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NOV 2004
WARREN COUNTY
PLANNING BOARD

November 3, 2004

Gregory A. Sipple, Principal Planner
Planning Department
County of Warren, Suite 111
165 Route 519 South
Belvidere, NJ 07823-1949

Re: Mansfield Township
2004 Cross-Acceptance Draft Report
MC Project No. MNF-008

Dear Mr. Sipple:

We have reviewed the Draft Cross-Acceptance Report compiled by the County Planning Department and have the following comments:

1. We concur with the text with the exception that Item #12 under Planning Outcomes "What areas in your municipality are being or are proposed for redevelopment?" the response of "None" should be replaced with this statement: "Although there are no formal redevelopment areas designated in the Township, the rehabilitation of dwellings in the Anderson area is an ongoing activity supported by the Township as part of its affordable housing obligation".

2. We need to point out that the name "Mansfield" is misspelled on all the maps that were included with the exception of the Sewer Services Area map. In all cases the "s" is missing.

3. We have not had the opportunity to thoroughly review the population projections and the methodology and assumptions used to develop them and would like to reserve comment for the time being. However, we feel that the impact of the Highlands Preservation Act on population will be substantial but this is not reflected in the population projections, especially in the case of Mansfield Township. Overall, for the County, the 2030 population projection with the Highlands Act is only approximately 5% lower than without the Highlands Act. . In Mansfield with the Highlands Act, the population is only approximately 1% less that without the Highlands Act. In addition, despite the fact that Mansfield has the highest total acreage of any municipality in Warren County within the Highlands Preservation Area the percent of the County population that is projected to reside in Mansfield Township is actually higher with the Highlands Act in place (8.23%) than it is without the Highlands Act (7.79%).

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
Township Planner

JJL:las
Cc: Township of Mansfield Planning Board
George Baldwin, Township of Mansfield
David Dech, P.P., AICP
Douglas Mace, P.E.