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January 14, 2010

VIA E-MAIL & REGULAR MAIL

Ms. Eileen Swan, Executive Director
HIGHLANDS WATER PROTECTION PLANNING COUNCIL
100 North Route (Route 513)
Chester, New Jersey 07930-2322

Re: Submission of Petition for Plan Conformance
Preservation Area & Planning Area
Oxford Township, Warren County, New Jersey
FCE No. OXWMI19C13

Dear Ms. Swan:

As you are aware, I represent the Township of Oxford as their Municipal Engineer. I am forwarding you this correspondence in that capacity and as authorized by the Township Committee of the Township of Oxford.

Enclosed please find Township of Oxford Resolution 2009-94: Submission of Petition for Plan Conformance to the Highlands Water Protection and Planning Council for Land in the Preservation Area and in the Planning Area, dated December 8, 2009.

As I am sure you recall, Deputy Mayor Riley, myself and representatives of Oxford Textile, Inc. (OTI) met with yourself, Tom Borden and Christine Ross of the Highlands Council on December 8, 2009. The purpose and primary matter of discussion centered upon the options available to the Township and OTI relative to the ultimate redevelopment of the OTI property. As you know, the Highlands Council previously approved an RMP Update for a portion of the OTI property. However, in order for the property to be redeveloped in a manner consistent with prior municipal agreements with OTI, additional adjustments would need to be made to the current Highlands Regional Master Plan (RMP).

The two (2) primary mechanisms which were discussed included the Highlands RMP Map Adjustment process and Center Designation. As of the date of this letter, the Township is still evaluating their options relative to how they will proceed. The Township hopes to soon commence with the Map Adjustment process and application for same to the Highlands Council.



On December 8, 2009, a Special Meeting of the Oxford Township Committee, which was previously scheduled, was held. At that meeting, the Oxford Township Committee adopted the enclosed Resolution which indicates the Township's intention for conformance in both the Preservation and Planning Areas. The Township understands that that their initial Plan Conformance Petition to the Highlands Council was solely related to the Preservation Area. The enclosed Resolution, #2009-94, is partially inconsistent with the Township's initial Plan Conformance Petition. The Township fully understands and recognizes that their Plan Conformance Petition will need to be updated, amended and revised to be consistent with Resolution 2009-94.

In an effort to expedite this matter as quickly as possible, the Township has asked that I request **priority consideration** from the Highlands Council relative to your review of our Plan Conformance Petition submission, including the amendment to same per the enclosed Resolution. We also are requesting that the Highlands Council appoint a liaison to work with our office, the Oxford Township Committee, Land Use Board and OTI towards an expeditious resolution to this critically important matter.

I thank you in advance for your continued assistance in this very important Municipal project. Please feel free to contact me with any questions.

FINELLI CONSULTING ENGINEERS, INC.

Michael S. Finelli, P.E., P.P., C.M.E.
Township Engineer

- c: Mayor Donald Niece and Township Committee Members
Sheila Oberly, Clerk, via e-mail
Kevin Benbrook, Esq., via e-mail only
Lloyd Tubman, Esq., via e-mail only
Nick Guarriello, Oxford Textile, Inc., via e-mail only

Encl.