



## List of RMP Map Updates and Adjustments

### **RMP Map Adjustment**

#### **Highlands Subzones Map**

1. The tract known as the Windy Acres affordable housing site (Block 7, lots 31.01, 31.02, and 18.03) is shown as Conservation Zone-Environmentally Constrained. This site is a municipally owned property that has been recently subdivided specifically to accommodate 100% affordable housing on two small lots adjacent to Main Street (lots 31.02 and 18.03) with the larger rear portion of the property (lot 31.01) to be preserved as open space. As such, lots 31.02 and 18.03 should be re-designated as Existing Community Zone. This designation is consistent with neighboring development in Lebanon Borough and will allow for the municipally-sponsored 100% affordable housing proposed for this site. This area is labeled #12 on the map.

### **RMP Map Updates**

#### **Highlands Subzones Map**

1. The small residential area of Clinton Township adjacent to High Bridge Borough along Timber Ridge Drive and Hook Mountain Road currently designated Existing Community is significantly different in character, zoning, and intensity from the adjacent Existing Community in High Bridge. Average lot sizes in this area of Clinton Township are approximately 1.5 acres, while the area in High Bridge Borough is developed on lots of only about 6,500 sf. (0.15 acres). This area of the Township is not served by public sewer or water and is not an extension of a regional network of existing development. It is recommended that it be re-designated as Protection Zone to provide for greater consistency with the land development patterns in this section of the Township. This area is labeled #4 on the map.
2. There are three discrete residential areas north and east of Lebanon Borough, in the vicinity of Interstate 78 that represent isolated suburban extensions into an agricultural area and are not part of any



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regional network of existing development. These areas are served by public water but not by public sewer. As such, they should be re-designated as part of the Protection Zone that largely surrounds them. In addition, the residential lots at the end of Wonderview Way and Ramsey Road should also be re-designated Protection Zone to provide consistency with the surrounding development. This area is labeled #5, 6, and 8 on the map.

3. Block 3, Lot 13 is a 75 acre, unsewered property that is utilized as a Baptist Camp and Conference Center. It consists of temporary residential cottages and associated structures surrounded by mature woods and manmade pond. The property is not part of any existing regional development network and should be re-designated as part of the Protection Zone. This area is labeled #7 on the map.
4. Block 13.01, Lot 1, is a vacant partly wooded/partly agricultural property on Route 22. It is adjacent to Conservation Zone lands on all sides. Thus, the EC designation appears to be inconsistent with the surrounding areas and should be changed to Protection Zone. This area is labeled #9 on the map.
5. The boundary of the Lake Community Zone adjacent to the north end of Round Valley Reservoir appears to be incorrect as it is not following a consistent 1,000 foot buffer from the Reservoir. In addition, some of the residential properties on the south side of Old Mountain Road are partially included in the Lake Community Zone while adjacent homes are not. The Land Use Capability zone in these areas along Old Mountain Road should be revised to Protection Zone to be consistent with the RMP guidelines and actual ground conditions. These areas are labeled #10 and 11 on the map.
6. The boundary of the Lake Community Zone adjacent to the Spruce Run Reservoir appears to be inconsistent as only some residential properties within 1,000 feet of the reservoir are included. Accordingly, all properties within the Waters Edge subdivision should be included in the Lake Community Zone as opposed to the Protection Zone. This area is labeled #2 on the map.
7. Areas from the NJ Water Supply Authority Building northward should be removed from the Lake Community Zone and changed to



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the Protection Zone as they are not sewerred and contain only scattered residential and non-residential development. This area is labeled #1 on the map.

8. The area on the east side of Route 31, currently used as a part of a golf course (#3 on the map) should be removed from the Existing Community zone and changed to Protection Zone as it is not sewerred and is not part of existing developed area.
9. Block 30, Lot 30, 41, and 17 is the home of Exxon Mobil Corporation's Clinton corporate campus. The LUCM has as designated these properties as Conservation Zone and Conservation-Environmentally constrained subzone areas. As Exxon Mobil's future plans for the property are uncertain, the Township is not proposing a specific map change at this time. However, the Township would like to explore the potential for future economic development opportunities that may include a map adjustment.

**Riparian Area Map**

1. There appears to be a riparian area mapping error which indicates a connection between tributaries of the South Branch Rockaway Creek in the vicinity of Old Mountain Road (Block 8, Lots 5 through 11, inclusive). This area is indicated on the map on the following page.

**Carbonate Rock Map**

1. It appears there are inconsistencies between the Township's carbonate rock map and the Highlands map. Specifically, the Highlands map shows an area north and east of Lebanon Borough that is not depicted on Township maps. The scientific basis and source data for this area should be investigated so the two maps can be rectified. Pending the outcome, a change in the Highlands map may be warranted.