honeywell property in Morris Township, New Jersey. The revenues and cost estimates provided below impact only the municipal budget. The impacts on the school district's budget are detailed in Section 5.2.

5.1.1 New Municipal Tax Revenues

Overall, the completed development plan is expected to yield a current (2014) market value of approximately \$301 million, and would, at the Township's current assessment ratio of 70.27 percent, result in an estimated assessed value of more than \$211 million.

Table 5: Projected Value and Assessment

| Product Type | Size | Market Value | Equalization Rate | Assessed Value |
|--------------|------------|----------------------|-------------------|----------------------|
| Office/Lab | 715,000 sf | \$143,000,000 | 70.27% | \$100,486,100 |
| CTC/HPL | 185,000 sf | \$17,581,100 | 70.27% | \$12,354,239 |
| Residential | 235 units | \$140,929,265 | 70.27% | \$99,030,995 |
| TOTAL | - | \$301,510,365 | 70.27% | \$211,871,333 |

The estimated assessment of the completed development (\$211,871,333) is 3.26 times the current property assessment (\$64,900,000) and yields an incremental assessment amounting to \$146.9 million.

The construction, completion and occupancy of the proposed new development on the Honeywell property in Morris Township can be expected to result in increased public sector revenues, including property taxes and development fees. As discussed above, the completion of the proposed development plan may result in an increase in the assessed value of the subject property from \$64.9 million to more than \$211 million. Based upon the Township's current property tax rate of \$0.64 per \$100 assessed value, the project would yield municipal property tax revenues of \$1,355,977 annually (school district tax revenues will be discussed in a following section of this report).

Table 6: Projected Annual Municipal Tax Revenues (based on rate per \$100 of assessed value)

| Product Type | Assessed Value | Municipal Tax Rate | Municipal Taxes |
|--------------|----------------------|--------------------|--------------------|
| Office/Lab | \$100,486,100 | \$0.64 | \$643,111 |
| CTC/HPL | \$12,354,239 | \$0.64 | \$79,067 |
| Residential | \$99,030,995 | \$0.64 | \$633,798 |
| TOTAL | \$211,871,333 | \$0.64 | \$1,355,977 |

These new tax revenues would represent a net incremental value of almost \$1 million annually to the township, as depicted in Table 7, below.

Table 7: Incremental Annual Municipal Tax Revenues

| Revenues | |
|---|-------------|
| Current Annual Municipal Tax Revenues | \$415,360 |
| Projected Annual Municipal Tax Revenues | \$1,355,977 |
| Incremental Annual Municipal Tax Revenues | \$940,617 |

5.1.2 New Municipal Costs

The proposed development of the Honeywell site would also generate the need for additional services from the community. Utilizing the marginal costing approach described earlier, the impact of the development of the Honeywell property is limited to the public safety and public works services of the Township – what are termed the “variable costs” of municipal services – as opposed to fixed costs such as general government administration, parks and recreation, insurance, etc. which are not expected to vary, or increase, when a largely self-contained development of the type anticipated at 101 Columbia Road is added to the tax rolls. The current (2014) municipal budget expense for public works and public safety is \$13,170,971; accounting for 38 percent of the total 2014 municipal appropriations of \$35,021,946.

Table 8: 2014 Municipal Budget Summary

| Budget Category | Total Costs | Variable? |
|---|---------------------|-----------|
| 1. General Government Functions | \$2,312,725 | No |
| 2. Land Use Administration | \$127,077 | No |
| 3. Insurance | \$3,368,682 | No |
| 4. Public Safety Functions | \$7,477,125 | Yes |
| 5. Public Works Functions | \$5,693,846 | Yes |
| 6. Health and Human Services Functions | \$357,076 | No |
| 7. Park and Recreation Functions | \$727,357 | No |
| 8. Other Common Operating Functions | \$187,000 | No |
| 9. Utility Expenses and Bulk Purchases | \$1,021,300 | No |
| 10. Unclassified | \$693,022 | No |
| 11. Statutory Expenses | \$3,232,889 | No |
| 12. Operations | \$2,584,219 | No |
| 13. Municipal Debt Service and Deferred Charges | \$3,645,377 | No |
| 14. Reserve for Uncollected taxes | \$3,594,251 | No |
| GRAND TOTAL COSTS | \$35,021,946 | |
| VARIABLE COSTS ONLY (4 & 5) | \$13,170,971 | |
| VARIABLE COSTS AS % OF GRAND TOTAL | 38% | |

In determining the costs associated with the proposed development the first step is to allocate a portion of variable municipal expenditures to the three different property classifications in the Township: Residential, Commercial/Industrial and Farm/Vacant. The allocation formula is based on an average of each property type’s share of total township properties (the number of tax lots); and its share of total assessed values. Utilizing this so-called “proportional valuation” methodology, residential accounts for the largest share by far (88.7% of all variable costs) or almost \$11.7 million. As only 67.3% of these costs

are funded through municipal taxes, the proportional valuation approach should be applied only to those municipal expenses that are tax supported: \$7,862,424 for all Township residential property and \$821,699 for all Township commercial property.

Table 9: Allocation of Variable Costs by Morris Township Property Types

| Property Class | % of Twp. Properties | % of Total Assessments | % of Variable Municipal Costs | Allocated Variable Costs | Tax Supported Variable Costs |
|------------------------------|----------------------|------------------------|-------------------------------|--------------------------|------------------------------|
| Residential | 94.74 | 82.65 | 88.70 | \$11,682,651 | \$7,862,424 |
| Commercial/Industrial | 2.00 | 16.53 | 9.27 | 1,220,949 | \$821,699 |
| Vacant Land/Farm | 3.26 | 0.82 | 2.03 | 267,370 | \$179,940 |
| TOTAL | 100.00% | 100.00% | 100.00% | \$13,170,971 | \$8,864,063 |

These municipal expenditure levels proportionally allocated to residential and non-residential valuation are then expressed in terms of per employee and per capita expenditures for the existing population and employment base. Thus, based on the most recent estimates of the Township’s population (22,306 in 2010) and of employment (11,673 in 2012), these specific services would amount to \$352.48 per capita and \$70.39 per employee.

Table 10: Per Capita or Per Employee Tax-Supported Variable Costs

| Property Class | Tax Supported Variable Costs | 2010 Twp. Residents | 2012 Twp. Employment | Per Capita or Per Employee Tax Supported Costs |
|------------------------------|------------------------------|---------------------|----------------------|--|
| Residential | \$7,862,424 | 22,306 | - | \$352.48 |
| Commercial/Industrial | \$821,699 | - | 11,673 | \$70.39 |

The development of the Honeywell site can be expected to result in increased employment relative to the Township’s current employment levels and will also, as a result of the proposed housing units, generate new residents for the Township. Standards derived by the International Building Code and the Uniform Construction Code for the typical employment density in a commercial office building (2.8 employees per 1,000 square feet) would suggest a total of 2,002 new onsite, permanent full-time jobs at the new development (assuming a highest density scenario in which the office/lab space is occupied exclusively by office workers). Similarly, demographic “multipliers” developed in 2006 by the Center for Urban Policy Research (CUPR) at Rutgers University for the occupancy of new housing developments in New Jersey appear to indicate that the 235 new townhomes would result in 581 new Township residents at the Honeywell site.

Table 11: Net New Occupancy at Project Site

| Product Type | Net New Units/Space | Density | Net New Occupancy |
|---------------------------------|---------------------|------------------------|-------------------|
| Office/Lab | 715,000 sf | 2.8 employees/1,000 sf | 2,002 |
| CTC/HPL | 2,000 sf | NA | 0 |
| Residential (Market) | 211 homes | 2.44 residents/unit | 515 |
| Residential (Affordable) | 24 homes | 2.75 residents/unit | 66 |

Thus, based on the per capita and per employee municipal cost allocations, and on the number of new residents and new employees anticipated at the redeveloped site, the incremental annual additional municipal costs are expected to be \$345,712.

Table 12: Incremental Additional Municipal Costs

| Product Type | Net New Occupancy | Per Capita Tax Supported Costs | Net New Municipal Costs |
|--------------------------|-------------------|--------------------------------|-------------------------|
| Office/Lab | 2002 employees | \$70.39 | \$140,921 |
| CTC/HPL | | | |
| Residential (Market) | 515 residents | \$352.48 | \$181,527 |
| Residential (Affordable) | 66 residents | \$352.48 | \$23,264 |
| TOTAL | - | - | \$345,712 |

5.1.3 Municipal Net Impacts

Lastly, subtracting projected incremental annual municipal costs from incremental annual municipal revenues yields an annual net benefit to Morris Township taxpayers of almost \$600,000.

Table 13: Annual Net Benefit to Morris Township

| | Revenues |
|--|--------------------|
| Incremental Annual Municipal Tax Revenues | \$940,617 |
| Incremental Annual Municipal Costs | \$345,712 |
| Net Annual Benefit to Morris Township | + \$594,905 |

5.2 SCHOOL DISTRICT FISCAL IMPACTS FROM PROPOSED DEVELOPMENT

As noted earlier, the discussion of school district fiscal impacts is distinct from that of municipal fiscal impacts. Nonetheless, in aggregate both will have a bearing on the fiscal health of the Township and thus on the tax burden imposed on its residents. As in the prior discussion, we begin with an estimate of revenues, then project potential expenses and assess what, if any, net benefits are to be expected.

5.2.1 New School District Tax Revenues

In prior sections of this report it was stated that the completed development is projected to have a 2014 market value of approximately \$301 million and to yield an assessed valuation of approximately \$211 million. Based upon the Morris School District current property tax rate of \$1.50 per \$100 of assessed value the project would yield school property tax revenues of \$3,178,070 per year.

Table 14: Projected Annual School Tax Revenues (based on rate per \$100 of assessed value)

| Product Type | Assessed Value | School Tax Rate | School Taxes |
|--------------|----------------------|-----------------|--------------------|
| Office/Lab | \$100,486,100 | \$1.50 | \$1,507,292 |
| CTC/HPL | \$12,354,239 | \$1.50 | \$185,314 |
| Residential | \$99,030,995 | \$1.50 | \$1,485,465 |
| TOTAL | \$211,871,333 | \$1.50 | \$3,178,070 |

These new tax revenues represent a net incremental value of more than \$2.2 million annually to the school district, as depicted in Table 15 below.

Table 15: Incremental Annual School Tax Revenues

| Revenues | |
|--|-------------|
| Current Annual School Tax Revenues | \$973,500 |
| Projected Annual School Tax Revenues | \$3,178,070 |
| Incremental Annual School Tax Revenues | \$2,204,570 |

5.2.2 New School District Costs

The proposed development on the Honeywell site would also generate additional new public school children and thus incremental new costs for the school district. Due to the regional nature of the Morris School District the costs to operate the schools is shared by Morris Township and Morristown (Morris Plains pays tuition for each student it sends to the district).

School expenses are allocated to the two jurisdictions based on their share of the combined property tax ratable base of both municipalities. In 2013 the combined ratable base was slightly greater than \$7.8 billion. Morris Township’s share of this amount was approximately \$5.22 billion, or 66.92%

The development of the Honeywell site in Morris Township would increase the Township’s ratable base and thus the combined ratable base by approximately \$146.9 million. In the very unlikely event that *no new ratables were added to Morristown during the corresponding period*, the Township’s share of all ratables would increase by 0.61 percentage points (from 66.92% to 67.53%), and the proportion of school district expenses borne by Morris Township taxpayers would increase by the same amount.

Table 16: Projected Values and Assessment

| Jurisdiction | Current Ratable Base (2013) | Share | Revised Ratable Base | Share | Increase In Township Share of School Apportionment Formula |
|--------------|-----------------------------|----------------|------------------------|----------------|--|
| Morris Twp. | \$5,225,371,417 | 66.92% | \$5,372,342,750 | 67.53% | 0.61 percentage points |
| Morristown | \$2,583,044,251 | 33.08% | \$2,583,044,251 | 32.47% | - |
| TOTAL | \$7,808,415,668 | 100.00% | \$7,955,387,001 | 100.00% | - |

The actual increase in school expenses that would result from new townhome construction and occupancy on the Honeywell site and be the responsibility of Morris Township taxpayers would thus be based on two factors: 1] the Township’s increased share of total costs, (as described above); and 2] the incremental increase in the regional school district’s budget resulting from the need to accommodate the new school children that would be generated by the new townhomes at 101 Columbia Road, as described below.

The development plan contains 235 multi-family housing units as follows:

- 211 market-priced 3-bedroom townhomes;
- 16 affordable 3-bedroom townhomes; and
- 8 affordable 2-bedroom townhomes.

Again, using the most recent demographic multipliers from Rutgers-CUPR, the 235 new townhomes proposed for the Honeywell property would yield 66 public school children accordingly:

Table 17: Projected Public School Children Generation

| Housing Type | New Units | Public School Children Per Unit | Estimated New Public School Children |
|------------------------------------|------------|---------------------------------|--------------------------------------|
| Residential 3-Bedroom (Market) | 211 | 0.244 | 51 |
| Residential 3-Bedroom (Affordable) | 16 | 0.780 | 12 |
| Residential 2-Bedroom (Affordable) | 8 | 0.320 | 3 |
| TOTAL | 235 | 0.281 | 66 |

Based on the school district’s most recent (2014-2015) budget, the tax-supported cost per child in the regional school system was \$16,853 per year. Thus adding 66 new school children to the district would also add a little more than \$1.1 million to its operating budget.

Table 18: New Public School Children Generation and Impact on Current School Budget

| Housing Type | Estimated New Public School Children | Tax-Supported Costs Per Public School Child | Additions to School Budget |
|------------------------------------|--------------------------------------|---|----------------------------|
| Residential 3-Bedroom (Market) | 51 | \$16,853 | \$859,503 |
| Residential 3-Bedroom (Affordable) | 12 | \$16,853 | \$202,236 |
| Residential 2-Bedroom (Affordable) | 3 | \$16,853 | \$50,559 |
| TOTAL | 66 | \$16,853 | \$1,112,298 |

The result, depicted below, would be to increase the operating budget from \$87.7 million per year to \$88.8 million per year. At a 67.53% share of operating expenses (vs. 66.92% prior to the development of the Honeywell property), the Township taxpayers would be expected to bear a \$1,286,136 increase in school costs.

Table 19: Projected School Costs

| Current School Budget | Current Morris Twp Share | Current Morris Twp School Costs | Revised School Budget | Revised Morris Twp Share | Revised Morris Twp School Costs | Incremental New School Costs |
|-----------------------|--------------------------|---------------------------------|-----------------------|--------------------------|---------------------------------|------------------------------|
| \$87,705,056 | 66.92% | \$58,692,223 | \$88,817,354 | 67.53% | \$59,978,359 | \$1,286,136 |

This increase in the school burden on Morris Township taxpayers is apt to be exaggerated because the CUPR demographic multipliers almost certainly overestimate the number of public school children likely to be generated by the proposed new townhomes.

In July 2011 Biggins Lacy Shapiro & Co, working with the school district’s transportation (busing) coordinator, surveyed eleven Morris Township townhouse and condominium complexes, representing 1,422 total housing units (including 178 affordable units), ranging in size from 1 to 4 bedrooms. This analysis (presented in Table 20), revealed that the aggregate public school children generation rate was just 0.0562 students per housing unit. The CUPR model currently predicts 0.281 school children per unit at the proposed 101 Columbia Road development, a rate that is five times greater than what the Morris

Township experience would indicate. While this differential may be somewhat overstated due to the preponderance of 3 bedroom units in the proposed development, it is nonetheless evident that the number of children that are likely to attend public schools in the Township will be very, very low.

Table 20: Public School Children Generation in Morris Twp Townhome/Condo Complexes: 2011

| Development | Bedrooms | Total Housing Units | Affordable Units | Public School Children | Public School Children per unit |
|---------------------------------|----------|---------------------|------------------|------------------------|---------------------------------|
| Dorsett Hollow | 3 – 4 | 73 | 0 | 7 | 0.0958 |
| James Street Commons | 2 | 64 | 16 | 4 | 0.0625 |
| Liberty Green | 2 – 4 | 170 | 0 | 16 | 0.0941 |
| Moore Estate | 1 – 4 | 292 | 64 | 2 | 0.0068 |
| Mountain Shadows | NA | 15 | 0 | 0 | 0.0000 |
| Rose Arbor | 1 – 3 | 325 | 69 | 32 | 0.0984 |
| Springbrook | 2 – 3 | 82 | 0 | 4 | 0.0487 |
| Township Village | 1 – 2 | 128 | 0 | 3 | 0.0234 |
| Village at Convent Station | 1 – 3 | 112 | 29 | 8 | 0.0714 |
| Woodcrest | 2 – 3 | 81 | 0 | 3 | 0.0370 |
| Woodside | 2 – 3 | 80 | 0 | 1 | 0.0125 |
| MORRIS TOWNSHIP TOTALS | 1 – 4 | 1,422 | 178 | 80 | 0.0562 |
| CUPR MODEL: 101 COLUMBIA | 2 – 3 | 235 | 24 | 66 | 0.2810 |

5.2.3 School District Net Impacts

Subtracting estimated incremental annual school district costs (\$1,286,136) from incremental annual school revenues (\$2,204,570) yields an annual net benefit to Morris Township taxpayers of more than \$900,000.

Table 21: Incremental Annual Net Benefit to Morris Schools

| | Revenues |
|--|-------------|
| Incremental Annual School Tax Revenues | \$2,204,570 |
| Incremental Annual School Costs | \$1,286,136 |
| Net Annual Benefit to Morris Schools | + \$918,434 |

5.3 CONCLUSION: COMBINED FISCAL IMPACTS FROM PROPOSED DEVELOPMENT

Based on the current specifications for the proposed development of the Honeywell property in Morris Township; standards and assumptions regarding population, public school children and local employment generation; and the Township and School District’s fiscal condition, among other variables described here, the proposed development of 101 Columbia Road in Morris Township would have a net, positive fiscal impact of \$1,513,339 per year, if it was built and fully occupied in 2014.

Table 22: Combined Annual Net Fiscal Benefit

| | Revenues |
|---|--------------------|
| To Morris Township | \$594,905 |
| To Morris School District | \$918,434 |
| TOTAL Benefit to Morris Township Taxpayers | \$1,513,339 |

APPENDIX 5

DEVELOPER'S AGREEMENT
(General Development Plan)

THIS AGREEMENT is made on _____, 2014, by and between **THE TOWNSHIP OF MORRIS**, in the County of Morris, a municipal corporation of the State of New Jersey, having an address at 50 Woodland Avenue, Convent Station, New Jersey 07961-7603, hereinafter called the "Township" or the "Municipality", and **RG-Columbia LLC** or an entity to be named, with offices located at 500 International Drive North, Suite 345, Mount Olive, New Jersey 07828, hereinafter referred to as the "Applicant".

WITNESSETH:

WHEREAS, the Applicant is the contract purchaser of a portion of the premises known as Block 9101 Lot 4 on the tax map of the Township of Morris;

WHEREAS, Honeywell International Inc. ("Honeywell"), 101 Columbia Road, Morristown, New Jersey 07960 is the owner of Block 9101 Lot 4 on the tax map of the Township of Morris;

WHEREAS, K. Hovnanian Homes ("K. Hovnanian") with offices at 110 Fieldcrest Avenue, Edison, New Jersey 08837 is the contract purchaser of the residential components of Block 9101 Lot 4 on the tax map of the Township of Morris;

WHEREAS, Applicant's affiliate has been designated as the "Applicant" pursuant to an agreement with Honeywell and is responsible for seeking and obtaining GDP approval as contemplated by Morris Township Ordinance Section 95-27.4, et seq.;

WHEREAS, the Applicant applied for and received approval of a general development plan ("GDP") for property now identified as Block 9101 Lot 4 on the tax map of the Township of Morris (referred to as the "Property"), and a copy of the Resolution approving the GDP adopted by the Morris Township Planning Board (the "Board") is attached hereto as Exhibit A; and

WHEREAS, the GDP proposes a planned unit development ("PUD") known as _____ on the Property, which PUD is planned to consist of (a) an office and research

laboratory component, (b) an open space component, and (c) a residential component (collectively the "Development"); and

WHEREAS, Applicant, Honeywell and K. Hovnanian, each of which may be hereinafter referred to as a "Developer", intend to seek site plan and subdivision approvals for their respective components of the Property and proceed with construction of the improvements thereon in phases/sections. Each Developer shall be required to enter into one (1) or more separate developer agreements with the Township for each component of the Development, which shall be consistent with the terms and conditions of this Agreement and which shall cover each and every other specific obligation of the Developer with respect to such component of the Development.

WHEREAS, Developer and the Township desire to enter into this Agreement in order to define Applicant's rights and obligations under the GDP, and the site plans and subdivisions to be developed pursuant to the GDP, with respect to (a) securing necessary government approvals for the Development, (b) entering into a separate developer's agreement for each component of the Development, (c) ownership and maintenance of improvements serving the Development, (d) traffic improvements required to serve the Development, (e) affordable housing obligations generated by the Development, (f) conveyance of the open space component of the Development to the Township, (g) implementing the Development in conformance with the approved GDP, notwithstanding anything to the contrary in the Municipal Land Use Law (the "MLUL"), N.J.S.A. 40:55D-1 et seq., or any ordinance or regulation adopted pursuant to the MLUL after the approval of the GDP, and (h) other subjects covered by this Agreement; and

NOW THEREFORE, in consideration of the premises and mutual covenants hereinafter contained, the parties hereto, for themselves, their successors and assigns, hereby agree to the following:

I. THE DEVELOPMENT

The Development is planned (A) to consist of the commercial, residential and open space uses described in the recitals to this Agreement, and (B) to be constructed in a series of sections over time. The current planned order of construction is set forth in the GDP.

Applicant shall have the right, but not the obligation, to construct the Development. Applicant shall have the right from time to time to modify or change the order in which the Development is constructed; provided, however, that such modifications or changes shall not modify or change Applicant's obligation to implement traffic improvements in conformance with Article IV below. Thus, for example, Applicant shall have the right to construct office buildings within the office/lab overlay district consisting of 81+/- acres as defined in the GDP in such sequence as the Applicant determines. Nevertheless Applicant shall remain obligated to implement the required traffic improvements in accordance with the timing and other requirements set forth in Article IV.

The Township has allocated and reserved sufficient sewer transmission and treatment capacity to serve the Development based on the current sewer allocation to the Property.

II. GOVERNMENTAL APPROVALS NECESSARY

The granting of the GDP approval does not constitute site plan, subdivision or variance approval and Applicant recognizes and agrees that it must seek all municipal, county, state and federal approvals that may be required in conjunction with construction of each component of the Development. In connection with the Site Plan Approval to be granted to each component, the Applicant further understands and agrees that it or the purchaser/developer as to each component will be required to execute a separate Developers Agreement for each of the components, which agreement, when executed and performance guarantees required thereby are posted with the Township, shall serve to supersede this Developer's Agreement. The Applicant shall then be relieved from the Development responsibilities for that component and the Municipal and/or private infrastructure to be constructed

therein except as to traffic improvements set forth in Section IV herein below which shall remain the responsibility of the Applicant. Such responsibilities and obligations shall be assumed by and become the obligation of the developer that enters into the separate Developer's Agreement with the Township for that component of the Property. Any subsequent Developer's Agreement shall specify the amounts for each performance guarantee, maintenance guarantee, and/or restoration guarantee, as the case may be for each component of the Development and, shall be established based on engineer's estimates, and the form and content of each such performance guarantee, maintenance guarantee, and/or restoration guarantee, shall be in conformance with the applicable provisions of Morris Township Code and the New Jersey Municipal Land Use law. Each such developer's agreement shall also define events of default and provide remedies for default and shall further provide that a default by Applicant under this Agreement shall not constitute a default under such developer's agreement.

III. AGREEMENT RELATING TO OWNERSHIP AND MAINTENANCE OF IMPROVEMENTS

The Applicant and the Township acknowledge that the Development, to the extent constructed, is to be constructed within the residential east overlay district, residential west overlay district and the office/laboratory district, and that all the roads, stormwater facilities, and other improvements, (except those to be owned and/or operated by utility companies), within the Development are to be privately owned and maintained at the sole cost and expense of the relevant Developer and its successors and assigns (provided that nothing herein shall constitute a waiver of any right to municipal services that may be conferred by law upon a Developer or its successors and assigns). Applicant and the Township further acknowledge that any improvements to be constructed by the Township within the open space component shall be approved/permitted, constructed, owned and maintained by the Township and/or its designee. The Township agrees to assume responsibility for contributions for the maintenance of stormwater management facilities and other infrastructure utilized by the Township within the

Development pursuant to an agreement to be executed upon determination of the municipal facilities to be constructed.

IV. TRAFFIC IMPROVEMENTS AND MITIGATION

As set forth in the GDP Resolution, the Development will have an impact on traffic and roadways in the area, and will require certain traffic improvements. In accordance with the terms and conditions of the GDP Resolution, the Applicant shall, at its sole cost and expense, undertake the following:

A. Implement traffic infrastructure modifications as follows:

(a)

B. The adjacent intersection improvements required by this Section A above shall be those improvements as set forth in the Resolution of Approval adopted by the Morris County Planning Board with respect to improvements to county owned roadways known as Columbia Road and Park Avenue. These improvements shall be completed before the earlier of (a) the delivery of the first certificate of occupancy for a new building within the office and research/lab component of the Development, or (b) the delivery of the 100th townhouse within the residential components of the Development.

The improvements required on the Township municipal streets known as Kahn Road and Old Turnpike Road shall be in accordance with approvals obtained from the New Jersey Department of Transportation ("NJDOT") according to the protocols established for the upgrade of rail crossings. The Applicant and the Township further agree that as set forth in Section 95-27.4E(9), the Applicant's obligation with reference to the potential railroad crossing improvements required at the intersection of the property with the Conrail Railway Tracks, Kahn Road and Old Turnpike Road only require the developer to diligently, at its sole cost and expense, prepare, submit and process all application

materials (including plans for improvements required to seek approvals from NJDOT for the upgrade of the railroad crossing). Per Section 9(c) it is further understood and agreed that "if the Developer has diligently fulfilled its obligations with respect to the Quiet Zone application, but approval for the Quiet Zone designation is denied, the Developer shall be relieved of all further obligations with respect to the processing of that application, provided that Developer transfers and assigns to the Township of Morris at no cost, all applications, plans, surveys, reports and other documents, data and information relating to such applications." Compliance with the Quiet Zone approval protocol, as set forth in Section 95-27.4E(9), shall constitute satisfaction of the Applicant's obligations with respect to the Quiet Zone, and Applicant (and any other Developer) shall be able to proceed without interruption with applications for approvals, the commencement of construction, and issuance of any other permits, approvals or inspections to which the Developer, Applicant, or its successors and assigns, may be entitled pursuant to law.

In the event that NJDOT approves the Quiet Zone application submitted by the Applicant on behalf of the Township, or if such application is denied and the Township thereafter obtains such approval within two (2) years after the denial, the Applicant shall be responsible for the completion of the improvements to the railroad crossing. Upon completion of the improvements, the railroad crossing shall become a public crossing to be maintained by Conrail/NJ Transit. The Applicant, and any owner of any portion of the Property, shall then be relieved of all liability for any accident or injury at the railroad crossing and the Township shall then assume all such liability.

All intersection improvements shall comply with all applicable statutory and regulatory requirements, including but not limited to the provisions of the governing Manual of Uniform Traffic Control Devices, the Americans With Disabilities Act and NJDOT and Morris County design requirements.

C. With respect to the foregoing traffic infrastructure modifications, the Applicant shall be required to complete the above modifications in compliance with the schedule required by Ordinance

Section 95-27.4E(11)xi and the GDP Approval. Certificates of occupancy will not be withheld where modifications to signal timing are proposed but such modifications are not implemented either because (1)the County does not require such modifications in connection with construction of the Development, or (2) the County has not begun or completed, as the case may be, such modifications despite the fact that Developer has timely requested that the County do so and has made all payments which are required to be paid prior to the County's performance of the work.

V. CONVEYANCES TO THE TOWNSHIP

“NOTE : Since the form of the transfer of the open space to the Township is unknown at this time, this section has been left blank. Once it is determined whether the open space transfer will be by conveyance, easement or license, or some combination thereof, appropriate terms and conditions can be inserted. If there is any conveyance, the deed will reserve to the grantor, and its successors and assigns, certain easement rights for access, utilities, stormwater management and otherwise.”

VI. AFFORDABLE HOUSING OBLIGATION

A. Non-Residential Development. Applicant shall neither be required to make any payments for affordable housing nor construct or otherwise provide any affordable housing in connection with the Development of office/research laboratory space.

B. Residential Development. Ten (10%) percent of the total number of Residential Units within the Development shall be affordable to low and/or moderate income households pursuant to Morris Township Ordinance Section 95-27.4E(8)q (residential units which are affordable to low and/or moderate income households are sometimes herein called "Affordable Units"). The Affordable Units shall be constructed on the residential east and/or residential west overlay district, or at the option of the relevant Developer, some or all of the Affordable Units may be constructed on another property, but within the Township. There is no current plan to locate any Affordable Units off-tract, but the Township and Applicant acknowledge that the developer of the residential components has the right to do so, provided that site plan approval is obtained for the off-tract location. The location of the Affordable Units shall be established at the time of the site plan approval for the residential component of the

Property. Construction of the low and moderate income housing shall be phased in during the construction of the market-rate housing in accordance with the phasing schedule set forth at N.J.A.C. 5:97-6.4(d), as that section may be amended or modified in the future, which shall be incorporated into the site plan approval for the residential component of the Development. The price of the Affordable Units shall be determined in accordance with the Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.1 et seq., as same may be amended or modified in the future.

Notwithstanding anything to the contrary elsewhere in this Agreement, the obligation to create Affordable Units under this Section VI(B) shall attach to and run only with the title to the lot or lots containing the market rate Residential Units giving rise to the obligation to create the affordable Residential Units.

VII. DURATION OF AGREEMENT

This Agreement shall remain in effect for the term of the effect of the GDP, as it may be extended and/or modified from time to time. The GDP shall be effective for 20 years from the date of the GDP Approval. This Agreement, however, may be terminated if the GDP is terminated sooner for cause pursuant to N.J.S.A. 40:55D-45.7. During the term of the GDP, as it may be extended and/or modified from time to time, Developer shall have the right to develop the PUD in accordance with the GDP, notwithstanding any provision to the contrary in the Municipal Land Use Law ("MLUL") N.J.S.A. 40:55D-1 et seq., or any ordinance or regulation adopted pursuant to the MLUL after the effective date of the approval of the GDP.

In accordance with the MLUL and Section 95-27.4E(11)(e) of the Zoning Ordinance, Applicant shall not be required to amend or revise the GDP Approval if in undertaking the development of the Property : (a) the number of residential units or the amounts of nonresidential floor space is reduced by fifteen percent (15%) or less, or (b) the residential density or the nonresidential floor area ratio is reduced by fifteen percent (15%) or less. The Township agrees that Applicant and other developers have

the right and intend to develop the property in phases or sections which process shall be deemed in compliance Section 95-27.4E(11)(e) unless and until the cumulative totals of individual units or non-residential floor space, upon the completion of the Development, will not reach eighty-five percent (85%) of the residential units or the non-residential floor space approved in the GDP Approval.

Notwithstanding anything to the contrary elsewhere in this Agreement, should the GDP no longer be effective for any reason, this Agreement shall remain in effect for so long as any site plan or subdivision which was approved during the effective term of, and was consistent with, the GDP shall remain effective (such site plans and/or subdivisions are herein collectively called "Consistent Development Approvals"). To the extent applicable, this Agreement shall govern any Consistent Development Approvals.

VIII. GENERAL REQUIREMENTS

1. To the extent the PUD is developed, each component of the PUD shall be substantially completed within the times frames set forth in the GDP Resolution, and in accordance with the terms and conditions of the site plan and subdivision approvals for that Component, unless said time is extended by the Board, which extension shall not be unreasonably withheld.

2. This Agreement shall run with the land, as shall also the covenants herein contained, and shall be binding upon and shall benefit the Township and Applicant, and their respective successors and assigns, and shall be recorded in the office of the Morris County Clerk.

3. Applicant shall be in default under this Agreement if:

(a) The Township determines that there is a continuing violation of present state law, municipal ordinances, Planning Board rules, regulations and requirements, and/or the terms and provisions of this Agreement, and Developer fails to cure such violation within 45 days after notice.

(b) Applicant breaches any other obligation imposed on it by this Agreement, and fails to cure the breach within 45 days after notice. Notwithstanding anything to the contrary elsewhere

herein, whenever Applicant shall diligently begin to cure any potential default within the applicable cure period provided above, but a cure cannot reasonably be completed within that period, the time for cure shall be automatically extended to the time reasonably required to complete the cure but no later than 120 days from the date of Developer's receipt of the Township's notice of default, provided, however, that if a force majeure event occurs and the cure cannot be timely completed within such 120 day time period, the cure period shall be extended for the same number of days that the cure was delayed due to the force majeure event.

4. Upon default by the Applicant hereunder, and subject to any superseding developer agreements that may be entered into on condition of site plan approval for any portion of the Development, the Township shall have (a) the right to withhold all permits and approvals for any portion of the Development as to which Applicant is in default; (b) the right to issue stop work orders as to any work undertaken or completed in violation of this Agreement; (c) the right to terminate the GDP where good cause for termination is shown in conformance with the procedures in N.J.S.A. 40:55D-45.7.a.; (d) in the case of a default under Section 3(a) of this Article VIII above, the right to issue a cease and desist order with respect to the conduct constituting the continuing violation; and (e) the right to all other remedies provided to it herein or by law and equity as may be determined by a court of competent jurisdiction. Such remedies as the Township may have hereunder are cumulative, and may be exercised by the Township jointly or in the alternative. A default by the developer under any superseding developer's agreement shall not be a default under this Agreement.

5. All references in this Agreement to the GDP, the PUD, and/or the Development, respectively, shall be deemed to include, refer to, and apply to the GDP, the PUD, and/or the Development, respectively, as same may (subject to all necessary Governmental Approvals) be changed, modified, enlarged and/or reduced in size or scope from time to time.

6. Releases from Obligations Under this Agreement. To the extent that this Developer's Agreement is not superseded by the subsequent Developer's Agreements and associated performance guarantees posted as to each of the subsequent site plan approvals obtained for the various components approved per the General Development Plan approval, the Township agrees to execute and deliver to Applicant from time to time, at Applicant's request, releases (herein called "Releases" or a "Release") of sections of the Development from the obligations created under this Agreement provided that (a) any traffic improvements required to be completed under Article IV above prior to the issuance of a certificate of occupancy for such section of the Development have been completed and approved by the Township Engineer.

The Release shall confirm that the obligations with respect to the released section of the Development have been satisfied, and that all land (or, in the case of a Residential Unit owned in condominium form, the Unit's proportionate interest in the common elements of the condominium), buildings, and structures within that section are no longer subject to or bound by the obligations contained in this Agreement. The Release shall be duly executed by an authorized representative of the Township, with signature attested and acknowledged. The Release shall be in recordable form.

7. Irrespective of the covenants and agreements contained in foregoing paragraphs, the Township and Applicant acknowledge that any amendments to the GDP proposed by Applicant and approved by the Board subsequent to the execution of this Agreement shall be binding upon the Township and Applicant, or its successors and assigns.

8. Applicant agrees that this Agreement shall be binding on it and its successors and assigns, notwithstanding that Applicant or Honeywell International may sell, transfer, encumber or otherwise dispose of all or portions of the Development Property.

9. The Township shall cause to be recorded in the Morris County Clerk's Office any and all easements required to be executed and delivered to the Township under the GDP Resolution, this

Agreement, any site plan approval for any section of the Development, or any developer's agreement for such section. Such easements shall be delivered to the Township Engineer and the Board Attorney for prior review and approval before recording.

10. Applicant agrees, at its own cost and expense, to comply with each of the conditions contained in the GDP Resolution and any subsequent amendments or supplements thereto, and nothing herein shall be deemed a waiver, release or amendment to the GDP Resolution or the Developer's obligations thereunder.

11. Nothing herein contained shall be deemed a waiver by any party of any ordinance or state statute or other law, or be construed as an abridgment, preemption or waiver of the powers of the Township, the Board, or any other Township, County, State or Federal agency or public body in its capacity as a governmental entity to the extent such abridgment, preemption or waiver violates applicable law or public policy.

13. The covenants, undertakings agreements and other obligations set forth in this Agreement shall not be construed as representations by the Township, the Board or any Township Officer, board or employee to have or to assume any contractual or other liability to or with any persons, firms, or corporations dealing with the Applicant, nor shall this Agreement be construed to create any liability of the Township, the Board or its officers, agents or employees to third parties.

14. Nothing herein contained shall be construed to render the Township or any of its officers, boards or employers liable for any charges, costs or debts for material, labor or other expenses incurred in the making of the improvements.

15. The Applicant shall pay all reasonable professional fees incurred by the Township and reasonable inspection fees or charges for services rendered by or to the Township in connection with the execution and/or performance of this Agreement, said fees to be paid pursuant to the established escrow account procedures of the Township and the relevant provisions of the MLUL.

16. Implementation of Agreement and General Development Plan. The parties agree to cooperate with each and to provide all necessary and reasonable documentation, certificates and consents to satisfy the terms and conditions of this Agreement and the General Development Plan and to achieve compliance therewith.

17. Litigation. Notwithstanding anything in this Agreement to the contrary, in the event that any person or entity files an action in a court seeking a declaration, decision, order or judgment that any of those certain resolutions, ordinances or approvals adopted by the Township or the Planning Board of the Township of Morris naming the Applicant, the Township and/or the Planning Board of the Township of Morris as defendants in an action contesting any action by the Applicant, the Township and/or the Planning Board of the Township of Morris as being arbitrary and capricious, invalid or unlawful for any reason, that any and all time frames, deadlines, and periods set forth in this Agreement shall be tolled indefinitely until the date of the final adjudication of such action.

18. If any paragraph, section, clause, sentence, provision or other part of this Agreement, or the application thereof to any person, firm or corporation or such applications to any facts or circumstances is for any reason adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remaining paragraphs, sections, clauses, sentences, provisions or other parts of this Agreement. The provisions of this Agreement are intended to be severable.

19. All notices sent pursuant to this Agreement shall be in writing and sent via registered or certified U.S. Mail, postage prepaid, overnight delivery service, or hand delivery to the parties at the addresses below:

To Morris Township:

Township of Morris
Attn: Township Clerk

To RG-Columbia LLC:

RG-Columbia LLC
c/o Rockefeller Group
Development Corporation

50 Woodland Avenue
Convent Station, NJ 07961-7603

500 International Drive, Suite 345
Mount Olive, NJ 07828

With a copy to:
John Mills, III, Esq.
One Western Avenue
Morristown, NJ 07960

With a Copy To:
Douglas R. Henshaw, Esq.
Porzio, Bromberg & Newman, P.C.
100 Southgate Parkway
Morristown, NJ 07962-1997

Notice shall be deemed "sent" when placed in the U.S. Mails, or placed in the custody of an overnight delivery service, as the case may be. Notice shall be deemed "given" upon receipt.

20. The failure of either party to insist upon strict performance of any of the covenants or conditions of this Agreement or to exercise any option herein conferred in any one or more instance will not be construed as a waiver or relinquishment for the future of any such covenant, condition or option, but the same will remain in full force and effect, unless expressly amended in writing.

21. This Agreement will be construed and enforced in accordance with the laws of the State of New Jersey.

[Signatures On Following Page]

IN WITNESS WHEREOF, the parties hereto have hereunto caused this instrument to be executed by their respective corporate officers and their proper corporate seals to be hereunto affixed the day and year first above written.

ATTEST:

Cathleen Amelio, Township Clerk

TOWNSHIP OF MORRIS

By: _____
Bruce Sisler, Mayor

ATTEST:

Secretary

RG-Columbia LLC

By: _____
Leslie E. Smith, Jr., Sr. Vice President

STATE OF NEW JERSEY)
) SS:
COUNTY OF MORRIS)

I CERTIFY that on _____, 2014, CATHLEEN AMELIO personally came before me and this person acknowledged under oath, to my satisfaction, that:

- (a) this person is the Clerk of the TOWNSHIP OF MORRIS (the "Municipality");
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is Bruce Sisler, Mayor of the Municipality;
- (c) this document was signed and delivered by the Municipality as its voluntary act duly authorized by a proper resolution of the governing body;
- (d) this person knows the proper seal of the Municipality which was affixed to this document; and
- (e) this person signed this proof to attest to the truth of these facts.

Cathleen Amelio, Clerk
Township of Morris

Signed and sworn to before
me on _____, 2014

Notary Public of New Jersey

STATE OF NEW JERSEY)
) SS:
COUNTY OF _____)

I CERTIFY that on _____, 2014, _____ personally came before me and this person acknowledged under oath, to my satisfaction that:

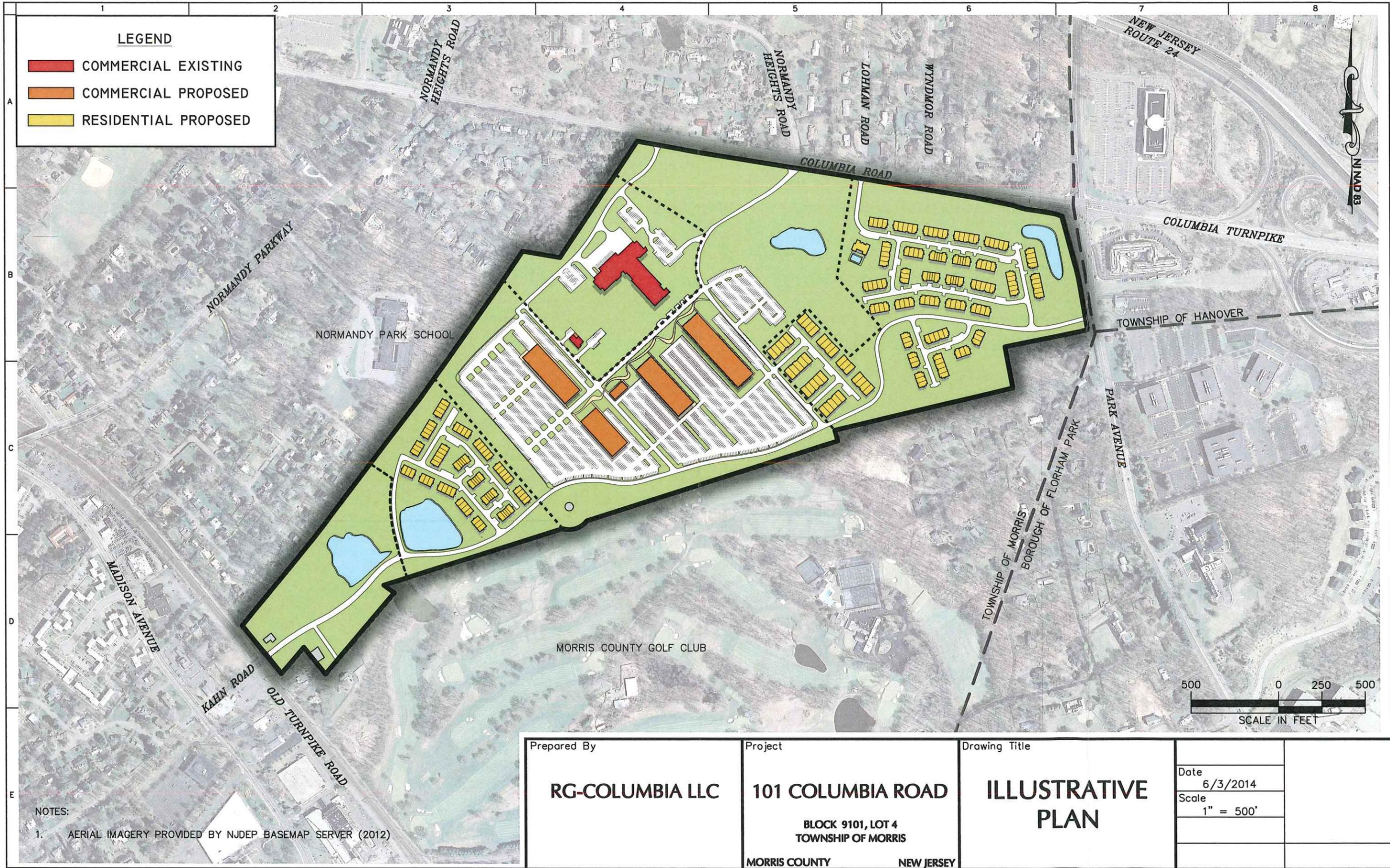
- (a) this person is the _____ Secretary of Rockefeller Group Development Corporation (the "Corporation");
- (b) this person is the attesting witness to the signing of this document by the proper corporate officer who is LESLIE E. SMITH, JR., SENIOR VICE PRESIDENT of the Corporation;
- (c) this document was signed and delivered by the Corporation as its voluntary act, which act was duly authorized by a proper resolution of the Board of Directors of the Corporation.
- (d) this person knows the proper seal of the Corporation which was affixed to this document.
- (e) this person signed this proof to attest to the truth of these facts.

Secretary

Signed and sworn to before
me on _____, 2014

Notary Public of New Jersey

APPENDIX 6



LEGEND

- COMMERCIAL EXISTING
- COMMERCIAL PROPOSED
- RESIDENTIAL PROPOSED

NOTES:
 1. AERIAL IMAGERY PROVIDED BY NJDEP BASEMAP SERVER (2012)

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|--|---|--|--|
| Prepared By <p style="text-align: center;">RG-COLUMBIA LLC</p> | Project <p style="text-align: center;">101 COLUMBIA ROAD</p> <p style="text-align: center;">BLOCK 9101, LOT 4 TOWNSHIP OF MORRIS</p> <p style="text-align: center;">MORRIS COUNTY NEW JERSEY</p> | Drawing Title <p style="text-align: center;">ILLUSTRATIVE PLAN</p> | Date 6/3/2014 Scale 1" = 500' |
|--|---|--|--|

