

The purpose of this document is to explain the intended operation of Montclair Stables, LLC., located at 28 Woodland Avenue, West Orange NJ 07052.

The stable is a private training facility specializing in Hunter/Jumper training. The clientele in training are people intending to compete in show jumping at the highest level of the sport. The facility will be used by those involved in the training operation, which consists of the trainers, barn staff, and riders.

The facility consists of three main areas: The stable (barn area), the indoor riding arena, and the offices/viewing rooms connected to the indoor riding arena. There is also an outdoor riding arena.

The parking needs of the facility are small as riders come and go to ride and train, as people would attend a private fitness center on a small scale. Thus, the parking spaces needed are very few relative to the size of the building.

This stable is not in any way intended for public use or to accommodate spectators. Privacy and quiet operation are paramount to the training of horses at this level.

The goal of the building renovation and site renovation is to create a fully restored, serene, facility that allows for a full training operation to take place with minimal impact to the surrounding neighborhood. As these horses follow a very strict diet and daily exercise regiment, with the highest care possible, they are on minimum rotational turnout in small, lush grass paddocks. All manure in the paddocks is removed by staff and placed in the dumpster. This also allows for attractive paddocks.

The outdoor riding arena will be fenced, and will have privacy screenings around the perimeter. This is for safety and for an attractive landscape plan.

Staff occupancy for this operation consists of approximately 6 full time support staff, and three trainers. Riders typically visit the barn to ride 5 days per week, for two hours per day each.

#### Typical daily schedule:

7am: Staff arrives. Horses get fed. Stalls get cleaned up. Horses go to the paddocks. All the horses take turns to go out to the paddocks.

8am: Horse training begins. They get exercised in the riding arena (indoor or outdoor). The training lasts about 30-45 minutes per horse. Riding all horses is typically complete between 5-6pm. Riders come at different times as all of the horses are not ridden at the same time.

Throughout the day, horses get exercised, staff takes care of the horses. Stalls get cleaned.

4pm: Horses get fed

8pm: Barn closes

This facility originally had over 100 stalls. The stall count has been reduced to approximately 60 stalls to limit the total horses in training at this facility and allow for better accommodations for each horse. The impact of the facility on the surrounding neighborhood should be reduced from the

previous equine operations on the property, as there will be 40% less horses on the property, and the number of riders will be greatly reduced.

This is not a facility that will have spectator events, and thus, traffic impacts are minimal compared to the overall size of the facility. As this facility has always operated with the training of horses as part of its use, our intended use keeps the facility in line with the function it has always performed.