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(C)

cc: Adm
Plan.
Alan Council



March 12, 2008

Admin/Clerk Lisa Lashway
Mount Olive Twp
204 Flanders-Drakestown Rd
Budd Lake, NJ 07828

Dear Admin/Clerk Lashway:

Community Builders Association (CBA) is a group of individuals and companies that are involved in the construction industry in Northern New Jersey. CBA has taken the time and energy to thoroughly review the Highlands Final Draft Regional Master Plan dated November 2007 and has analyzed the impact of the Highlands Legislation on the municipalities that are designated as being within the Highlands, the economy of the State of New Jersey, and on the quality of life for the citizens of New Jersey.

The CBA's Highlands Committee prepared the enclosed Resolution for consideration by the municipality of Mount Olive Twp. The CBA urges your municipality to review the Resolution and, if acceptable to you, to adopt the same and forward the same to the Governor and the members of the State Legislature that represent your municipality. It is also suggested that you request your municipality's legal counsel to carefully review the Draft Regional Master Plan and provide legal guidance to your municipality prior to electing to opt in or opt out of the plan, should your municipality have that alternative.

Should you or any member of the Governing Body or your municipality's professional staff have any questions or wish to discuss this matter, please feel free to contact the Community Builders Association office at 973-887-2888 and your call will be directed to an appropriate individual to answer your questions or concerns. If you would like me or one of our members to address the issues raised in the attached resolution, call our Executive Officer, Howard Wolfe at 973 887-2888 to arrange a meeting

Thank you for your anticipated courtesies and cooperation.

Very truly yours,

Jay Grant, President
Community Builders Association

Encl.

RESOLUTION

WHEREAS, Mount Olive Twp in the County of Morris, State of New Jersey is impacted by the Highlands Legislation; and

WHEREAS, the Governing Body of Mount Olive Twp, has reviewed the Final Draft Regional Master Plan dated November 2007 as promulgated by the New Jersey Highlands Council; and

WHEREAS, Mount Olive Twp hereby takes issue with the Final Draft Regional Master Plan for the following reasons;

- The Final Draft Regional Master Plan is not plan but rather a list of goals, policies and objectives, which are dependent on standards to be contained in reports, which have not yet been prepared;
- The Final Draft Regional Master Plan is statutorily incomplete;
- The Final Draft Regional Master Plan lacks clear development standards and guidelines;
- The Final Draft Regional Master Plan fails to address the economic impact of the implementation of the policies contained therein;
- The proposed transfer of development rights program set forth in the Final Draft Regional Master Plan is exceedingly complex and incomplete and does not fulfill the mandates of the Highlands Act Legislation;

NOW, THEREFORE, BE IT RESOLVED by Mount Olive Twp that Mount Olive Twp hereby registers its objection to the Highlands Final Draft Regional Master Plan and hereby requests that the same be withdrawn and thereafter revised and amended to render the same compliant with the terms and conditions of the Highlands Acts.

Municipal Clerk