



Fox Rothschild LLP
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December 11, 2017

VIA EMAIL AND FIRST CLASS MAIL

Marianne K. Morano
Township Manager
East Rockhill Township
1622 North Ridge Road
Perkasie, PA 18944

**Re: Rockhill Quarry - Rockhill Road, Bucks County, East Rockhill Township; TMP
Nos. 12-009-102 and 12-009-017**

Dear Marianne:

This letter shall serve to follow-up on our recent phone conversation concerning the Rockhill Quarry.

As you are aware, Hanson Aggregates Pennsylvania, LLC, is the owner of the properties comprising the Rockhill Quarry. My client, Richard E. Pierson Materials Corp., has entered into a Lease Agreement with Hanson to resume the quarrying operations at the subject property. The quarrying operations to be performed by Pierson will be very similar to the quarrying operations that were performed by the prior operator. In fact, Pierson is not proposing any new buildings or other improvements. All equipment to be used as part of the quarry will be located in the same general locations as the previous equipment.

With respect to the proposed quarry operations, please note the following:

1. It is estimated that the actual quarry work will commence next month. Between now and then, Pierson intends to "clean-up" the site and install their equipment.
2. The vast majority of the stone to be mined out of the quarry will be used as part of the roadway improvement project being performed by a related Pierson entity on a six mile stretch of the Northeast Extension over the next four years.

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3. Accessory uses to be performed by Pierson at the subject property will be no different than the accessory uses performed by the previous quarry operator.

4. Pierson intends to renovate and use the existing buildings on the property. Between now and then, Pierson intends to install a temporary trailer for office and lab space.

5. Pierson intends to also load stone out by rail as had been done in the past.

The primary hours of operation of the quarry will be 7 A.M. to 5 P.M. Pierson is sensitive to the surrounding neighbors and will use best efforts to limit blasting and other noisy work to these business hours.

As I mentioned during our recent call, Pierson has engaged David Horner, P.E., a traffic engineer, to investigate the permitted truck routes to and from the quarry. David's investigation will include any legal and practical restrictions for trucks between the quarry and Route 309 (which is the primary truck route) and Route 313 (which may be used on a less frequent basis). We will provide you with a copy of David's report upon completion. We hope to receive it within the next two weeks.

Pierson has also engage David Artman, P.E., of Van Cleef Engineering, to complete a survey of the property, including Quarry Road between Rockhill Road and Rich Hill Road. You or Steve may be receiving a call from David requesting certain information for him to complete his survey as to Quarry Road.

As you are aware, the Township last issued a zoning permit, to Hanson, back on February, 2017, to allow the quarry use on the subject property (aka, use H12-Extractive Operation). As a follow-up to our call, Hanson will file with the Township an application for an updated zoning permit to include both Hanson and Pierson, as co-permittees, on the zoning permit.

Please note the following contact information for Pierson with respect to operations at the quarry:

- During business hours: Curt Mitchell, with email at cmitchell@repierson.com, and office number of (856) 769-8244 and cell number of (609) 743-7147.
- Outside of business hours: Darren Landis, with email at dlandis@repierson.com and cell number of (609) 743-7195.

We will provide you with on-site contact information (including names, phone numbers and emails) after we get the site setup to start work.



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You are also welcome to contact my office, or email me at any time, as to any issues at the property and we will relay any such information along to Pierson for the appropriate response.

Representatives of Pierson and myself are available to meet with you and any representatives of the Township to further discuss the proposed quarry operations at the subject property. Pierson wants to be a "good neighbor" and work with the Township to perform operations in a matter so as not to adversely impact any of the surrounding neighbors, and to promptly resolve any issues at the property. Pierson is also willing to contribute its "fair share" to required road improvements related to its use of the surrounding roads.

If you should have any questions with the information contained in this letter, or should require any further information in order to process the requested zoning permit application, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read 'RWG', written over a horizontal line.

Robert W. Gundlach, Jr.

RWG:gc

cc: Patrick M. Armstrong, Esquire, Township Solicitor (via email)
Steven Baluh, P.E., Township Engineer (via email)
Richard E. Pierson, President, Richard E. Pierson Materials Corp. (via email)
Curt Mitchell, Facility Director, Richard E. Pierson Materials Corp. (via email)
Jessica L. Rice (via email)
David H. Horner, P.E., Horner and Canter Associates (via email)
David H. Artman, P.E., Van Cleef Engineering Associates (via email)