



JOHN CILO, JR., P.E., P.L.S., C.M.E.
SCARLETT DOYLE, P.P.
NANCY WEAVER-SMITH, P.P., A.I.C.P.
THOMAS STRONG, P.L.S.
DEBORAH D'AMICO, P.E., C.M.E.

November 3, 2004

Mayor Diana Kuncken
Stanhope Borough Municipal Building
77 Main Street
Stanhope, NJ 07874

Re: *Village Grande*
Sewer Capacity and Water Transmission Main
JCA #04-3557

Dear Mayor Kuncken:

After meeting with the Hopatcong developer on two occasions, three issues have been identified that should be considered by the Mayor and Council.

Sale of sewer capacity to Borough of Hopatcong.

2. Authorizing a water transmission main through the Borough (consideration should be given to charging a transmission rate per gallon).
3. Traffic generated by the proposed development.

The sewer and water issues each appear to have reasonable solutions. With regard to the traffic issue, consideration should be given to the effect that the increased volume of traffic traveling through Borough streets will have on the quality of life for Borough residents. The long term answer may be the construction of the Acorn Street bypass.

Perhaps thought should be given to retaining a traffic engineer to develop a traffic model to determine the effect of the volume that the 700 unit complex will produce.

Looking forward to your thoughts.

Sincerely,

JOHN CILO, JR. ASSOCIATES, INC.

John Cilo, Jr., P.E.
Borough Engineer

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