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August 4, 2016

VIA CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Nathan D. Fox, Esquire
Begley, Carlin & Mandio, LLP
680 Middletown Boulevard
Langhorne, PA 19047

**Re: Upper Merion Township Zoning Hearing Board
Application No. 2016-10
Applicant: The Judge Group, Inc.
Property: 151 S. Warner Road**

Dear Nate:

This letter provides notice of the decision of the Upper Merion Township Zoning Hearing Board at the conclusion of the hearing on August 3, 2016.

The Zoning Hearing Board voted to grant variances from section 165-165.A *General Provisions* and section 165-168.A(3) and (4) *Business signs* to permit a 92 square foot roof sign on the existing building where no roof sign is permitted, and a sign which is larger than permitted.

The relief granted is conditioned as follows:

1. the roof sign shall conform strictly to the representations, testimony, and exhibits presented at the hearing and as set forth in the application, including, but not limited to, the location, design, size, illumination (letters only), and type;
2. illumination of both the proposed roof sign and the existing roof sign on the building shall be shut off at 11:00 pm each day.

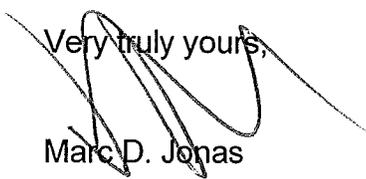
Since this application was granted and not contested, the Zoning Hearing Board will not issue an opinion with findings of fact and conclusions of law.

Mr. Nate Fox, Esquire
August 4, 2016
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This decision is subject to a 30-day appeal period beginning on the date of entry (mailing) of this notice of decision.

The applicant is directed to section 165-257 *Expiration of special exceptions or variances* and applicable statutory provisions governing the expiration of special exceptions and variances.

Very truly yours,



Marc D. Jonas

MDJ:mep

cc: John Tallman, Chairman
Mark Zadroga, Zoning Officer
Carole Kenney, Supervisor