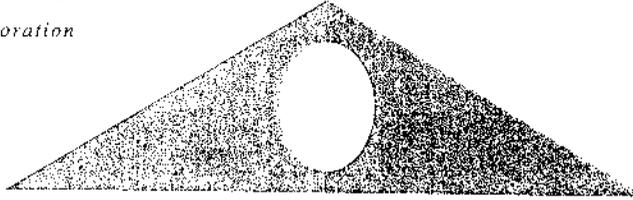


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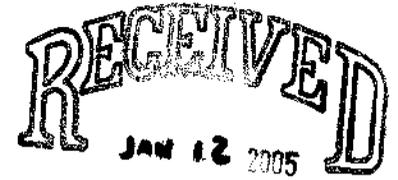
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January 10, 2005



WARREN COUNTY  
PLANNING BOARD

David Dech, PP, AICP  
Planning Director  
Warren County Planning Director  
Warren County Planning Department  
Suite 111  
165 County Road, Route 519 South  
Belvidere, NJ 07823-1949

Re: Washington Borough Cross-Acceptance

Dear Mr. Dech:

On behalf of the Borough, I was asked to comment on the Cross-Acceptance Report prepared by your office dated 14 October 2004. In particular, the population and employment figures were reviewed since the document thoroughly describes its planning initiatives.

However, apparently the county has not utilized the current zoning in projecting a build-out analysis. The R-6 was eliminated in the southwest portion of the borough where it was changed to Mountain zoning because of the steeply sloped wooded area. Currently, the borough is negotiating a settlement but the zoning will only permit about 40-50 homes. Recently, the borough amended its master plan changing a B-1 zone to age restricted housing (55+ and older) where 90 units could be built. In the R-1 zone, only 10 + acres remain, which could result in 20 or less new residences. Finally, in the R-2 zone, 8.6 acres are vacant, which could yield up to 28 new homes. The rest of the borough is essentially built-out. There may be redevelopment of the downtown which could be new apartments in the future. However, there is no estimate at this time since no one has come forward with redevelopment plans.

If you have any questions, please contact this office.

Sincerely,

Carl E. Hintz, PP, AICP, CLA, ASLA

c: Washington Borough, Planning Board  
Robert Miller, PE & LS, CME  
Stuart Ours, Esq.

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