SUMMARY OF PUBLIC COMMENTS MADE AT THE GREEN ACRES SCOPING HEARING HELD ON MARCH 7, 2022

Pursuant to N.J.A.C. 7:36-26.8, an applicant for the major diversion of parkland must conduct a public scoping hearing in order to give the public the opportunity to comment on the applicant's proposed diversion. Furthermore, and pursuant to N.J.A.C. 7:36-26.8(e)(3), the applicant must provide to the New Jersey Department of Environmental Protection, Green Acres Program (the "Department"), a document summarizing the public comments made at the abovementioned public hearing and written comments provided to the applicant and the Department during the public comment period.

Ocean Wind, LLC (Ocean Wind 1) held a virtual scoping hearing on its application for the diversion of Green Acres encumbered lands on March 7, 2022. Specifically, the hearing addressed the proposed diversion of lands in connection with the Ocean Wind 1 Offshore Wind Farm Project. The proposed diversion would impact portions of parkland identified as Block 611.11, Lots 137 and 145; Block 3500, Lot 1 (including riparian grant); and Block 3350.01, Lot 17.

Alan Belniak of VHB Consulting served as moderator for the hearing. Pilar Patterson, Head of Mid-Atlantic Permitting from Ørsted; Katharine Perry, Ocean Wind 1 Permit Manager from Ørsted; Tom Suthard, New Jersey Stakeholder Relations Manager from Ørsted; and David Hinchey Jr., Senior Manager Major Permitting from PSEG Renewables, provided an overview of Ocean Wind 1's Project and the proposed diversion of Green Acres encumbered lands within Ocean City.

This Response to Public Comments document addresses the public comments received at the public scoping hearing and the written comments that have been submitted to Ocean Wind 1 and the Department on or before the close of the public comment period, which ended on March 21, 2022. 224 members of the public attended the hearing and 49 members of the public provided oral testimony and/or testimony through the meetings Q&A function. A Transcript of the hearing has been posted on Ocean Wind 1's website at www.OceanWind.com. During the post-hearing comment period, 18 members of the public submitted written comments.

All comments have been categorized and summarized below. Duplicate comments have been combined, where appropriate.

Below is the list of exhibits referenced in this Response to Comments document.

Exhibit A: Scoping Hearing PowerPoint presentation

The following persons provided oral testimony at the March 7, 2022 scoping hearing:

1. Suzanne Hornick, Protect Our Coast NJ*
2. Nathan Brightbill
3. Tim Flynn
4. Ed Finkelstein
5. Gregory Graham Cudnik*

6. Robert Moss*+
7. Shawn Raymond
8. Marcus Sibley, Environment and Climate Justice Chairman, New Jersey NAACP
9. Cathy Ingham
10. Ray Martino
11. Reverend Elizabeth Mallozzi
12. Robin Shaffer*
13. Patty Cronheim, Campaign's Director for the New Jersey League of Conservation Voters
14. Jane Kegelman
15. Robert Zuczek*
16. Tony Butch
17. Giana Marrese*
18. Carla Joyce*
19. Rachel Dawn Davis
20. Eileen Murphy, New Jersey Audubon Society*
21. Mike Tobin
22. Michael deVlieger*
23. Cindi Sutera*
24. Dave Roberts*

*denotes a speaker that also submitted text-based comments through the meeting's Q&A function.
+denotes a speaker that provided a written comment during the public comment period.

The following persons provided only text-based comments through the meeting's Q&A function:

25. Cathy (No last name provided)
26. Larry Tuliszewski
27. Patrick McOwen
28. Maddy Vitale
29. Nancy Pino
30. Mark Hornick
31. Deborah Fox Walsh
32. John Joyce
33. Ed Neblock
34. Mike Geib
35. Leslie Logan
36. Craig Adler
37. Susan Celia
38. Peggy Dennison
39. Carol Snyder Hare
40. Jimmy C.
41. Jim Erickson
42. John Ferrante
43. Roger (No last name provided)
44. Laura Helwig
45. etedala

46. Matt Bechta
47. John (No Last Name Provided)
48. Susan Ruse
49. Alvaro (No last name provided)

The following persons provided written comments within the public comment period:

50. Mayor and City Council of the City of Ocean City (submitted by Dorothy F. McCrosson, Esq.)
51. Suzanne Forrest
52. John O'Donnell
53. Joseph M. Lehman, Sr
54. Linda Hammond
55. Robert Lambert
56. Sydney Jordan
57. Rosanne Serowatka
58. Michael Fife
59. Richard Bernardini
60. Bill Long
61. Cecilia Wnek
62. Nancy Long
63. Ric Bertsch
64. John A. Feairheller, Jr.
65. Carole Harrer
66. Tim Fitz
67. Clean Ocean Action (submitted by Zachary Klein, Esq., Policy Attorney, and Cindy Zipf, Executive Director)

COMMENTS FROM CITY OF OCEAN CITY

COMMENT: The City of Ocean City objects to Ocean Wind 1 proceeding with the scoping hearing without the City's consent. The City noted that it is the local unit which owns the parkland across which Ocean Wind 1 proposes to acquire easements and that Ocean City's consent to the Green Acres application and the proposed diversion is required. The City further noted that it reserves the right to challenge any and all approvals granted to Ocean Wind 1 by NJDEP Green Acres program as *ulta vires*, and/or void, and/or voidable for lack of approval by Ocean City's Mayor and/or governing body. (Dorothy F. McCrosson, Esq., on behalf of the Mayor and Council of the City of Ocean City)

RESPONSE: Ocean Wind 1 filed a petition with the BPU on February 3, 2022 to acquire the necessary easements across the Green Acres parcels owned by Ocean City and preempt any consents required in connection with any applications to the NJDEP or other State agencies. Thus, Ocean Wind 1 has standing to proceed with the Green Acres diversion process, including (among other things) holding a scoping hearing and filing a Green Acres application.

That being said, Ocean Wind 1 is eager to work with the City of Ocean City on this diversion. Communications between Ocean City and Ocean Wind 1 began as early as June 2019, with more specific communications about the Project, including Ocean Wind 1's proposed acquisition of permanent rights of way and easements across the City-owned parcels, occurring in 2021. Specifically, as early as July 2021, representatives of Ocean Wind 1 began meeting with the City to discuss the diversion process and specific needs of the project, and formally requested the City agree to host a scoping hearing for the diversion in August 2021. The requests and dialogue continued through December 2021, at which time the City notified Ocean Wind 1 it would not agree to host the scoping hearing. While Ocean Wind 1 had to pursue the diversion on its own in order to initiative the environmental review process, the project remains ready and willing to have the City of Ocean City participate in the Green Acres diversion process at any point.

COMPELLING PUBLIC NEED/SIGNIFICANT PUBLIC BENEFIT

COMMENT: Several commenters stated that the Project does not satisfy a compelling public need as required under the Green Acres regulations, N.J.A.C. 7:36- 26.1(d)1i, as it does not mitigate a hazard to the public health, safety, or welfare. (Robert Moss) (Cindi Sutera) (Peggy Dennison) (Gregory Cudnik) (Gianna Marrese). One commenter opined that the Project could yield a significant public benefit as defined under N.J.A.C. 7:36- 26.1(d)1ii. (Robert Moss). Several commenters argued that while climate change and sea level rise are real, the Project will not solve these problems. (Gregory Cudnik) (Giana Marrese) Another commenter stated that the transition from fossil fuels towards clean power is a compelling need, but that residents of Ocean City should have some influence on the Project and that Ocean Wind 1 should cooperate with the community. (Reverend Elizabeth Mallozzi)

RESPONSE: The Project both satisfies a compelling public need and will yield a significant benefit.

Under the Green Acres regulations, a project satisfies a compelling public need "by mitigating a hazard to the public health, safety or welfare." N.J.A.C. 7:36-26.1(d)1i. The Project is proposed to meet New Jersey's need to fulfill the State's Offshore Wind Economic Development Act (OWEDA), which mandates the development of a minimum of 1,100 megawatts (MW) of offshore wind resources. The Project also contributes to meeting the need established by both NJ Executive Order 8, which set a goal of 3,500 MW of renewable energy by 2030, and Executive Order 92, which in November 2019 increased the goal to 7,500 MW by 2035. As recognized by Governor Murphy in Executive Order 8, "in order to combat the threat of global climate change and mitigate the accompanying risks to New Jersey and its residents, New Jersey must be a leader in the development of sustainable, renewable energy sources."

Under the New Jersey OWEDA, the New Jersey Board of Public Utilities (NJBPU) is required to establish an Offshore Wind Renewable Energy Certificate (OREC) program requiring a percentage of electricity sold in the State be derived from offshore wind energy, in order to support at least 1,100 MW of generation from qualified projects. On June 21, 2019, the NJBPU selected the Ocean Wind 1 Project for an OREC award (NJBPU Docket No. QO18121289). The OREC allowance includes 4,851 gigawatt hours per year (GWh/year) of energy production, and Ocean Wind 1 has contractual commitments to the NJBPU pursuant to the 2019 Power Purchase Agreement resulting

from the NJBPU's competitive selection process. The Order envisions a schedule for commercial operation starting in late 2024.

Further, in issuing the June 21 BPU Order, the BPU found that the Project would, among other things, contribute to a stronger New Jersey economy by anchoring an offshore wind supply chain in New Jersey, combat global climate change to protect the State and its natural resources, and provide added reliability for the transmission network and transmission rate relief for ratepayers.

Accordingly, the Project will satisfy a compelling public need by helping to mitigate the risks of global climate change on the State of New Jersey and its residents.

In addition to satisfying a compelling public need, the Project yields a significant public benefit. Under the Green Acres regulations, a project yields a significant public benefit "by improving the delivery by the local government unit or nonprofit, or by an agent thereof, of essential services to the public or to a segment of the public having a special need." N.J.A.C. 7:36-26.1(d)1ii.

The NJDEP has historically approved diversions for private utility projects, finding that they yield a significant public benefit through the provision of an essential service. See In re Certificate of the Dep't of Env. Prot. Granting Partial Release of Conservation Restrictions, 2017 WL 3225723 (App. Div. July 31, 2017) (upholding NJDEP's finding of a significant public benefit in its approval of a diversion for solar facilities that would provide renewable energy for a public redevelopment project).

In addition to contributing to meeting New Jersey's renewable energy goals and replacing fossil fuel-based energy sources, the Project would also have the following benefits:

- Improving regional air quality through the net reduction of regional air pollution over the life of the Project;
- Creating artificial reefs through the placement of Wind Turbine Generators (WTGs), which will create hard substrate habitats for a new, more diverse community of finfish and invertebrates;
- Artificial reefs are expected to increase the number of trips and revenue for recreational fishermen; and
- Increased job opportunities, increased property tax revenue, and increased income associated with local construction employment. Long-term employment opportunities during the operations phase will include the creation of operations and maintenance jobs.

For these reasons, the Project satisfies a compelling public need and would yield a significant public benefit.

LOCATION OF DIVERTED PARCELS

COMMENT: Commenter asked why there are more parcels to be diverted than are shown in the slide presentation. The rectangular lot just south of the yellow line is Block 3500, Lot 1, listed in the public notice. (Robert Moss)

RESPONSE: The proposed easement would slightly clip Block 3500, Lot 1 and was depicted as such in the scoping hearing presentation.

COMMENT: Commenter asked what the blocks and lots equate to on the street map. (Cathy)

RESPONSE: The proposed easement would impact Block 611.11, Lots 137 and 145, and Block 3500, Lot 1 (including the associated riparian grant), all of which are beach lots at the end of 35th Street. Ocean Wind 1 also requires an easement across Block 3350.01, Lot 17 in Ocean City, which is just north of the Roosevelt Boulevard bridge. An aerial drawing depicting these parcels was included within the PowerPoint presentation for the scoping hearing. The presentation is attached to this Response to Comments document as Exhibit A.

COMMENT: Commenter stated that the application does not include Lot 1 of Block 72.01. (John A. Feairheller, Jr.)

RESPONSE: Ocean Wind 1's Project does not cross or impact Block 72.01, Lot 1 in Ocean City.

ALTERNATIVES ANALYSIS

COMMENT: Commenter asked why Ocean Wind 1 did not consider landfall on privately owned parcels instead of publicly owned beaches. Commenter also suggested that Ocean Wind 1 could use eminent domain and, therefore, private property is "available" as used in the Green Acres regulations. Commenters opined that that the company is proposing landfall on Ocean City-owned parcels because it is easier and/or less expensive. Commenters also stated that once Ocean Wind 1 takes the property, it will be "gone". (Robert Moss) (Clean Ocean Action)

RESPONSE: Ocean Wind 1 explained at the hearing the various public and private alternatives to the proposed diversion. See Exhibit A. Contrary to commenters statement, Ocean Wind 1 does not have condemnation authority over private property. If a private landowner does not voluntarily convey an easement to Ocean Wind, then Ocean Wind 1 has no other legal mechanism to acquire the easement. Accordingly, because the owner of the private properties adjacent to the proposed Ocean City-owned beach parcels will not convey an easement to Ocean Wind, these properties are not available.

COMMENT: Commenter asked why Ocean Wind 1 could not make landfall at 33rd Street instead of 35th Street. (Ed Finkelstein) (Clean Ocean Action)

RESPONSE: Landfall at 33rd Street would cross properties owned by Ocean City, so a Green Acres diversion would still be required.

COMMENT: Commenters stated that other energy sources like natural gas and nuclear are better options. (Gregory Cudnik) (Mike Tobin) One commenter claimed that European countries are scaling back reliance on wind energy and focusing on other technologies like nuclear energy. (Tony Bush) Another commenter suggested that solar would be preferable to "noisy, large, obtrusive, environmentally unfriendly wind turbines." (Susan Celia)

RESPONSE: Alternative forms of energy could be used to meet increased demand for power in New Jersey. Potential alternative energy sources include natural gas, coal, oil, nuclear energy, and other renewable energy sources such as solar, onshore wind, and geothermal energy.

Natural gas-fired and coal-fired generation made up 45.3 percent and 0.9 percent of New Jersey's utility scale net electricity generation in 2019 (EIA 2021). New Jersey's energy goals include reduction of non-renewable energy generation in New Jersey; therefore, these fossil fuel generation processes are not consistent with New Jersey's goals. Natural gas-fired and coal-fired generation would not meet the purpose of the Project, which is to deliver competitively priced renewable energy and additional capacity to meet State and regional renewable energy demands and goals per the 2019 Power Purchase Agreement with NJBPU.

While nuclear power generation has the positive benefits of limiting air emissions of criteria pollutants, nuclear generation in New Jersey has declined in recent years. Nuclear powered generation made up 47.1 percent of generation in New Jersey in 2019 (EIA 2021). Nuclear power supplied the majority of generation in New Jersey until 2015, when natural gas-fired generation overtook nuclear generation (EIA 2021). In September of 2018, the Oyster Creek single reactor nuclear power plant closed, reducing nuclear generation in New Jersey. Nuclear generation would not meet the purpose of the Project, which is to deliver competitively priced renewable energy and additional capacity to meet State and regional renewable energy demands and goals per the 2019 Power Purchase Agreement with NJBPU.

Renewables provided 5.6 percent of generation in New Jersey in 2019 (EIA 2021). The majority (80 percent) of the renewable generation was solar generation and by mid-2020 solar capacity in New Jersey totaled 2,700 megawatts (MW) (EIA 2021). Biomass accounted for nearly all of the non-solar renewable energy generation (EIA 2021). While other renewable energy generation in New Jersey is expected to expand, New Jersey mandated 3,500 MW of offshore wind capacity by 2030 and raised the goal to 7,500 MW by 2035. Under the New Jersey OWEDA, the NJBPU is required to establish an OREC program requiring a percentage of electricity sold in the state be derived from offshore wind energy, in order to support at least 1,100 MW of generation from qualified projects. On June 21, 2019, the NJBPU selected the Ocean Wind 1 Project and subsequently entered into a Power Purchase Agreement with Ocean Wind 1 for 4,851 GWh/year of energy production. The Project is scheduled to have first power in 2024.

COMMENT: Commenter asked why a 30-foot-wide easement is needed when HDD can be accomplished within a smaller easement. (Peggy Dennison) Commenter asked why Ocean Wind 1 is seeking permanent easement rights when it could seek a license for the life of the Project. (John A. Feairheller, Jr.)

RESPONSE: Ocean Wind 1 requires a 30-foot-wide easement for the safe construction, operation and maintenance of the project facilities. Among other things, the proposed easement width will ensure that other utilities do not encroach on the project facilities. Since a license is revocable, Ocean Wind 1 is seeking a permanent right of way given the lifespan of the Project.

COMMENT: Commenters suggested that the cable could go through Great Egg Harbor Inlet to avoid Ocean City. (Suzanne Hornick) (Tim Flynn) (Michael deVlieger)

RESPONSE: Ocean Wind 1 considered a route through Great Egg Harbor Inlet, the Shipping Channel and Great Egg Harbor Bay, making landfall near the substation site. The route was not carried forward due to increased impacts and construction feasibility within Great Egg Harbor Inlet and Great Egg Harbor Bay. Sediments in the inlet are dynamic; therefore, additional cable protection such as cable mattresses would be needed, resulting in additional impacts to natural resources and navigation. Access to the inlet by other vessels would be restricted during construction, which would result in additional impacts to other marine uses and navigation. Due to low water depth within the Great Egg Harbor, the cable would need to be buried within the limits of the authorized federal and state channel. The Great Egg Harbor Inlet is approximately 1,100 feet wide while the state channel is approximately 500 feet wide. If the cable were installed into the Great Egg Harbor Inlet there would be a safety zone around the cable laying vessel while within the Inlet and channel. Cable laying vessels are functionally stationary within the Inlet or channel while placing submarine cable and disrupt typical vessel traffic. This may force vessels transiting into or out of Great Egg Harbor to transit more slowly, divert into auxiliary channels, or use alternative pathways while transiting the harbor.

There is an existing United States Army Corps of Engineers (USACE) borrow area at the mouth of the inlet. USACE typically does not authorize crossing of borrow areas or would require mitigation that could not be implemented by the Project, including burial depths of up to 80 feet below the federal project limit.

COMMENT: Commenter stated that residents do not want the Project and that the reasonable feasible alternative to landfall would be no landfall. (Suzanne Hornick)

RESPONSE: As required by the Green Acres regulations, Ocean Wind 1 analyzed the No Action alternative. Under the No Action alternative, Ocean Wind 1 would not construct the Project and easements would not be required across the Green Acres encumbered parcels including the riparian grant area. The Green Acres encumbered parcels and riparian grant area would not be subject to temporary construction impacts such as noise, or the permanent restrictions required for an underground utility easement. If the proposed facilities are not constructed, the benefits of the Project would not occur, including development of BOEM Lease Area OCS-A 0498 to meet the need to deliver competitively priced renewable energy and additional capacity to meet State and regional renewable energy demands and goals; replacement of fossil fuel energy generation with renewable energy generation; air quality benefits; and increased employment, income, and tax revenues. Further, Ocean Wind 1 would not be able to supply the 4,851 gigawatt-hours (GWh)/year of renewable energy production to NJBPU pursuant to the 2019 Power Purchase Agreement resulting from the NJBPU's competitive selection process.

Implementing the No Action alternative would not support the projected increases in renewable energy use and access to renewable generation in New Jersey to meet that demand. If adequate renewable energy generation is not available, consumers would need to seek other sources of fuel for energy generation, many of which are environmentally less desirable. Furthermore, short-term environmental impacts would not be completely avoided as the demand for renewable energy

would eventually be met through some other infrastructure project. The purpose and need for the Project cannot be met with the No Action alternative.

HEARING LOGISTICS AND RESPONSE TO COMMENTS

COMMENT: Commenters asked when and where their questions would be answered, including those that may be broader than the easements proposed for diversion, and whether all of their comments were entered on the record. (Greg Cudnik) (Cindi Sutera) (Carol Snyder Hare) (Jimmy C.) (John Ferrante) (Mike Tobin) One commenter asked that commenters spell their first and last names. (Maddy Vitale)

RESPONSE: Ocean Wind 1 explained on the record at the beginning of the hearing, at the conclusion of the hearing, and several times throughout the public comment portion of the hearing, that it would prepare a response to comment document that would be included in the diversion application pursuant to N.J.A.C. 7:36-26.8(e)3. While not required under the Green Acres regulations, Ocean Wind 1 indicated that the response to comment document would also be posted on its website at www.oceanwind.com. Also, as set forth below, both Ocean Wind 1 and BOEM have hosted several public meetings on the Project.

COMMENT: Commenters noted that the response to the written comments was "this question has been answered live" and asked why a canned response was being used. (Jimmy C.)

RESPONSE: The scoping hearing moderator, Alan Belniak, explained that "the '[y]our question has been answered live' is just a response that the Zoom webinar, this platform, does. I don't have any control over what that is. What that's just letting you know is your comment has come in, we have then read it into the record." Hearing Transcript, p. 83, Lines 9-15.

COMMENT: Commenters asked what happens after the responses are posted, will there be a public Q&A, and does the community have any input on the diversion decision? (Carla Joyce) (Giana Marrese)

RESPONSE: Ocean Wind 1 will include the response to comments document in its diversion application pursuant to N.J.A.C. 7:36-26.8(e)3 and it, along with the other application materials, will be reviewed and considered by the Green Acres staff. A public Q&A is not required by the Green Acres regulations and, thus, will not occur as part of the diversion process.

PROPOSED COMPENSATION

COMMENT: A Commenter asked for the appraised values of the easements Ocean Wind 1 is seeking across Ocean City's property. (Larry Tusliszewski)

RESPONSE: Ocean Wind 1 retained a Green Acres approved appraiser, Lee Ann Kampf, MAI, ASA, IFAS, CTA, of Lee Ann Kampf & Associates, of Ocean City, New Jersey, who completed an appraisal of the market value of the property rights which Ocean Wind 1 proposes to acquire from the City. The appraised value of the proposed easement across the Green Acres-restricted (beach) parcels identified on the Official Tax Map of Ocean City as Block 611.11, Lots 137 and

145, Block 3500, Lot 1 (including riparian grant) was determined to be $20,000.00. The appraised value for the proposed easement across the Green Acres-restricted (bay) parcel identified on the Official Tax Map of Ocean City as Block 3350.01, Lot 17 was originally determined to be $200.00 but since that time has been revised to $500.

COMMENT: Why did Ocean Wind 1 offer Ocean City 10 times the appraised value when the law requires that the project pay Ocean City the market value of the easements and provide funds for the replacement of three times the total acreage to be diverted? (Mike Geib) (Robert Moss)

RESPONSE: In an effort to encourage Ocean City to participate in the diversion process, Ocean Wind 1 offered Ocean City 10 times the appraised value consistent with the Green Acres regulations, N.J.A.C. 7:36-26.10(g). Since Ocean City would not proceed with the diversion process, Ocean Wind 1's only option was to file a petition under N.J.S.A. 48:3-87.1f(2). Under this statutory provision, Ocean Wind 1 is required to (1) pay Ocean City fair market value for the easements and (2) provide funds to the NJDEP Office of Green Acres, a local government unit, or a qualifying tax exempt nonprofit organization "for the acquisition of three times the area of preserved land within the easement …in additional land for recreation and conservation purposes within the same county within three years after the board's order pursuant to this paragraph." N.J.S.A. 48:3-87.1f(2).

PUBLIC NOTICE/PUBLIC PARTICIPATION

COMMENT: A commenter asked how Ocean City residents report their concerns directly to the NJBPU and the NJDEP. (Etedali) Another commenter asked how the public can influence project execution. (Matt Bechta)

RESPONSE: On March 1, 2022, the NJBPU filed an order in docket number QO22020041 setting out the schedule in connection with Ocean Wind 1's petition to acquire easements across Ocean City-owned property. Pursuant to that schedule, a public hearing is anticipated to be held on May 5, 2022. The deadline for submitting public written comments is May 20, 2022.

Comments on the proposed diversion can be sent to the NJDEP, Green Acres Program at BLSSpubliccomments@dep.nj.gov. Please include "Ocean Wind" in the subject line. Email comments are preferred, but comments may also be mailed to: New Jersey Department of Environmental Protection, Green Acres Program, Bureau of Legal Services and Stewardship, 401 East State Street, 7th Floor, Mail Code 401-07B, P.O. Box 420, Trenton, New Jersey 08625-0420 Attn: Ocean Wind 1 Application.

COMMENT: Commenters suggested that there was a lack of notice of the scoping hearing and questioned why all residents and homeowners had not received a certified letter regarding the impact of the Project. One commenter stated that there would have been more opposition if more homeowners and renters knew about the hearing. Commenters noted that they found out about the hearing through the newspaper or on NBC News. (Etedali) (Cathy Ingham) (Giana Marrese) (Cindi Sutera)

REPONSE: Ocean Wind 1 provided advance notice of the Green Acres scoping hearing in accordance with the Green Acres regulations at N.J.A.C. 7:36-26.8(c), including publishing legal notice and a display ad in the Press of Atlantic City, posting notice of the hearing on Ocean Wind 1's website, and posting signs along Roosevelt Boulevard in Ocean City 30 days prior to the date of the hearing. Press releases were also published by the Ocean City Sentinel and the OCNJ Daily on February 9, 2022, and February 28, 2022, respectively. Although not required under the Green Acres regulations, Ocean Wind 1 also published an additional legal notice in the Press of Atlantic City and the Ocean City Sentinel, and landowners within 200 feet of the impacted Ocean City-owned parcels were sent written notice via certified and regular mail.

COMMENT: Commenters asked when another public hearing will be held and how would residents be informed of the hearing. (Cathy) Commenters asked whether there would be a public hearing held by regulators where residents can voice their opinions and get answers. (Etedali) (Giana Marrese)

RESPONSE: Ocean Wind 1 anticipates submitting its application for a diversion to the NJDEP, Green Acres Program in the coming weeks. If the Green Acres Program approves Ocean Wind 1's request to hold a final Green Acres public hearing, that hearing could be held as early as June 2022. If Ocean Wind 1's application for a diversion is approved by the Commissioner of the NJDEP, then the application will be presented to the New Jersey State House Commission for final approval.

VISUAL IMPACTS OF THE PROJECT

COMMENT: Several commenters asked whether the wind turbines will be visible from the Ocean City beach. (Cathy) (Patrick McOwen) (Dave Roberts) (Ed Finkelstein) (Cecilia Wnek) Several commenters expressed their opinion that the wind turbines will have a negative visual impact. (Cathy Ingham) (Robin Schaffer) (Nathan Brightbill). Commenters also asked whether there will flashing red lights on the turbines at night. (Cathy) One commenter asked about the height of the wind turbines. (Robert Moss) One commenter directed the public to Ocean Wind 1's website (https://oceanwind.com/about-the-project) for a depiction of what the wind farm will look like from the coast. (Susan Ruse) That same commenter asked that Ocean Wind 1 include a night shot to their simulation on the website. (Susan Ruse)

RESPONSE: Ocean Wind 1 prepared a visual simulation that is available on its website that depicts what the Project will look like from Ocean City Beachfront. As noted above by a commenter, the simulation is available at (https://oceanwind.com/about-the-project). A simulation of the turbines at night that depicts the proposed Ocean Wind 1 Offshore Wind Farm's Aircraft Detection Lighting System (ADLS) is also available at the same web address. ADLS is only activated when an aircraft flies within 3 nautical miles of the wind farm area at an altitude less than 2,000 feet. Based on a study of the air space, it is estimated the lights would be active for a total of only a few hours spread over a one-year period. See Ocean Wind 1's Construction and Operations Plan (COP) VOLUME I; 7.4 Obstruction Lighting and Markings, Page 154/159).

In addition, Volume II, Appendix L-D of the COP includes a visualization of the wind farm from various locations along the New Jersey coast. A copy of the COP can be found on BOEM's website at: https://www.boem.gov/ocean-wind-construction-and-operations-plan

As to the height of the turbine, the upper blade tip of the turbine will be up to 906 ft (276 m) above mean low low water.

COMMENT: Commenter asked how boats and aircraft near the turbines will be protected. (Deborah Fox Walsh) (Cecelia Wnek)

RESPONSE: As noted in the previous response, aircraft will be notified through Ocean Wind 1's ADLS. Aircraft warning lights (red lights atop and mid-way up each WTG) are normally not on, but are only illuminated when an aircraft is detected in the vicinity of the Ocean Wind 1 project through an FAA-approved ADLS. Mariner navigation lights, which are mounted on the WTGs about 60 feet above sea level, conform to U.S. Coast Guard regulations and guidance, and international standards. These lights are illuminated during all periods of low visibility (night, fog, rain, etc.). Their intensity varies depending upon the WTG's location within the wind farm. For example, WTGs on the corners of the wind farm have navigation lights with a 5 nautical mile (nm) nominal range. Other WTGs on the perimeter of the wind farm have navigation lights with a 3mn nominal range. WTGs in the interior of the wind farm have a 2nm nominal range. Ocean Wind 1 is also recommending a 500-yard safety zone around WTGs for the protection of mariners during active foundation, WTG, and cable installation.

COMMENT: Commenter noted that the wind turbines will be visible from the shoreline but that if the wind turbines were 50 miles offshore, they would not be visible. (Cathy Ingham)

RESPONSE: Ocean Wind 1 can only construct the Project within the confines of the lease area that BOEM has defined. Ocean Wind 1 does not have the authority to change the lease area. The Ocean Wind 1 lease stretches from approximately 13 nautical miles southeast of Atlantic City. Based on multiple points of stakeholder feedback, Ocean Wind 1 made the decision to locate its project at least 15 miles off the coast and forgo the lease area that is closer, leaving valuable development area off the table.

COMMENT: Commenter stated that under the Green Acres regulations, the NJDEP may consider whether the proposed diversion would have significant adverse impacts on the public's use and enjoyment of the parkland. (Robert Moss)

RESPONSE: Ocean Wind 1 acknowledges this comment. Under the Green Acres regulations, the NJDEP may deny an application for a diversion if the proposed diversion would "[h]ave significant adverse impact(s) on the public's use and enjoyment of the parkland" or "[h]ave significant adverse impact(s), including cumulative and secondary impact(s), on the public's use and enjoyment of other Federal, State, local government unit or nonprofit parkland." N.J.A.C. 7:36-26.1(e)1&2.

COMMENT: Commenter suggested that Ocean Wind 1 would own a portion of the beach. Commenter also asked whether there would be any signage on the beach marking the cable. (Jane Kegelman)

RESPONSE: Ocean Wind 1 is only acquiring a permanent subsurface easement to construct, operate, and maintain its export cable across the beach. The properties will still be owned by Ocean City. Ocean Wind 1 does not anticipate putting signs marking the cable on the beach parcel.

COMMENT: A Commenter asked whether Ocean Wind 1 could bury the current overhead electric lines along Roosevelt Boulevard to create a more attractive entranceway into Ocean City. (Leslie Logan)

RESPONSE: No. Ocean Wind 1 does not have the legal authority to relocate existing electric lines that are owned by another utility.

DECOMMISSIONING

COMMENT: Several commenters asked about the lifespan of the proposed wind turbines, what happens at the end of their lifespan, and who pays the cost to handle the turbines once they have reached the end their lifespan. (Cathy) (Peggy Dennison) (Robin Shaffer) (John) (Cathy Ingham). A commenter suggested that the turbines cannot be recycled and raised concern about the environmental impact of disposing of wind turbines in landfills. (John Joyce) (Linda Hammond) (Carole Harrer)

RESPONSE: The lifespan of the proposed wind turbines is 25+ years. At the end of the lifespan, the project will be decommissioned. If the project is decommissioned, the project will use best practices available at the time to minimize potential effects. As part of Ocean Wind 1's COP and NJBPU Order, Ocean Wind 1 is required to develop and fund a decommissioning plan. Specifically, the project will provide a bond that will financially support the decommissioning of the project. The cost of decommissioning a wind farm is substantial, and the Project will plan and budget adequately to remove the turbines upon decommissioning and restore the seabed of the site to the original conditions. Typically, decommissioning is conducted in a reverse construction sequence. Additional details regarding decommissioning are included in the COP. See COP VOLUME I; 6.3 Decommissioning Plan, Pages 149-150/159).

Today, between 85% and 95% of a wind turbine can be recycled. Last year, Ocean Wind 1 committed to either reuse, recycle, or recover all of the wind turbine blades in its global portfolio of the onshore and offshore wind farms upon decommissioning. See Ørsted commits to sustainable recycling of wind turbine blades (orsted.com)

COMMENT: Commenter asked what will happen if a future governor issues an order to dismantle the project. (Robin Shaffer)

RESPONSE: The Project is authorized pursuant to NJBPU Order, not the governor's executive orders.

COMMENT: A commenter asked about the lifespan of the installed cables and whether the installed cable capacity will surpass the initial wind farm capacity? (Ed Nebloch)

RESPONSE: The design lifespan of the cables are 35+ years and are expected to accommodate the power generated over the lifespan of the Project (the Project has a 25+ year lifespan). The cable capacity is not expected to surpass the initial wind farm capacity.

ELECTROMAGNETIC FREQUENCY (EMF)

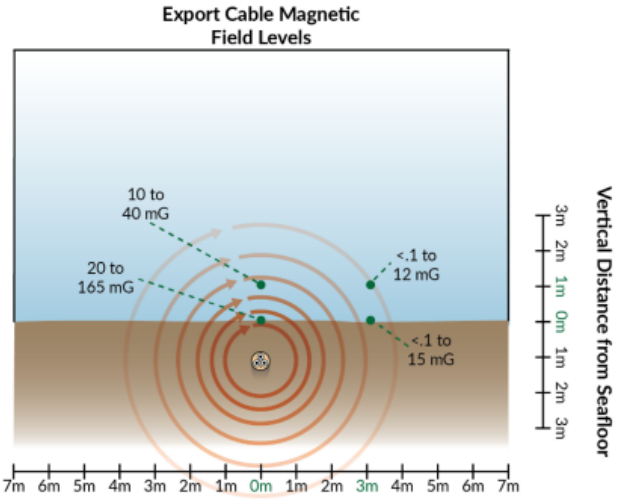
COMMENT: Several commenters expressed concern over Electromagnetic Frequency (EMF) emitted by the export cable. (Suzanne Hornick) (Laura Helwig) (Nancy Pino) (Ed Finkelstein) (Linda Hammond) (Michael Fife) (Bill Long) (Nancy Long) (Ric Bertsch) (Carole Harrer) (Clean Ocean Action) A commenter asked whether there have been environmental impact studies regarding EMF emitted from the export cables. (Nancy Pino) Commenters stated that EMF has been linked to cancers, miscarriages, dementia, and more. (Nancy Pino) (Suzanne Hornick) (Ray Martino) (Ric Bertsch) One commenter attached an article on EMF in connection with Falmouth Massachusetts Offshore Wind. (Ric Bertsch) One commenter asked about the diameter of the EMF halo around the cables. (Robert Lambert)

RESPONSE: The strength of the magnetic field from underground cables diminishes quickly with distance and the resulting magnetic fields at residences can be expected to be similar to those from other existing sources, including local distribution lines and devices within the home. The magnetic fields from the Project will be far below international standards recommended by the World Health Organization and far lower than the International Commission on Non-Ionizing Radiation Protection reference level for "exposure of the general public" (see: https://www.icnirp.org/cms/upload/publications/ICNIRPLFgdl.pdf). "Potential impacts from EMF will be localized to the onshore export cable corridor. However, the cable will be buried at a depth sufficient to minimize effects to the extent practicable." See COP VOLUME II; 2.2.2.2.2; Operations and Maintenance, Page 133/428.

None of the Project's cables will be installed below a residence or workplace. The coverings of buried cables in the ocean and the duct banks on land effectively block the electric field produced by voltage on the conductors that carry electricity. The magnetic field is reduced by placing the conductors within the cables close together so that the magnetic field from each conductor cancels out a great portion of the magnetic field from adjacent conductors.

Below are typical EMF values from submarine cables and from household appliance for comparison.

Power Cable Type	Magnetic Field Levels (mG)			
	Directly Above Cable		3 to 7.5 m laterally away from cable	
	1 m above seafloor	At seafloor	1 m above seafloor	At seafloor
Inter-Array	5 to 15	20 to 65	<0.1 to 7	<0.1 to 10
Export Cable	10 to 40	20 to 165	<0.1 to 12	1 to 15
Power Cable Type	Induced Electric Field Levels (mV/m)			
	Directly Above Cable		3 to 7.5 m laterally away from cable	
	1 m above seafloor	At seafloor	1 m above seafloor	At seafloor
Inter-Array	0.1 to 1.2	1.0 to 1.7	0.01 to 0.9	0.01 to 1.1
Export Cable	0.2 to 2.0	1.9 to 3.7	0.02 to 1.1	0.04 to 1.3



Typical Household Appliances Magnetic Field Measurements

Appliance	Magnetic Field at 6"	Magnetic Field at 1'
Can Opener	600mG	150mG
Vacuum Cleaner	300mG	60mG
Hair dryer	300mG	1mG
Microwave	200mG	40mG
Electric Shaver	100mG	20mG
Mixer	100mG	10mG
Copy Machine	90mG	20mG
Garbage Disposal	80mG	10mG
Blender	70mG	10mG
Fluorescent Light	40mG	6mG
Battery Chargers	30mG	3mG
Electric Range	30mg	8mG
Washing Machine	20mG	7mG
Analog Clock	15mG	2mG

Information in this graph was provided by the Office of Radiation and Indoor Air, Radiation Studies Division, US Environmental Protection Agency

The comment that EMF causes cancer is not supported by any health authority including the World Health Organization, the International Agency for Research on Cancer, the U.S. National Cancer Institute, the European Union, the Centers for Disease Control and Prevention, and the National Institute for Occupational Safety and Health.

COMMENT: Commenters expressed concern that the export cable contains lead. (Ray Martino) (Linda Hammond) Another commenter asked about the health effects of the cable running under the beach. (Susan Ruse)

RESPONSE: The export cable design on Ocean Wind 1 includes a lead sheath contained by a plastic jacket on each power core and by the overall cable metallic armoring. There are no known adverse health impacts in connection with the cables underneath the beach.

ENVIRONMENTAL IMPACTS

COMMENT: Commenters raised concerns about the environmental impacts of the Project, including impacts on wetlands, wildlife, including endangered species, and the community. (Tim Flynn) (Giana Marrese) (Suzanne Hornick) (Deborah Fox Walsh) (Michael deVlieger) (Gregory Cudnik) (Robin Schaffer) (Linda Hammond) (Michael Fife) (Rosanne Serowatka) (Carole Harrer) (Clean Ocean Action)

RESPONSE: Ocean Wind 1 is committed to minimizing potential impacts to environmental resources to the maximum extent practicable and is working closely with regulatory agencies (including BOEM, NJDEP, USACE, and National Oceanic and Atmospheric Administration [NOAA] National Marine Fisheries Service [NMFS]) to determine the appropriate avoidance, minimization, and mitigation efforts to implement.

Impacts on wetlands and wildlife have been minimized by siting onshore cables outside of wetlands and within existing paved areas and road ROWs. Horizontal directional drilling (HDD) is proposed to drill under wetlands and water at the Crook Horn Creek/Peck Bay crossing to minimize impacts to these wetland and water environments and associated wildlife. HDD will also be utilized at the 35th Street so as to minimize impacts to the ecological communities of the beaches and dunes.

Installation of the cable will occur during the tourism off season so as to minimize impacts to the community to the maximum extent practicable. During construction the immediate vicinity of 35th Street will be temporarily closed as the street will be utilized for the HDD workspace. The temporary closure will allow for the work zone to remain as compact as possible. For all cable installation works planned in Ocean City, access to local residences, businesses, and the beach in Ocean City will be maintained via the adjacent alleys and/or cross streets. During time periods where work is occurring, traffic plans and the final cable work zones will be coordinated with local police, local officials, and other stakeholders. Ocean Wind 1 will work with local residents and businesses during the construction to make adjustments as necessary to ensure any impacts are minimized to the maximum extent practicable.

COMMENT: Commenter asked what measures will be taken to prevent permanent damage to wetlands along Roosevelt Boulevard, which is habitat of numerous marine animals and birds. (Mark Hornick)

RESPONSE: The Project is not anticipated to have any impacts to wetlands within Ocean City. Ocean Wind 1 proposes to construct the export cable through Ocean City primarily within road ROW. Where wetlands are crossed, namely at the Peck Bay, they would be crossed below ground via HDD, thereby avoiding impacts to those wetlands. All HDD workspaces in Ocean City will be contained within public roadway rights-of-way and outside of wetlands.

COMMENTS: Commenter offered a link to obtain more information on impacts to birds and wildlife from offshore wind: https://neoceanplanning.org/rwse/ (Eileen Murphy, NJ Audubon)

RESPONSE: Ocean Wind 1 acknowledges this comment.

COMMENT: Commenters expressed concern about the potential for oil or other substances to leak from the wind turbines. (Linda Hammond) (Michael Fife) (Rosanne Serowatka)

RESPONSE: Ocean Wind 1 has developed a spill containment strategy for each wind turbine that is comprised of preventive, detective and containment measures. These measures include 100 percent leakage-free joints to prevent leaks at the connectors; high pressure and oil level sensors that can detect both water and oil leakage; and appropriate integrated retention reservoirs capable of containing 110 percent of the volume of potential leakages at each WTG. See COP VOLUME I, Section 8.1 Chemicals, Page 155-156/159)

REQUEST FOR STUDIES

COMMENT: One commenter asked whether the project could provide links to case studies and peer reviewed research publications that support offshore wind projects like the Project. (Deborah Fox Walsh) Commenters stated that not enough studies have been completed and that extensive scientific, local environmental impact studies are needed prior to construction of the Project. (Tim Flynn) (Suzanne Hornick) (Robin Schaffer) (Jim Erickson) (Linda Hammond)

RESPONSE: Ocean Wind 1 is conducting many site-specific environmental surveys to characterize the existing conditions of the project area including wetlands and waterbody delineations, threatened and endangered species surveys, tree surveys, submerged aquatic vegetation (SAV) surveys, fisheries monitoring, seal haul-out and feeding surveys, surveys to characterize subsurface soil conditions, and archaeological/cultural surveys. Ocean Wind 1's COP also identifies other surveys that were performed in connection with the Project and includes the results of these surveys as appendices. The COP and appendices can be found at https://www.boem.gov/ocean-wind.

COMMENT: Commenter stated that an environmental impact statement should be prepared not only specific to the Green Acres parcels impacted by the Project, but also the Project as a whole. (Rachel Davis)

RESPONSE: Ocean Wind 1 developed an environmental assessment as to the Green Acres parcels and the Project's impacts to these parcels. The environmental assessment will be submitted to the NJDEP, Green Acres Program as part of Ocean Wind 1's Green Acres diversion application in accordance with N.J.A.C. 7:36-26.9(d)3. In addition, BOEM will be issuing a draft Environmental Impact Statement (EIS) in June 2022 and a final EIS in March 2023 that will analyze the environmental impacts of the Project as required by the National Environmental Policy Act.

COMMENT: Commentor references a study to be conducted by National Renewable Energy Laboratory regarding large scale wakes that Ocean Wind 1 explain how it will address impacts if and when encountered. (John A. Feairheller, Jr.)

RESPONSE: Ocean Wind 1 acknowledges this comment but cannot address any alleged impacts at this time since the study has not yet been conducted.

IMPACTS OF HURRICANES

COMMENT: Several commenters expressed concern over the impact of hurricanes and high winds on the wind turbines. (Linda Hammond) (Cecelia Wnek) (Cathy Ingham)

RESPONSE: Ocean Wind 1 proposes to use the Haliade X wind turbine, which is third party certified to withstand wind gusts up to 159 mph. The suitability of the turbine for use on the Ocean Wind 1 site will be certified by a BOEM approved third party certification agency.

PROJECT CONSTRUCTION

COMMENT: Commenter asked about onshore and offshore construction activities as well as the location of project staging areas. (Roger)

RESPONSE: Onshore staging activities are expected at 35th street and near the Roosevelt Boulevard Bridge. Offshore construction activities are scheduled during the summer months, however construction will be phased and structured in such a way that it should not impact other marine users. All offshore construction areas will be monitored and patrolled by patrol vessels to reduce potential interactions between marine users and construction activities. Ocean Wind 1 is also recommending a 500-yard safety zone around WTGs for the protection of mariners during active foundation, WTG, and cable installation. Marine equipment will be set up beyond the surf zone at the exit of the HDD within the Atlantic Ocean to facilitate the installation of the cable and the conduit within the drill alignment. The marine operations supporting HDD will be conducted in coordination with USCG and local authorities.

COMMENT: Commenter asked about the limitation of liability in Ocean Wind 1's insurance policy during construction. (Alvaro)

RESPONSE: The Project activities and facilities as proposed in the COP are or will be covered by an appropriate bond or other approved security, as required by 30 CFR 585.515 and 30 CFR 585.516.

COMMENT: A commenter asked whether Ocean Wind 1 could discuss the HDD technology during the scoping hearing. (Joseph M. Lehman, Sr.) Commenter asked whether the construction of the Project via HDD or operation of the Project near their home present a risk to them and the public. Commenters also asked whether there the risk of flooding present a hazardous condition during construction. (Jane Kegelman) (Deborah Fox Walsh) (John O'Donnell) Commenters asked about noise generated by the Project. (Ed Finkelstein) (Michael Fife) Commenter asked whether beach access or street parking will be affected on 35th Street. (John O'Donnell) Commenter noted

that a local gas main that was installed via HDD failed three times. (Gregory Kotick) One commenter asked whether there are foundation pilings longer than 50 feet. (Robert Lambert)

RESPONSE: Ocean Wind 1 is not aware that the use of HDD presents a risk to homeowners or other members of the public in general or specifically as to flooding. The HDD does not cross underneath homes and would not impact any foundation pilings. HDD technology was addressed during Ocean Wind 1's presentation during the scoping hearing. See Exhibit A. Ocean Wind 1 has performed an extensive design effort to minimize and reduce identified risks and proposes to implement best management practices (BMPs) during the HDD phase of construction. HDD technology was addressed during Ocean Wind 1's presentation during the scoping hearing. See Exhibit A. Specifically, Ocean Wind 1 is developing and will implement a Risk Mitigation Plan that includes measures to overcome identified inherent risks.

Installation of the cable will occur during the offseason so as to minimize impacts to the community to the maximum extent practicable. However, beach access and street parking may be limited at 35th Street during construction to ensure pedestrian safety in proximity to construction equipment. Specifically, the public will likely be able to access the beach at 35th Street using pedestrian sidewalks, though the sidewalks may be limited at various times during construction to ensure pedestrian safety. Parking at the end of 35th Street to Central Avenue will be unavailable during construction. Ocean Wind 1 is generating a site-specific traffic control plan for maintaining traffic flow around the landfall work area. Appropriate construction barriers and signs will provide the general public guidance for permissible areas of access while construction is underway.

With regard to noise, short-term increased noise during construction would primarily be associated with HDD operations at the 35th Street location. Ocean Wind 1 is committed to limiting noise impacts. For HDD operations at 35th Street, major noise generating equipment may be outfitted with hospital grade mufflers, in addition to sound barriers positioned around the perimeter of the worksite to the extent practicable. Ocean Wind 1 will also employ an extensive monitoring program during construction to ensure impacts are limited in accordance with its permit conditions.

COMMENT: Commenter raised concerns about impacts of the wind farm on fishermen. (Michael deVlieger) (Linda Hammond)

RESPONSE: There will be no official restrictions on transit or fishing through or around the wind farm area. Ocean Wind 1 is designing the turbine farm in a grid pattern 1 nautical mile x 0.8 nautical miles. There are no restrictions on fishing within the Wind farm area post construction, and fisherman will be permitted to fish to the base of the turbine. During construction Ocean Wind 1 will set up temporary safety areas that cannot be accessed by public vessel traffic. These safety areas will all be communicated via local notices to mariners.

COMMENT: Commenter asked about the graphic within the hearing PowerPoint presentation depicting the two routes from the Lease Area and whether the routes are connected to the entire wind farm network or whether they are each connected to only a subset of the WTGs. Commenter further asked whether the output load is split evenly between the two routes or whether each route could handle 100% of the output so that if one route failed other could handle the entire output. Commenter asked whether the existing cables could support future projects. (Tim Fitz)

RESPONSE: The output load from the Project WTGs is divided across the three offshore substations – one of which is connected to the B.L. England route and onshore interconnection, and the two others to the Oyster Creek route and onshore interconnection. The amount of energy produced by the Project doesn't allow for a single cable to handle 100% of the output. The two cables associated with the Oyster Creek route are connected to 63 WTGs, whereas the B.L. England Route cable is connected to 35 WTGs.

COMMENT: Commenter asked how the onshore cable is secured or protected. Commenter also asked for a description of barriers and security protections at areas of ingress and egress. (Tim Fitz)

RESPONSE: Ocean Wind 1 will install the cables within a buried plastic pipe for the entire HDD installation, entering an underground splice chamber. Once the cable exits the splice chamber, it will be contained within a buried concrete encased duct bank (up to 35.5-inch diameter plastic pipe). The splice chamber has locking manhole covers which will ensure the security and protection of the cables.

Ocean Wind will develop plans for temporary work spaces, including provisions to separate unauthorized personnel from access to the work zone. This may include, but would not be limited to, signage, traffic cones, construction fencing and concrete barriers. Any traffic setup or detour would comply with the requirements of the applicable local, county, or state authority and/or the U.S. Department of Transportation Manual on Uniform Traffic Control Devices.

COMMENT: Commenter stated that Ocean Wind 1 must obtain express permission from the adjacent property owners if the NJBPU, NERC, or OSHA require additional safety areas outside of the 30-foot-wide easement. (John A. Feairheller, Jr.)

RESPONSE: Ocean Wind 1 does not anticipate needing any additional workspace outside of the 30-foot-wide right of way proposed on the Ocean City-owned beach lots.

COMMENT: Commenter asked for explanation as to a perceived conflict between the depiction of an HDD in Figure 6.2.2-3 of Volume I of the COP and the widths of the proposed access. Commenter further noted that the text within the COP identifies two export cables 164 feet apart while Ocean Wind 1 now proposes a 30-foot-wide easement. (John A. Feairheller, Jr.)

RESPONSE: The figure identified by commenter is illustrative of typical workspace for two cables associated with the HDD along the Oyster Creek route and does not apply to this Green Acres diversion. Only one cable is proposed for the BL England route. Further, as noted in the COP, the workspace parameters for HDD are maximum cable landfall design parameters. These values are being refined as available land and engineering constraints have been identified. See COP VOLUME I, 6.2.2.1 Cable Landfall, Page 135-137/159. Accordingly, Ocean Wind 1 proposes to install its export cables within 30-foot-wide easements across the Green Acres-restricted parcels.

COMMENT: Commenter noted that the COP does not state how long it would take Ocean Wind 1 to construct the export cable landfall. Commenter further noted that the HDD timeline for a similar project, the Triton Knoll Offshore Wind Farm, exclusive of weather delays, was 62 days operating 24 hours a day 7 days a week. (John A. Feairheller, Jr.)

RESPONSE: Ocean Wind 1 is unfamiliar with the construction conditions associated with the Triton Knoll Offshore Wind Farm project and therefore cannot compare projects. For Ocean Wind, the forecasted HDD operational duration is approximately 60 days and 24 hours per day operations only for a portion of that time. This forecasted duration includes contingency for weather impacts on the Project sites. Ocean Wind 1's onshore and offshore equipment are being engineered to mitigate weather risks.

COMMENT: Commenter noted technical requirements for crossing of Green Acres-restricted properties and asked that they become conditions of the diversion approval.

1. The access hatches of the transition bay and of other structures along the route should be non-conducting and located outside of all pedestrian pathways.
2. Forced Cooling of the export cable under the vegetated dune.
3. Forced Cooling of the Transmission Cables though this area through lot 17 of Block 3350.1 is necessary to prevent adverse impacts or replacement wetlands created for the adversely impacted.
4. The export cable should be buried to a depth of not less than 20-feet below the mean high-water elevation.
5. The cables should be buried to a depth of not less than 40-feet from the hightide line to the dunes.
6. The Construction & Operation Plan in section 6.2.2.1 on page 135 of 159 Volume I that 30-feet or more burial is required by the USACE.
7. The design and placement of the Export Cable across Lots 137 & 145 should not preclude the future construction of Public Rest rooms and or a handicapped accessible beach ramp.
8. Dewatering and sum pumps if used during construction and or operation should be piped to the Bay. (John A. Feairheller, Jr.)

RESPONSE: Please see Ocean Wind 1's responses below:

Regarding 1: There will be no surface impacts along any of the Green Acres-encumbered properties in Ocean City, including access hatches or manholes.

Regarding 2 & 3: Forced cooling is currently not part of the Project design, nor has it been determined to be necessary. The proposed export cable design has been developed to minimize impacts to the environment and the public. The addition of a forced cooling system would increase the surface impacts associated with the export cable installation, and thus increase the impacts to the environment and the public.

Regarding 4, 5, & 6: The cable profile, including depth and length, has been designed based on multi-criteria evaluation including subsurface soil conditions, burial depth requirements regulated by the USACE, and cable design parameters.

Regarding 7: As discussed in the Green Acres Scoping Hearing and Diversion Application, the surface use of these parcels would remain the same following construction. In the event a structure was proposed for development over the proposed subsurface easement, there would need to be coordination and discussions to ensure that there was no interference with the export cables.

Regarding 8: Construction dewatering will be coordinated and permitted through the appropriate municipal and NJDEP permitting programs.

IMPACTS ON TOURISM AND PROPERTY VALUES

COMMENT: Commenters raised concerns about the impacts of the project on tourism and on property values and rental income. (Suzanne Hornick) (Michael deVlieger) (Linda Hammond)

RESPONSE: Ocean Wind 1's proposed project schedule avoids peak tourism season on the barrier island, however construction on the substation sites may occur during the summer but is not expected to have local impacts on tourism. Ocean Wind 1is not aware of any evidence or studies that support the claims that offshore wind projects have a negative impact on property value.

BENEFITS TO OCEAN CITY

COMMENT: A commenter asked, given the impacts of the Project on Ocean City, what additional benefits can be offered to the City. (Reverend Elizabeth Mallozzi) Commenters argued that the Project will not benefit Ocean City or its residents. (Cindi Sutera) (Michael deVlieger)

RESPONSE: Based on modeling performed by the Bloustein School of Planning and Public Policy at Rutgers University, the Project is expected to increase New Jersey's State Gross Domestic Product (GDP) by approximately $944 million. The Project is anticipated to have short-term and long-term positive impacts on the local economy, including direct benefits such as ad valorem taxes and compensation for the necessary property rights, as well as indirect benefits to local businesses through patronage by local workers and job creation.

GENERAL OPPOSITION

COMMENT: Several commenters spoke in opposition to the Project. (Suzanne Hornick) (Tim Flynn) (Cindi Sutera) (John Joyce) (Peggy Dennison) (Jim Erickson) (Giana Marrese) (Gregory Cudnik) (Robert Zuchick) (Robin Schaffer) (Rosanne Serowatka) (Bill Long) (Nancy Long) (Ric Bertsch) (Carole Harrer) (Clean Ocean Action) A Commenter expressed opposition to the project and stated that the construction of the wind turbines in the ocean is immoral. (Nathan Brightbill) Several commenters stated that the Project should be voted on before going forward. (Cathy Ingham) (Jim Erickson) (Laura Helwig) Commenter stated that she resents having a foreign company (Ørsted) being involved in any supposed improvement to Ocean City. (Cindi Sutera) Commenter stated that he does not want his power dependent upon wind turbines. (Ray Martino) Commenter stated that wind farms are ineffective, that the project will negatively impact the

environment and benefit big corporate money and that there is no way to recycle windmills which are known not to work after a few years. (Sydney Jordan)

RESPONSE: Ocean Wind 1 acknowledges these comments.

COMMENT: A commenter encouraged citizens to use every legal and civil disobedience measure to make Ocean Wind 1 come to the table and answer questions. (Michael DeVleiger)

RESPONSE: Ocean Wind 1 acknowledges this comment.

COMMENT: A commenter stated that her and her husband are using a single zoom login. (Cindi Sutera)

RESPONSE: Ocean Wind 1 acknowledges this comment.

EXPERIENCES FROM OTHER WIND FARM PROJECTS

COMMENT: Several commenters raised Block Island Wind Farm as an example of a project that experienced several issues after construction, including the cable becoming unburied. (Craig Adler) (Gregory Kotick) (Ray Martino)

RESPONSE: The cables that come ashore on the beach at 35th Street will be buried significantly deeper than the cables for the Block Island Wind Farm Project. Specifically, Ocean Wind 1 proposes to use HDD to install the cable to a depth of 50 feet below the surface. The deeper depth is meant to address the issue that occurred at Block Island so as to prevent the cables from becoming exposed.

COMMENT: Commenter noted that wind turbines experience gearbox failures and are not reliable, and that the cables can be damaged by wildlife or can be dragged and pulled up by vessels. (Ray Martino) Another commenter stated that electricity from wind energy is not considered to be reliable. (Michael Fife)

RESPONSE: The GE WTGs are direct drive, meaning they do not contain a large drivetrain gearbox of the type referenced by the Commenter. Ocean Wind 1 is consulting with the USACE to ensure that its cables are buried at a depth to ensure that they do not interfere with navigation and with their ongoing federal beach nourishment projects.

COMMENT: Commenter alleged that crossing the beach with the export cable will pose a danger to people using the beach over the summertime. (Ray Martino)

RESPONSE: The cables will be installed below the beach using HDD. The drill will begin on 35th street at about 4' depth, increasing gradually to a maximum depth of approximately 50' before gradually resurfacing to be buried 4-6' beneath the ocean floor approximately 2,500 feet from the entry point on 35th Street. There will be no surface impacts during construction and installation of the cable. The surface use of the property as a beach will not change during or after construction. Furthermore, installation of the cable will occur during the offseason so as to minimize impacts to

the community to the maximum extent practicable. To the extent commenter is referring to impacts of EMF on beachgoers, please see Ocean Wind 1's response to above regarding EMF.

COMMENT: A commenter asked Ocean Wind 1 to explain its preventive maintenance program to ensure install safety and environmental safety. (Craig Adler) Another commenter asked how the turbines and towers be monitored and what happens if they need to be replaced (Linda Hammond)

RESPONSE: Once the Project is constructed and operational, Ocean Wind 1 will safely maintain its offshore and onshore facilities thorough inspection and other means. The WTGs will be regularly inspected out of Ocean Wind 1's O&M facility based in Atlantic City, from which technicians will transit offshore to the Project site and perform maintenance tasks in accordance with GE's maintenance program. The main components of the WTGs (e.g., foundations, towers, blades) are designed for the full lifetime of the Project. Nonetheless, in the case that a WTG or other component requires replacement, Ocean Wind 1 will replace a turbine or any component part as needed to safely operate the turbine utilizing the same installation techniques utilized during the construction phase.

CLIMATE CHANGE

COMMENT: Commenters expressed skepticism regarding anthropogenic climate change and referenced several publications that allegedly support their contentions. (Nathan Brightbill) (Matt Bechta) (Ray Martino). Commenter opined that the biggest threat to our oceans is not turbines but climate change. Commenter noted that climate change can cause salinization, increased temperature, and sea level rise, which threaten the New Jersey coast. (Patty Cronheim)

RESPONSE: Ocean Wind 1 acknowledges these comments.

PROJECT IMPACTS ON ELECTRICITY RATES

COMMENT: Commenter stated that wind turbines are more expensive than all other energy options at this point. (Suzanne Hornick). Several commenters stated that the Project will increase electric bills and asked whether the public is funding the Project. Once commenter claimed that electricity bills in Europe are doubling and tripling. (Mike Tobin) (Cindi Sutera) (Nathan Brightbill) (Michael deVlieger)

RESPONSE: Ocean Wind 1 believes that through scale, offshore wind will be amongst the cheapest ways to produce energy in the near future. Additionally, proposed federal tax incentives could provide a decrease in ratepayers costs. All costs to develop, permit, construct and operate the facility are entirely borne by Ocean Wind. The project is projected to cost $1.46/month per household.

OPPOSITION TO BPU PROCESS & DIVERSION

COMMENT: Commenters expressed opposition to the legislation that allows qualified offshore wind projects to acquire easements across property owned by municipalities. (Suzanne Hornick) (Robin Schaffer) (Cathy Ingham) (Ric Bertsch) Commenter expressed hope that the BPU will reject Ocean Wind 1's petition to acquire easements across the Ocean City owned parcels. (Suzanne Hornick) Another commenter likened the taking of Ocean City property to the taking of property for the Dakota Access pipeline. (Tony Bush) One commenter alleged that Ocean City attempted to work with Ocean Wind 1 but that the company is doing everything it can do to avoid working with Ocean City, including taking away the City's "home rule" through the BPU process. (Michael deVlieger)

RESPONSE: As stated previously Ocean Wind 1 does not have authority to take private property. Ocean Wind 1 cannot speak to how other utilities acquire rights in property. However, for the past several years, Ocean Wind 1 has sought to keep an open dialogue with Ocean City and has requested on several occasions that Ocean City voluntarily convey easements to Ocean Wind 1 for the Project. Since the properties owned by Ocean City are encumbered with Green Acres restrictions against disposal and diversion from recreation and conservation purposes, Ocean City would typically be required to go through the Green Acres diversion process in order to convey the necessary easements to Ocean Wind. To date, Ocean City has declined to convey the necessary easements to Ocean Wind 1 and go through the Green Acres diversion process. Accordingly, the only way for Ocean Wind 1 to acquire the easements is through the BPU petition process outlined in N.J.S.A. 48:3-87.1.

SUPPORT FOR THE PROJECT

COMMENT: Commenters spoke in support of the Project. One commenter noted that the cable would be installed underground. (Shawn Raymond) (Ed Nebloch) (Suzanne Forrest). Commenter supports the approval of the diversion and noted that he was pleased to see the depth of the export cable across the beach at 50 feet and that the use of HDD technology was appropriate. (Rick Bernardini)

COMMENT: Commenter expressed support for Ocean Wind 1's plan to construct the export cable during the offseason so as to minimize disruptions to the Ocean City economy. Commenter also stated that there should be no net loss of Green Acres through Ocean Wind 1 providing replacement land somewhere else. Commenter also expressed support for Ocean Wind 1's proposed point of interconnection at BL England in Upper Township, which at one point was to be used as a natural gas powerplant. Commenter noted the air quality impacts of replacing natural gas power plants with offshore wind. (Patty Cronheim)

COMMENT: Commenter stated her organization supports the current development plans at 15 miles offshore. As it pertains to the cable, commenter stated that her organization reviewed the data from other states with similar issues, looking at the potential impacts to nesting birds and concluded that any impacts are temporary and minor. Commenter also noted that, on the other hand, impacts on birds and other wildlife and habitat caused by climate change are significant and permanent. (Eileen Murphy, NJ Audubon)

RESPONSE: Ocean Wind 1 acknowledges these comments.

RESPONSIBILITY OF OCEAN WIND 1 TO EDUCATE THE PUBLIC

COMMENT: Commenters stated that the burden is on the developer, Ocean Wind, to educate the impacted communicates and the general public. (Rachel Davis) (Marcus Sibley) (Robin Schaffer) A commenter claimed that Ocean Wind 1 has not been responsive to questions raised about the Project in the past. (Michael deVlieger)

RESPONSE: Ocean Wind 1 has held three (3) open houses in Ocean City and three virtual open houses to educate the public about the Project. The open houses in Ocean City occurred on August 27, 2019; February 8, 2020; and November 6, 2021. Ocean Wind 1 conducted virtual open houses regarding the Project on October 20, 21, and 24, 2020. The purpose of these open houses was to educate the public about the Project and answer questions.

In addition, BOEM held three virtual scoping meetings on the Project. These meetings occurred on April 13, 2021; April 15, 2021; and April 20, 2021.

Ocean Wind 1 has also posted substantial amounts of information about the Project on its website (www.OceanWind.com). Additional information about the Project can also be found on BOEM's website (https://www.boem.gov/ocean-wind), which includes Ocean Wind 1's Construction and Operations Plan and Appendices.

JOB TRAINING

COMMENT: Commenter requested additional information on job training options and licenses necessary for repair and maintenance of offshore wind projects. (Rachel Davis)

RESPONSE: New Jersey already has a pool of skilled workers well-positioned to build and operate wind farms. These workers may require some additional training to acquire industry-specific knowledge, experience, and credentials. Ocean Wind 1 is working with suppliers, unions, and New Jersey's Wind Institute to create offshore wind specific trainings. The offshore portion of Project will be constructed by these U.S. union workers, under a Project Labor Agreement, with support from an experienced team from abroad who have been building offshore wind for over three decades. The onshore portion of the Project will largely be constructed by local New Jersey-based contractors.

References

U.S. Energy Information Administration (EIA) 2021. New Jersey Energy Profile. Online at: https://www.eia.gov/state/print.php?sid=NJ accessed September 2021.