

RMP Updates
Far Hills Borough, Somerset County

Far Hills Borough is submitting a request for the following RMP Updates in this Petition for Plan Conformance.

The Existing Community designation appears to sprawl out from the Village across an adjoining very low density area that includes developed residential lots that are larger than 10-acres in area, and which are served by individual on site septic systems. As designated in the Borough, this Existing Community designation is inappropriate and may lead development and high intensity growth into areas of the Borough where no water or wastewater infrastructure currently exists, and which would encourage development and inappropriate growth beyond Village boundaries into the countryside. This is not called for in any local planning documents and the lot sizes suggest a conservation zone LUCM designation.

- The underlying land use pattern of areas lying to the north and east outside of Far Hills Village (as characterized by existing high-density neighborhoods and urban street patterns), are more appropriately designated Conservation or Protection Zone. This area includes residential lots greater than 10-acres in area on Sunnybranch Road, which do not reflect RMP Existing Community densities.

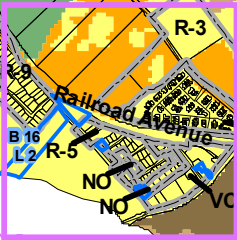
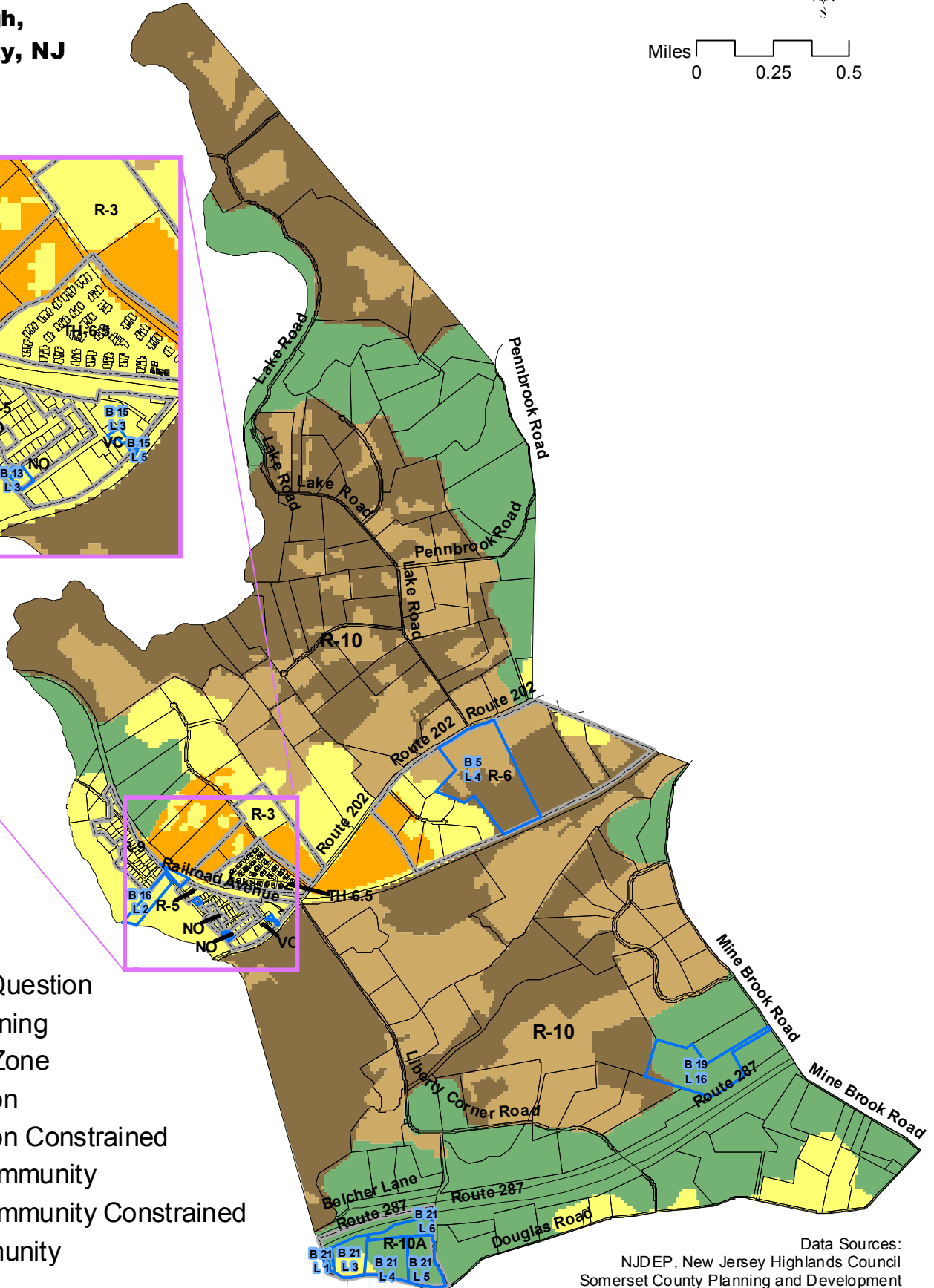
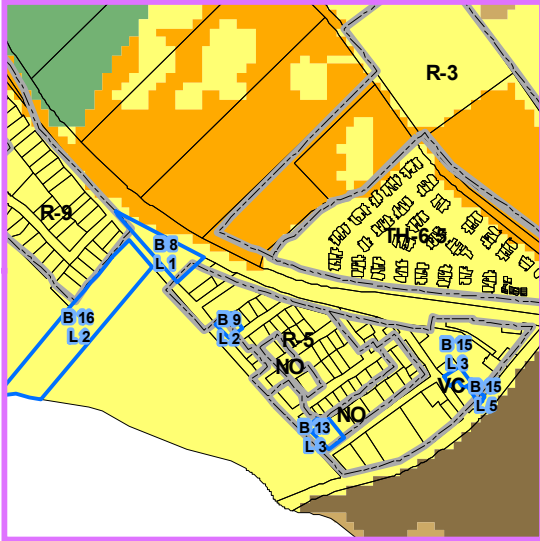
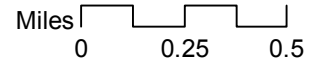
- In Far Hills Borough, the Existing Community Zone designation sets the stage for inappropriate expansions of infrastructure that may induce unwanted growth. RMP policies may inadvertently set the stage for future changes in this area, a well-established and stable land use pattern. Existing Village boundaries establish a well-defined and carefully planned 'hard edge' limit between the center and countryside. As designated in Far Hills, the LUCM Existing Community Designation could potentially adjust the urban boundary beyond existing limits. Based upon what appear to be errors in aerial interpretations of actual on-the-ground conditions, the Borough requests a map update to correct this designation.

Highlands Draft Regional Master Plan

Land Use Capability Map and Existing Zoning

Far Hills Borough, Somerset County, NJ

October 2008



Legend

- Parcels in Question
- Far Hills Zoning
- Protection Zone
- Conservation
- Conservation Constrained
- Existing Community
- Existing Community Constrained
- Lake Community

Data Sources:
 NJDEP, New Jersey Highlands Council
 Somerset County Planning and Development
 Banisch Associates, Inc.

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been NJDEP verified and is not State-authorized.