

EXHIBIT E – PARCEL G OVERVIEW

As illustrated in Figure 1 below, Parcel G is an inland parcel situated approximately 1,750 feet due South-East of Parcel A. Parcel G is bounded by PSEG’s Nuclear Generating Station to the west and south, and undeveloped wetlands to the east and north.

In respect to current condition, approximately 20 acres of the site is developed land (mix of concrete, compact gravel, and asphalt paving), with the balance undeveloped land. The site is currently used by PSEG for laydown of heavy equipment. A steel-frame building (approx. 30,000 sq. ft) currently located on the site will be removed during Phase 1 of the Port’s development.

Figure 1 – Parcel G



A detailed summary of Parcel G is included below.

SIZE & DIMENSIONS	
Size	Approximately 35 acres ¹
Dimensions	North-South longest point: 1,450 feet East-West longest point: 1,620 feet
TARGETED USE(S)	
Targeted Use(s)	Manufacturing Additional laydown for Parcel A (Marshalling) (subject to outcome of future public bid process)
Zoning	Industrial District (I)

¹ This includes approximately 32 acres of unrestricted area and approximately 2.8 acres of land under easement. While facility construction on the 2.8-acre easement area will be prohibited, NJEDA anticipates it could potentially be used for component storage or laydown.

DEVELOPMENT TIMEFRAME (BASED ON CURRENT SCHEDULE)	
Geotechnical	Expected completion Q1 2021
Construction-related Permitting	All permit approvals required for construction are expected by Q1 2022
Design	100% design completion expected Q4 2021
Anticipated construction completion (Core infrastructure)	Q3 2023
Anticipated earliest construction Start for a Production Facility^{2 3}	Q4 2022

IMPROVEMENTS (BASED ON CONCEPT DESIGN)	
Surface Condition	Level work area with dense grade aggregate (DGA) topping surface Grading to a minimum elevation of 11.0' NAVD88 (FEMA 100-year flood elevation). Presently 12.5' NAVD88 is being considered.
Live Loading Capacity	Expected minimum 4,800 psf. NJEDA will, through future tenant selection processes, work with prospective tenants to determine if additional loading capacity is needed to support a production facility.
Facilities	NJEDA will, through future tenant selection processes, work with prospective tenants to determine production facility needs.
Utilities	Electricity Potable and fire water (potentially via on site storage tanks) ⁴ Sewer (potentially via on site holding tanks) ⁵ Telecommunications
Road Connectivity	Parcel G will be connected to the Wharf via a purpose-built heavy-haul road. Parcel G will be connected to the Port entrance via an access road.

² Start date assumes requisite (facility) permitting, design and bidding have been completed. Actual facility construction start and completion dates will differ by facility type and tenant needs/ requirements.

³ NJEDA anticipates that certain aspects of facility construction can start ahead of core infrastructure completion. The extent to which facility construction can start ahead of core infrastructure completion may differ by facility type.

⁴ A design decision has not yet been made.

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