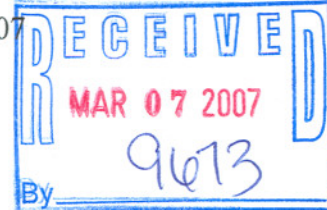


Dykstra Associates, Inc.

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NEWTON, NJ 07860
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March 2, 2007



State of New Jersey Highlands Council
Draft Plan Comments
100 North Road
Route 131
Chester, NJ 07930

Re: New Jersey Highlands Council Draft Plan Comments
For CC Holdings LLC
Block 31 Lots 1 and 1.01
Sparta Township, Sussex County New Jersey

Dear Chairman Wiengart and Council Members,

This letter is a follow up to my attached letter to Jeffrey LaJava and my comments at the January 18, 2007 public hearing on your Draft Regional Master Plan Land Use Capabilities Map.

At that public hearing and in my discussions and December 26th correspondence with Mr. LaJava I have requested that Highlands Council review the designation of this parcel as a proposed Conservation Zone in your Land Use Capabilities Map of the Draft Regional Master Plan.

This Conservation Zone is an inappropriate designation for this property due to the existing and proposed conditions of the site. This 61.32 acres of property in Sparta Township is currently zoned Planned Commercial Development and is surrounded by the Township's Economic Development Zone.

The property is surrounded by existing and approved industrial parks. It is at the intersection of a state highway and an active rail road line. It is serviced by a Municipal Water System and is in the planning phase for the development of a sewage treatment facility that could potentially service this area as well as the surrounding industrial uses which sit over the Germany Flats Aquifer and are currently serviced by septic systems.

As I testified at the public hearing if you stand at this site you will see that the surrounding industrial uses, active rail, municipal water service, regional electric substation, state highway and current site conditions clearly indicate that this is an appropriate site for future development and should not be designated as a Conservation Zone in your plan.

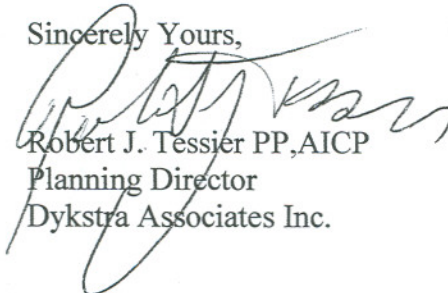
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CC Holdings LLC proposes a green, mixed use, pedestrian friendly, transit oriented development serviced by central water and sewer for this property. In light of the local zoning and site conditions, CC Holding Company has asked me to respectfully request again that this parcel be designated as a Planned Commercial Zone in the your Draft Regional Master Plan and in your Land Use Capabilities Map.

I look forward to hearing from you in the near future and providing you with any additional information you may require to consider a more appropriate designation for this parcel. If you have any questions or require any additional information please do not hesitate to contact me.

Sincerely Yours,



Robert J. Tessier PP, AICP
Planning Director
Dykstra Associates Inc.

CC: Owen Dykstra, P.E., CC Holdings LLC.
Glen Kienz Esq.
Jeffrey LaJava, Esq.

Dykstra Associates, Inc.

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December 26, 2006

Jeffrey P. LeJava Esq.
State of New Jersey Highlands Council
100 North Road (Route 513)
Chester, N. J. 07930

Dear Jeff,

Attached please find a copy of two maps we are working on for our Market Street at Sparta Center Designation. The first shows the TDR idea which we discussed while the second shows the Pedestrian/Circulation network that we are building our center concept around.

Our attempt here is to build on a future pedestrian rail connection with a rapid bus transit stop linking to the Dover Train Station and a Park a Ride along the Route 15 corridor. Our wish is to develop a mixed use compact pedestrian friendly community which will accept development credits through some type of transfer method.

I note that our parcel is in the planning area conservation zone on your recently released Land Use Capabilities Map. We would like to pursue having this parcel which is in the Economic Development Zone in Sparta Township and at the corner of a freight rail line and the state highway designated as a Planned Commercial Zone. Please let me know the procedure for requesting this change and how we can help with your TDR program.

I am looking forward to working with you on this exciting example of how to locate growth centers in appropriate properties of the Highlands Planning Areas.

Sincerely Yours,


Robert J. Tessier PP, AICP

CC: Owen Dykstra P.E.