

Merrion
Oil & Gas
Application
for
Conditional
Use



East Pittsburgh Borough
813 Linden Avenue
East Pittsburgh, PA 15112

November 21, 2017

RE: Article 800 – Conditional Uses: Article 1200
§1203 Conditions: Oil or Gas Well Site

To the Borough of East Pittsburgh:

Please accept this letter and its attachments as Merrion Oil and Gas Corp.'s ("Merrion"), the Applicant, application to the Borough of East Pittsburgh for a zoning approval pursuant to §1203 of your Zoning Ordinance to construct a portion of our "Oil or Gas Well Site" within the Borough of East Pittsburgh.

With my signature below, I affirm that I have read and understand this Section and that Merrion Oil and Gas Corp. ("Merrion") will comply with the standards of this Section and the following (which includes the full application packet) is this applicant's plan for compliance with this Section:

- Attached please find, a check in the amount of \$450.00 as established in the Borough of East Pittsburgh fee schedule.
- Merrion and United States Steel Corporation have reached terms on an oil and gas lease, including gas purchase and site development provisions. This agreement will enable Merrion to develop a well site at U. S. Steel's Edgar Thomson Plant.
- All surface operations, including all drilling, pipeline, and other midstream and downstream facilities, will be completely contained on the Edgar Thomson Plant; there

will be absolutely no surface disturbance on neighboring properties. These surface operations will not include natural gas compressor station or natural gas processing plant.

- Oil or Gas Well Site Disturbed Area: Temporary operations will disturb approximately seven (7) acres in the Borough of East Pittsburgh. After which, the ongoing operations, the production phase, the disturbed area will be reduced to approximately half of that size, three and one-half (3.5) acres, in the Borough of East Pittsburgh.
- No Oil or Gas Wells will be drilled within the Borough of East Pittsburgh, all Oil and Gas Wells will be drilled in North Versailles Township.
- The activity performed in the Borough of East Pittsburgh will primarily be limited to fresh water storage, storm water containment, vehicle access points, and postproduction facilities. Merrion will not require a compression station on this site.
- Attached please find, the site plan designs of our pad site, which includes the location, number and description of equipment and structures at the “Oil or Gas Well Site”. These documents show the drilling pad, planned access point (no access roads are needed), the approximate location of derricks, drilling rigs, equipment and structures and all permanent improvements to the site and any post construction surface disturbance.
- Attached please find, a copy of our Department of Environmental Protection Permit Application to Drill and Operate an Unconventional Well (“DEP Permit”). Final DEP Permit documents will be submitted when approved by the Department of Environmental Protection. Merrion shall also provide when complete its Erosion and Sediment Control Plan as it relates to environmental impacts of the proposed project on the site and surrounding land and measures proposed to protect or mitigate such impacts.
- Upon approval of our DEP Permit and before construction of the “Oil or Gas Well Site” Merrion will completely fence off the “Oil or Gas Well Site” with security fencing and have 24-hour on-site supervision and security during active drilling operations to ensure the safety of the community, and will obtain an address from the County 911 addressing program and provide all first responders the information needed to gain access in the event of an emergency.

- The contact information contained herein is the individual responsible for the operation and activities at the “Oil or Gas Well Site” to be provided to the Borough of East Pittsburgh and all applicable Emergency Responders as determined by the Borough.
- The point of access is an existing access point and site distances are outlined in the included DEP Permit. This point of access to the “Oil or Gas Well Site” is a state road and our access route will not traverse any municipal street in the Borough of East Pittsburgh. This being an existing point of access it will not cause any further erosion of mud or debris onto said road. A Pennsylvania Department of Transportation (PADOT) Highway Occupancy Permit to be provided prior to construction of the “Oil or Gas Well Site”.
- Attached please find, Merrion’s proposed plan showing the access route over which heavy equipment will travel to the site, entirely on state roads. Included in this site map is an area for vehicles to locate while gaining access to the Oil or Gas Well Site which will not disturb normal traffic on our access route.
- Merrion will make the operation’s Preparedness, Prevention and Contingency Plan available to the Borough and all Emergency Responders at least 30 days prior to drilling of an oil or gas well and at least annually thereafter while drilling activities are taking place at the oil or gas well site. Merrion will host, at its cost, a appropriate site orientation and training course of the Preparedness, Prevention and Contingency Plan for all applicable Emergency Responders as determined by the Borough.
- Attached please find our continuous 72- hour ambient noise level at the nearest property line of a residence or public building, school, medical, emergency or other public residence or public facility. Also attached is a continuous 72- hour ambient noise level at the “Oil or Gas Well Site” to show the area’s natural sound mitigation to the resident of the Borough of East Pittsburgh.

Please accept this letter and its attachments as Merrion's Application for a "§1203 Conditions: Oil or Gas Well Site" to be partially located in the Borough of East Pittsburgh on property owned by United States Steel Corporation and/or Union Railroad Company, LLC, and being known as parcel number: 376-G-1 and 376-A-100.

If you have any questions please give me a call. Thank you for your consideration.

Sincerely,



Ryan Davis

Operations Manager
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