

## ***RMP Updates and Mapping Amendments***

### Proposed Highlands Subzones Map

Clinton Town has identified primary map revisions for future consideration by the Highlands Council. These are detailed on the proposed Highlands Sub Zone Map and specific targets are outlined in blue and numbered to correspond with the following paragraphs.

- 1. The open area in the northern section of the Town currently designated as Existing Community Sub Zone should be corrected to indicate Protection Zone. This area is vacant land providing important ground water recharge in an area of serious ground water deficit. In addition, the area is underlain by Carbonate Rock. This area is constrained by steep slopes, has important forest connections to the wildlife management area adjacent, and is listed as grass land habitat by the Landscapes Project. The Highlands has indicated Protection Area designation for the lands adjacent to the South Branch in the southern end of Town. To be consistent, Clinton proposes the Existing Community Zone adjacent to the South Branch in the northern section of the Town be amended to Protection Area. These areas are labeled as #1 on the proposed map. Vacant land, carbonate rock.
- 2. The Highlands Open Waters buffers have not been identified as an environmental constraint. The Sub zone should be amended to become Existing Community Environmentally Constrained sub zone. These areas are labeled as #2 on the proposed map.
- 3. The parcel identified as #3 on the proposed map has a development approval and is under construction. It should be changed to Existing Community Sub Zone from Environmentally Constrained Sub Zone.
- 4. The parcel labeled #4 on the proposed map is a potential redevelopment area.

- 5. The parcel labeled 5 on the map is prone to severe flooding.
- 6. The parcel labeled #6 on the proposed map was identified by Highlands Council as a potential TDR receiving area. This parcel has an existing development approval and should not be listed as potential TDR area.

Narrative:

The Town has 15% of its land area, 141 acres, within the Highlands Preservation Area and 85 % of its land area, 781 acres, in the Planning Area. The Preservation Area lands of Clinton are entirely within the permanently preserved Spruce Run Reservoir Wildlife Management Area.

The majority, approximately 78%, of the Town of Clinton is located in the Existing Community Zone or its Lake Community Sub-Zone. These designations represent areas of the municipality which are already developed or are served by infrastructure. Of the remaining lands, 22% are included in the Protection Zone, the most highly environmentally constrained zone. Clinton has no lands in the Conservation Zone. The Wildlife Management Subzone totals .07% with all of this acreage located on preserved open space lands adjacent to the Spruce Run Reservoir. As such, much of the open lands remaining in the Town are environmentally constrained. The development of affordable housing, especially inclusionary development, will therefore be limited.

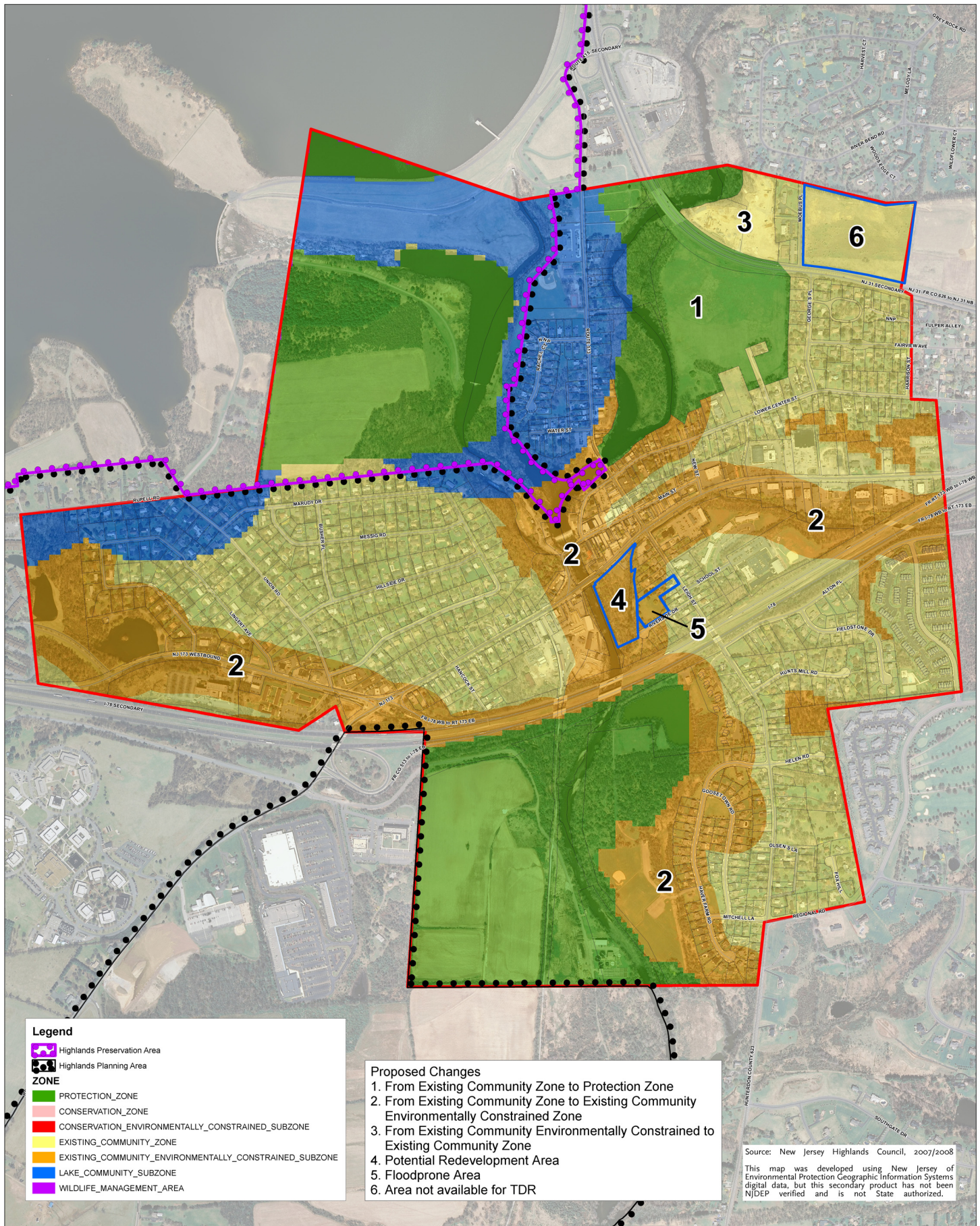
The South Branch of the Raritan River runs through the Town and is a dominant feature in both its environment and culture. The lands adjacent to the South Branch of the Raritan River have not been identified by the Highlands Council mapping as environmentally constrained. The Town will be requesting a map update to indicate the open water buffers associated with the stream corridor.

Adjacent to the South Branch in the northeast section of the Town, an area of vacant land has been incorrectly designated as the Existing Community Zone. This land is an important link between the upstream waters of the South Branch and the Spruce Run Reservoir. It serves to link vital bird flyways and wildlife corridors with other forested areas in the larger Spruce Run Reservoir region. This area has been designated by the Highlands Council as Existing Community Zone; however, this

land provides important ground water recharge in an area of serious ground water deficit. In addition, the area is underlain by Carbonate Rock, is constrained by steep slopes, and is listed as important grass land habitat by the NJ DEP Landscapes Project. In contrast, the Highlands mapping has indicated similar lands adjacent to the South Branch in the southern end of Town with Protection Area designation. To be consistent, Clinton is proposing a Map Adjustment to remove the areas adjacent to the river in the north from the Existing Community Zone and change the designation to Protection Zone.

Another area in the northeastern section of the Town has been identified as a potential TDR receiving area. This designation will also require a map update to eliminate this designation as the parcel has final local development and outside agency approvals for the construction of an office complex.





# Draft Land Use Capability Zones

Town of Clinton, Hunterdon County, NJ March 2009



**Clarke Caton Hintz**

Architects

Planners

Landscape Architects