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January 21, 2005



David K. Dech, Planning Director
Warren County Planning Department
165 Route 519 South
Belvidere, NJ 07823-1949

WARREN COUNTY
PLANNING BOARD

Re: Warren County Cross-Acceptance Report January 2005
Mansfield Township, Warren County, NJ
MC Project No. MNF-008

Dear Mr. Dech:

We have reviewed the Warren County Cross-Acceptance report dated January 2005 which was the subject of a public hearing on January 20, 2005. Our comments are as follows:

1. We are pleased to see the population projections (Appendix F) for Mansfield Township have been reduced assuming the Highlands Preservation Act is in place. We had previously commented on the initial Draft Cross-Acceptance Report in November 2004 to the effect that the population projections were too high given the enactment of the Highlands Preservation Act. It should be noted however, that the Mansfield Township Municipal Report in Appendix D still contains the original higher projections.
2. The Mansfield Township maps in the Appendix still contain a misspelling of the name "Mansfield". In all cases, with the exception of the Sewer Services Area Map the "s" is missing.

Should you have any questions on the above comments please do not hesitate to contact me.

Very truly yours,

MASER CONSULTING P.A.

Joseph J. Layton, P.P., AICP

JLL:sld

Cc: Township of Mansfield Planning Board
George Baldwin, Township of Mansfield
Douglas Mace, P.E.

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