

THOMAS J. MALMAN
Attorney at Law

One Jefferson Road
Parsippany, NJ 07054-2891
T: (973) 966-8179 F: (973) 206-6636
tmalman@daypitney.com

October 20, 2022

VIA OVERNIGHT DELIVERY

Mayor Brian Mullay and Township Council Members
Township of Clinton
1225 Route 31 South, Suite 411
Lebanon, NJ 08833

Re: **ExxonMobil Technology and Engineering Company
Block 30, Lots 17, 29.01, 30, 31 and 41; Block 32, Lot 1
Clinton Township, New Jersey**

Dear Mayor Brian Mullay and Township Council Members:

Please be advised that I represent ExxonMobil in connection with the captioned property (“Property”). As you are aware, the Property consists of approximately 740 acres and is situated in the ROM-1 Research, Office and Manufacturing Zone and has frontage on Route 31 and Old Allerton Road to the west, Route 22/Interstate 78 to the north and Old Allerton Road to the northeast. The Property is also located within Planned Development Overlay (“PDO”) and presently contains ExxonMobil’s research facility, parking, stormwater improvements, a wastewater treatment facility and associated improvements. However, most of the Property is undeveloped. The prevailing ROM-1 zoning on the Property permits a variety of uses, including, but not limited to, research laboratories, offices, manufacturing of engineering and scientific instruments and other products, integrated industrial park uses, nursing homes, and assisted living facilities. The ROM-1 Zone also permits a variety of associated accessory uses. The PDO also permits the construction of a mixed use project consisting of a multiple uses.

ExxonMobil’s existing research facility encompasses approximately 155 acres of the Property. Although ExxonMobil plans to continue its exiting research facility and use on the Property, ExxonMobil is contemplating converting some of its currently undeveloped surplus land to a more productive use. Because ExxonMobil is not in the real estate development business, it has reached out to Prologis, one of the State’s premier commercial development companies, for guidance. Prologis has recommended that a portion of the Property would be an ideal location for the construction of a warehouse and distribution facility. Prologis believes that the Property’s direct access to major transportation corridors as well as the Property’s accommodating terrain are ideal for such a facility. Moreover, Prologis has extensive experience developing such facilities, which are designed to address and accommodate the rapid societal

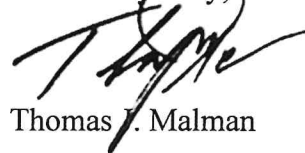
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shift to e-commerce from traditional brick and mortar shopping facilities. This shift to e-commerce has created a large demand for additional warehouse and distribution facilities to enable and facilitate direct consumer delivery.

Because the Property's current zoning does not specifically permit the construction of a warehouse and distribution facility, I am writing to request that the Township Council consider amending the Property's prevailing zoning to permit such a use. The Township Council may also want to consider whether a portion of the Property is appropriate for an "area in need" designation that would allow for the adoption of a Redevelopment Plan. If the Township Council is interested in learning more about this proposed warehouse and distribution use, my client and Prologis would be willing to appear before the Township Council to provide additional information and begin a dialogue on the benefits of this proposed zoning change and the "area in need" designation. Those benefits could include, among other things, the installation of improvements that will address prevailing traffic problems and a significant increase in real estate tax revenue. Moreover, it is anticipated, given the size of the Property, that the proposed warehouse and distribution facility could be well screened from the neighboring roads and properties.

Please let me know if you'd like us to appear before the Township Council to further discuss this matter. I look forward to hearing from you.

Yours very truly,



Thomas J. Malman

TJM/rdm