

January 13, 2005

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

Dear Mayor Diana Kuncken & Council

RE: Village Grande Project of Hopatcong:

In regard to the possible traffic generated by the proposed Village Grande project, we suggest that you contact Sussex County Planning...Senior Planner Peter Vaughan.

County Planners are finding that "the traffic estimates from developers of age-restricted projects are often substantially understated, because most people between 55 & 65 and even above 65 are not retired, nor are the back-at-home kids/young adults often living with them in these communities. Thus the traffic estimates from the developers which are apparently typically based on a 'retirement' community are modest compared to what actually happens in these age-restricted communities...the County believes the estimates should be based on the State's RSIS (residential site improvement standards). "

If approved the project will **VERY SERIOUSLY** affect the quality of life in Stanhope. In one of the latest statements, the developer is possibly planning to have the only entrance/exit gate to this neighborhood on the Stanhope side. The Hopatcong Durban Ave. connection is to possibly be used for emergency use only. This is in response to the public's concerns.

Based on your decision on the water/sewer issues, you may actually be able to make a difference in your town's future...indeed in the entire area's future.

Respectfully,

CCH/HOPE COALITION