RESOLUTION NO. 862-2025

LONDON GROVE TOWNSHIP

CHESTER COUNTY, PENNSYLVANIA

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LONDON GROVE TOWNSHIP GRANTING APPROVAL OF THE PRELIMINARY LAND DEVELOPMENT PLAN (PHASE 1) FOR 645 NORTH GUERNSEY ROAD, WEST GROVE, CHESTER COUNTY, PENNSYLVANIA, CHESTER COUNTY TAX PARCEL NO. 59-4-16.1

The Board of Supervisors of London Grove Township (the "Board") approves this Resolution granting approval of the Preliminary Land Development Plan (Phase 1) for the property located at 645 North Guernsey Road, London Grove Township, subject to certain conditions more fully set forth below.

RECITALS

Cliff M. Anderson ("Applicant") is the owner of a 32.99 acre parcel of property located on the west side of North Guernsey Road with an address of 645 North Guernsey Road, West Grove, Pennsylvania in London Grove Township ("Township"), identified as Chester County Tax Parcel No. 59-4-16.1 (the "Property"). The Property is located in the Township's Agricultural Preservation (AP) Zoning District.

The proposed development of the Property started with a conditional use application for a facility for animal training and animal shows (the "Facility"). The conditional use application was filed by the Applicant on September 10, 2018. The Board approved Applicant's conditional use application in a Decision and Order dated September 11, 2019, subject to 38 conditions. Applicant filed an appeal of the conditional use approval in the Court of Common Pleas of Chester County at Docket No. 2019-10264-ZB. The Township and Applicant thereafter entered a Stipulation dated May 25, 2020 to settle the appeal which was approved by the Court on June 11, 2020 (the "Stipulation").

Applicant seeks preliminary land development approval to develop Phase 1 of the Property with the Facility consisting of a total area of 18,360 square feet with a 16,800 square foot arena and a 1,560 square foot entry vestibule. The proposed development also includes two access driveways from North Guernsey Road, 103 parking spaces, lighting, on-site sewer and stormwater management facilities (the "Proposed Development"). The Proposed Development is depicted on the Preliminary Land Development Plan (Phase 1) for Cliff M. Anderson prepared by Regester Associates, Inc., dated May 24, 2021, last revised October 8, 2025, consisting of 15 sheets (the "Plans"). Phase 2 of the development includes the proposed development of a second building with a footprint of 29,700 square feet and an additional 1,400 square feet on the second floor and additional parking.

To comply with Section 22-615 of the London Grove Township Subdivision and Land Development Ordinance of 1990 ("SALDO"), Applicant proposes to install a fenced dog park of 24,750 square feet on the Property (the "Dog Park"). The Dog Park would only be open to the public when the Facility is open.

On May 11, 2022, the Board granted waivers from the following provisions in the SALDO:

- Section 22-502.7.D to not require an erosion and sedimentation control plan to be filed with the preliminary plan;
- Section 22-610 to not be required to obtain the NPDES permit with the preliminary plan;
- Section 22-616.2 to not require the installation of any trails; and
- A partial waiver from Section 22-613.8 to allow the sidewalks that are intended to be constructed along the frontage of the Property to be made of asphalt instead of concrete.

Various Township consultants reviewed the Plans and issued the following review letters:

- Edward B. Walsh & Associates, Inc. - Township Engineer – review letter dated October 27, 2025.
- Straus Associates –Township Landscape Consultant –review letter dated September 12, 2024.
- Stubbe Consulting –Township Lighting Consultant - review letter dated March 15, 2022.
- Traffic Planning and Design, Inc. – Township Traffic Engineer –review letter dated October 31, 2025.
- Fire Marshal review comments dated August 26, 2024.

At its meeting on October 29, 2025, the Township Planning Commission recommended that the Board grant approval of the Plans subject to Applicant complying with all outstanding issues in the various Township consultant review letters.

IN THE MATTER OF:
Preliminary Land Development Plan (Phase 1)
Cliff M. Anderson
645 North Guernsey Road
Tax Parcel No. 59-4-16.1

DECISION

AND NOW, this 10th day of December 2025, the London Grove Township Board of Supervisors hereby GRANTS preliminary approval of the Plans subject to Applicant's compliance with all notes on the Plans and the following conditions:

1. The Proposed Development shall comply with all terms outlined in the Stipulation and the September 11, 2019 Conditional Use Decision and Order.

2. The Proposed Development shall comply with all relevant terms and provisions of the Township Zoning Ordinance, SALDO, the Stormwater Management Ordinance and all other applicable regulations except for the waivers of the SALDO which the Board previously granted and are outlined above.

3. Applicant shall comply with all comments and conditions outlined in the Township consultant review letters outlined above to the satisfaction of the specific consultant and Board.

4. Applicant shall obtain all necessary outside agency permits to develop the Property with Phase 1 as depicted on the Plans, including but not limited to a highway occupancy permit from PennDOT, an NPDES permit from the PaDEP, Chester County Conservation District approval for the erosion and sedimentation control plans and a septic permit from the Chester County Health Department.

5. Applicant's request to install a dog park in order to meet the requirements in Section 22-615 of the SALDO is denied. Applicant shall pay the appropriate fee in lieu of open space for Phase 1 at the time of building permit submission. Applicant shall pay a separate fee in lieu of open space for Phase 2 when he submits a building permit to build the improvements on the Phase 2 plans.

6. The Plans shall be revised to add a note that states: "The total length of an RV including any trailer or RV trailer shall be no more than 42.96.""

7. Applicant shall adhere to all representations made in the letter from J. Charles Gebron, Jr., Esquire dated December 9, 2025.

8. Applicant shall reimburse the Township for all outstanding engineering, administrative, legal and other review fees associated with the Township's review of the Plans for the Property.

9. This Decision and conditions contained herein are binding on Applicant, its successors and assigns, for the benefit of the Township.

RESOLVED AND ADOPTED this 10th day of December, 2025.

ATTEST:

Rain Catola, Secretary

BOARD OF SUPERVISORS OF LONDON GROVE TOWNSHIP

BY: Stephen Zurl, Chairman

Christina Fanning, Vice Chair

Megan Mraz, Member

David Connors, Member

Michael Summerfield, Member

MacElree Harvey
SINCE 1880
INITIATIVE IN PRACTICE℠

MacElree Harvey, Ltd.
Attorneys at Law
17 W. Miner Street
West Chester, PA 19382
610-436-0100 | main
macelree.com

J. Charles Gerbron Jr.
cgerbron@macelree.com
d| 610-840-0265
f | 610-444-3270

December 9, 2025

London Grove Township
c/o Ken Battin
372 Rose Hill Road, Suite 100
West Grove, PA 19390

RE: Preliminary Land Development Plan – 645 N. Guernsey Road

Dear Supervisors:

My firm represents Cliff Anderson ("Applicant"), the owner of the above-referenced property and the applicant to the above-referenced Preliminary Land Development Plan (the "Plan"). At the November 12, 2025 meeting of the Board of Supervisors (the "Board"), the Board requested assurances that Applicant would comply with the conditions of approval set forth in the Board's Decision & Order dated September 11, 2019 as modified by Order of the Court of Common Pleas of Chester County dated June 11, 2020 (the "Conditions"). Applicant confirmed verbally at the November 12, 2025 meeting that he would comply with the Conditions, and I write to so confirm in writing.

Applicant has a legal obligation to comply with the Conditions. Should the Township's Zoning Officer determine at any time that Applicant is not complying with the Conditions, the Zoning Officer may take action to enforce the Conditions as authorized by Pennsylvania's Municipalities Planning Code (the "MPC") and the London Grove Township Zoning Ordinance (the "Ordinance"). In other words, the Board can be assured that the Applicant will comply with the Conditions because the MPC and the Ordinance provide an enforcement mechanism to ensure it.

Applicant also offers the comments set forth below about the individual Conditions. These comments are explanatory only and are offered for the convenience of the Board. They are not intended to supplement, modify, or interpret the Conditions.

1. **Applicant agrees that the site layout and design shall be substantially similar to the sketch plan entered into evidence as Exhibit A-19, last revised March 17, 2019 ("Modified Sketch Plan"). The building shall be under 50,000 square feet or if the building exceeds 50,000 square feet, the Applicant must comply with Section 1826 and provide the required impact statements.**

Response: The site layout and design is substantially similar to the sketch plan entered into evidence. Applicant has proposed a phased development starting with just one of the two proposed sections of the building. The building will be under 50,000 square feet or Applicant will comply with Section 1826 and provide all required impact statements.

2. **Applicant agrees that the area designated as overflow grass parking on the Modified Sketch Plan may be used for parking when needed as long as the area is appropriately graded,**

maintained and stabilized adequately for vehicular traffic and is located outside of the ground water protection district. Any time the overflow parking area is used, such area shall be properly marked and delineated with physical barriers to prevent vehicular travel and parking within the Groundwater Protection District.

Response: Applicant agrees that the area designated as overflow grass parking on the Modified Sketch Plan may be used for parking when needed. Moreover, overflow parking has been marked on the plans, will be appropriately graded and maintained for vehicular traffic, is located outside of the Groundwater Protected District, and, when in use, barriers will be used to prevent vehicular travel and parking within Groundwater Protected District.

3. **Applicant shall install a four-foot high no-climb fence around the buildings and the outside areas as generally depicted on the Modified Sketch Plan. Nothing in this condition shall preclude Applicant from fencing areas in addition to those depicted on the Modified Sketch Plan.**

Response: Fencing is designated on the Plan.

4. **As depicted on the Modified sketch Plan, the area to the north of the parking lot for the training/show facility shall not be utilized for any organized or formal activity of the facility. This area, however, may be used informally for walking and exercising dogs.**

Response: Applicant agrees that the area to the north of the parking lot for the training / show facility shall not be utilized for any organized or formal activity of the facility. This area may only be used informally for walking and exercising dogs.

5. **Applicant agrees to impose a deed restriction on the Property that runs in favor of London Grove township fora period of Fifty (50) years protecting the wooded area of the western part of the site (as Identified on the Modified Sketch Plan). The deed restriction shall provide that the woodlands will not be cleared, timbered or developed, although the removal of trees and branches as may be required to maintain the integrity of those woodlands shall be allowed. In addition, the deed restrictions shall permit the creation of a trail or path network through the woodlands. Applicant agrees to record the deed restrictions after the final plan is approved and recorded but prior to the issuance of a building permit.**

Response: Applicant agrees to record the deed restriction "after the final plan is approved and recorded but prior to the issuance of the building permit."

6. **Applicant agrees to allow the property located at parcel id # 59-4-16 with a mailing address of 681 North Guernsey Road to use the existing driveway in the existing location for ingress and egress that is located on the northern property line of the subject Property. After the final plan is approved and recorded but prior to the issuance of a building permit, Applicant shall prepare and record an access easement agreement establishing the right to use the existing driveway. Applicant shall be permitted to include a provision in the easement agreement allowing for the extinguishment of the easement in the event that**

681 N. Guernsey Road is ever subdivided, or provided with an alternative access point to a public street.

Response: Applicant agrees to record the easement "after the final plan is approved and recorded but prior to the issuance of the building permit."

7. **Applicant agrees that the exterior design and facade of the building shall be substantially similar in character and design to the rendering and elevation of the building entered into evidence as Exhibit A-4 (Floor Plans, Elevation and Photo of Proposed Building). Applicant further agrees that at least twenty-five (25) percent of the facade of the buildings facing North Guernsey Road shall consist of either brick or prefabricated stone.**

Response: Applicant will comply with this condition. The contracted architects and engineers have been advised of this design-stage requirement.

8. **Applicant agrees that the buildings will be insulated and have an Interior finish, both of which will help to minimize the noise that can leave the building.**

Response: Applicant will comply with this condition. The contracted architects and engineers have been advised of this design-stage requirement.

9. **Applicant agrees to install and maintain landscaping in those areas identified on the Modified Sketch Plan utilizing a combination of trees, shrubs, hedges and other materials as generally depicted on the conceptual landscaping plans entered into evidence in Applicant's Exhibit A-1 (the record of proceedings from 2014) and confirmed as unchanged from Exhibit A-11, Applicant's landscaping shall include, along the northern property line: a berm of at least three (3) feet in height to the most western wall of the barn located on property known as parcel id if 59-4-16 with a mailing address of 681 North Guernsey Road, provided that the berm does not change the flow of water across the site or if it does, the Applicant shall install piping to address the change in water flow; and a buffer to the most western wall of the barn located on property known as parcel id # 59-4-16 with a mailing address of 681 North Guernsey Road to shield the existing residential properties from the proposed dog training/show facility. Applicant's landscaping shall include, along North Guernsey Road: a berm of at least three (3) feet. in height, provided that the berm does not change the flow of water across the site or if it does, the Applicant shall install piping to address the change in water flow; and a buffer to shield the existing residential properties from the proposed dog training/show facility. Applicant shall have reasonable latitude to alter the details of its conceptual landscaping plan as long as the final landscaping plan is generally consistent with this condition and with the requirements of the Zoning Ordinance. Applicant shall submit a final landscaping plan for review and approval by Township Staff during the land development review process.**

Response: The landscaping plan included with the Plan submission demonstrates that all requirements of this Condition have been met. The Township Engineers have identified no areas of non-compliance.

10. **Applicant shall have an adult employee or representative of Arena K9 present at the facility at all times that it is in use and/or when RVs are present at the site, which individual will be responsible for the operation of the facility.**

Response: An employee or representative will be present at all times when the facility is in use or when RVs are present at the site. Applicant himself will frequently be the individual present on site; when RVs are present overnight, the employee or representative will either be accommodated in his or her own RV or in an administrative space within the building containing a bathroom, appliances, and a bed. The precise location of these quarters in the structure will be included with the building permit plans.

11. **Applicant shall promptly have any dog removed from the facility that is barking beyond what is normally acceptable for this type of facility, is dangerous, or is otherwise out of control. Applicant shall include a notice in its registration form that permits the on-site manager to remove dogs in his or her sole discretion. Applicant shall comply with Sections 2-102 and 2-201 of the Codified ordinances of London Grove Township.**

Response: This condition will be incorporated into the policies of ArenaK9, posted to its web site, and included in contracts with third parties wishing to use the site. Because Condition No. 10 requires an ArenaK9 employee or representative to be on site at all operable times, ArenaK9 will be responsible ensuring compliance with this Condition.

12. **Applicant agrees that no events will commence at the facility before 7:30 a.m. and shall conclude no later than 10:00 p.m. A "quiet" period shall be in force at the facility from 10:00 p.m. to 7:30 a.m., other than incidental noise associated with any vehicles that may be parked at the facility. No patron shall arrive, enter or depart from the facility during the quiet time.**

Response: Applicant will comply with this condition, which will be incorporated into the policies of ArenaK9, posted to its web site, and included in contracts with third parties wishing to use the site. Because Condition No. 10 requires an ArenaK9 employee or representative to be on site at all operable times, ArenaK9 will be responsible ensuring compliance with this Condition.

13. **Applicant agrees that any loudspeaker or audio system used for the facility will not contain any external speakers.**

Response: Applicant will comply with this condition.

14. **Applicant agrees that the facility shall be closed on Easter, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day.**

Response: Applicant will comply with this condition.

15. **Applicant agrees that if "fly ball" activities are held at the facility, they will be done indoors with the doors and windows closed.**

Response: Applicant will comply with this condition, which will be incorporated into the policies of ArenaK9, posted to its web site, and included in contracts with third parties wishing to use the site. Because Condition No. 10 requires an ArenaK9 employee or representative to be on site at all operable times, ArenaK9 will be responsible ensuring compliance with this Condition.

16. **There shall be no more than 15 "events" (defined as a "judged" event or competition lasting from one (1) to three (3) days) at the facility during the first year. The number of "events" may increase to 30 events during the second year of operation provided that the zoning officer certifies that there have been no violations during the prior year. After two (2) consecutive years with no violations, the Applicant may make application to the Board of Supervisors to increase the number of "events" to no more than 40 events.**

Response: Applicant will comply with this condition. Events will be posted in advance on the facility's publicly-available website and are typically scheduled at least sixty days in advance.

17. **During such "events" or shows, Applicant agrees to the following as it relates to RVs:**
    a. **No more than fifteen (15) RVs shall be permitted to stay overnight in the designated areas on the Property.**
    b. **The total length of an RV (including any trailer) or RV trailer shall be no more than forty-five (45) feet.**
    c. **Electric service must be provided but no water or sewer hook-ups for RVs shall be permitted.**
    d. **A common potable water service for the RV areas must be provided.**
    e. **The RV area on the Property will not be lighted except for dark sky compatible path lighting. Any such lighting shall only be on when the areas is in use.**
    f. **No outdoor fire pits, campfires, or wash lines shall be permitted in the RV area.**
    g. **No tents for overnight sleeping shall be allowed on the site. Temporary tents for shade are permitted as long as they are not used for overnight sleeping and they are removed promptly after an event or training seminar is completed.**
    h. **Only individuals who are competing in or working at an event at the property may have an RV on site.**
    i. **No RVs or trailers may be stored at the facility.**
    l. **Under no circumstances may the property or the RV area be used as a campground; the RV area may only be used as an accessory use of the dog training and dog show facility.**
    k. **Any Individuals staying the RV area overnight must observe quiet hours from 10:00 p.m. to 7:30 a.m.**
    l. **Three (3) violations within a twelve (12) month period will terminate all RV privileges.**

Response: Applicant will comply with this condition. The requirements of this Condition will be incorporated in the policies of ArenaK9, posted to its web site, and included in contracts with third parties wishing to use the site. Specifically, RV reservations will be required to be made in advance, the registration process will include vehicle information, and will inform the owner of all site conditions, limitations on sizes (no more than 42.95 feet in length), and policies. Because Condition No. 10 requires an ArenaK9 employee or

representative to be on site at all operable times, ArenaK9 will be responsible ensuring compliance with this Condition.

18. **No individuals other than an on-site manager and their assistant(s), shall be allowed to stay overnight within the building or on the property except for individuals authorized to stay in an RV.**

Response: Applicant will comply with this condition. The requirements of this Condition will be incorporated in the policies of ArenaK9, posted to its web site, and included in contracts with third parties wishing to use the site. Because Condition No. 10 requires an ArenaK9 employee or representative to be on site at all operable times, ArenaK9 will be responsible ensuring compliance with this Condition.

19. **Applicant agrees to follow the access and circulation plan it developed as set forth in Exhibit Brown 3 from the 2014 proceedings, which is included in the current record as part of Exhibit A-l. Applicant specifically agrees that it will have parking attendants on site for trial events to direct traffic into and out of the site in order to avoid the stacking of vehicles on North Guernsey Road.**

Response: Applicant will comply with this condition. Either an employee or representative of ArenaK9 will serve as parking attendant when required by this Condition.

20. **Applicant agrees to follow the waste collection and removal plan it developed as set forth in Exhibit Brown 3. Applicant specifically agrees that solid dog waste will be removed from the Property at least two (2) times a week or, more frequently, if required to prevent any problems with odor or flies.**

Response: Applicant will comply with this condition.

21. **Applicant agrees that it will advise patrons through signage and through its website that "No parking of vehicles along Guernsey Road: Violators will be towed at the owner's expense.' Applicant will enforce the towing of violators through a licensed towing service. The Township will not be responsible to pay any costs of enforcement, including but not limited to, towing costs.**

Response: Applicant will comply with this condition. The requirements of this Condition will be incorporated in the policies of ArenaK9, posted to its web site, and included in contracts with third parties wishing to use the site. Because Condition No. 10 requires an ArenaK9 employee or representative to be on site at all operable times, ArenaK9 will be responsible ensuring compliance with this Condition. Signs will be posted advising that violations of this Condition will result in the vehicle being towed.

22. **No kenneling, boarding, breeding, day care, or fostering of dogs or other animals is authorized by this Decision. This condition shall not preclude the property owner from seeking zoning and other relief pursuant to the Township's applicable code provisions.**

Response: Applicant will comply with this condition. The Plan shows no kennels and none are planned.

23. **As part of its land development plan submission, Applicant's lighting consultant, in conjunction with Township staff, shall develop a lighting plan to minimize "light pollution" of the surrounding area at night by utilizing appropriate light fixtures and shields and by including automatic shutoff features.**

Response: A lighting plan was submitted with the Plan and the Township Engineer's comments have been addressed.

24. **Based on the size of the proposed on-lot septic system, Applicant shall limit to one hundred twenty (120) the number of individuals utilizing the facility in a single day. The applicant may increase the number of event attendees to 185 for a total of four (4) events in a calendar year if Port-A-Potties are utilized. The Port-A-Potties may be delivered to the site on the Thursday prior to the event and must be removed on or before the Tuesday after the event. Outside toilets and Port-a-Potties shall not be permitted, except as necessary during construction of the facility or as temporary (no more than four (4) events) accommodations for a large event, subject to application to and approval by the township's zoning officer.**

Response: Applicant will comply with this condition. All classes will be rostered in advance and advanced registration for all events is required (and typically closes two weeks in advance). The number of participants will be monitored and capped to stay within the required limits.

25. **If Applicant obtains the necessary relief from the Zoning Hearing Board, Applicant shall be allowed to utilize an alternative surface such as gravel (instead of macadam or concrete) for the parking areas and access drives, except that the main entrance drive and handicapped parking spaces shall be improved with a macadam or concrete surface. All parking areas, access drive and cartways are to be bordered with rolled curbing no matter which surface type is used. The Township Fire Marshal must approve the surface type and the circulation plan.**

Response: Applicant has used macadam for parking areas and access drives which are shown on the Plan. The Fire Marshall has reviewed and approved the circulation plan.

26. **This Approval at all times shall be limited by and subject to the representations set forth in the application, testimony, plans, and exhibits presented by the Applicant to the Board during the conditional use proceeding.**

Response: Applicant acknowledges this condition.

27. **The Applicant shall not be permitted to discharge or to cause to be discharged, stormwater runoff onto North Guernsey Road.**

Response: Applicant will comply with this condition as demonstrated on the Plan.

28. **Applicant shall not sell or permit others to sell alcoholic beverages at the Property. The facility shall at all times be subject to the provisions of Chapter 6, Section 6-101.**

Response: Applicant will comply with this condition.

29. **Generators shall not be permitted to operate upon the property, except for emergency back-up generators when necessary in the event of a power disruption. Emergency back-up generators may not be located on the northern portion of the facility or Property. Should Applicant choose to install an emergency back-up generator, an L-shaped masonry barrier (or ore substantial barrier, if desired) shall be constructed around the generator with the walls facing the north and east sides of the Property. If Applicant installs a solar-powered back-up generator, no barrier will be required.**

Response: Applicant will comply with this condition.

30. **A wider turning radius shall be provided at the entrance of the site as recommended by the Township Traffic Engineer.**

Response: Applicant has complied with this condition. The Plan has been reviewed by the Township Engineer and all comments have been addressed.

31. **A locked gate shall be provided at the entrance drive to the facility which shall connect to the four (4) foot fence and shall be reviewed and approved by the Township Fire Marshal. The gate will remain open whenever the facility is in use.**

Response: Applicant will comply with this condition. Gating is shown on the Plan.

32. **The building must be heated and cooled to a degree that is safe for the participants at the facility.**

Response: Applicant will comply with this condition. Architects and engineers have been advised of this design-stage requirement.

33. **Windows and doors on the west and east side of the facility may be open for the purposes of ventilation so long as the Applicant utilizes batt soundproofing insulation in the construction of the facility.**

Response: Applicant will comply with this condition. Architects and engineers have been advised of this design-stage requirement.

33. **The remaining agricultural portion of the Property (to the west of the facility) cannot be used for the preparation of mushroom substrate or for the processing of spent mushroom substrate.**

Response: Applicant will comply with this condition.

34. **During the land development review and approval process, Applicant shall identify on the plans a secondary emergency access point into and out of the facility in the event the main entrance is blocked. This would include a gate in the fence and either a natural or improved surface that would permit emergency vehicles to enter or leave the site in the case of an emergency.**

Response: Applicant has complied with this condition as shown on the Plan reviewed by the Township Engineer.

35. **The well and septic system shall be installed and functional prior to the issuance of a building permit.**

Response: Applicant will comply with this condition. The well has been installed and the septic design completed and approved.

36. **The construction entrance to site is not to impact on [*sic*] the existing driveway to 681 Guernsey Road.**

Response: Applicant will comply with this condition.

37. **Formal, outdoor activities at the facility will be subject to the following restrictions:**
    a. **No formal activities on the north side of the Property or facility**
    b. **All formal, outdoor activities are subject to the Township's Noise Ordinance**
    c. **Formal, outdoor activities are limited to the following: Disc dog (frisbee), Herding, Tri-ball (herding with large plastic balls), Dock diving, Dog walking and hiking, Obedience exercises, and a fenced in run for exercise.**
    d. **Three verified incidents in violation of the foregoing or of the Township's Noise Ordinance within a twelve-month period will terminate all privileges for all formal, outdoor activities.**

Response: Applicant will comply with this condition.

Very truly yours,

J. Charles Gerbron Jr.

cc: Jim Fritsch, P.E.

6590035v2
212006.64378