

Map Adjustments

Washington Township, Morris County

December 8, 2009

Map Adjustments to the Highlands Land Use Capability Map may be considered by the Highlands Council during the Plan Conformance process. The map entitled "Proposed Land Use Capability Map Adjustments" dated November identifies a series of proposed Map Adjustments that the Planning Board has previously discussed as candidates for Highlands Map Adjustments. Map Adjustments may be considered by the Highlands Council as either part of the Plan Conformance process or separately, if the Township Committee petitions for Map Adjustments by resolution. This map is provided for the Township Committee and Planning Board to review as part of the Plan Conformance submission.

The proposed Map Adjustments are listed below:

1. Black Oak Golf Course - Change from Protection Zone to Existing Community;
2. ORI Zone - Schooley's Mtn. and Newburgh Roads - This area includes the Heath subdivision (a.k.a. US Home), which is a 360 unit residential subdivision, including 45 units of affordable housing. This area includes all lands in Washington Township Tax Block 19 and is surrounded in Washington Township by Existing Community-designated lands. Change overlay zone designation for all Planning Area lands lying west of Schooley's Mountain Road and north of Newburgh Road in Tax Block 19 from Conservation Zone to Existing Community Zone.
3. Mine Brook Golf Course - The floodplain portion Block 3, Lot 21; located in the Preservation Area, is designated Existing Community on the LUCM. Change overlay zone designation for floodplain portion Block 3, Lot 21 from Existing Community to Protection Zone
4. US 46/Drakestown Road - OR Zoned lands situated north and west of eastbound Route 46 and generally south of Drakestown Road are designated Protection Zone on the LUCM. These lands are partially developed for economic development uses, including a big-box Target Department Store, an automobile dealership and a radio station Block 4, Lots 7.05, 7.04 and 7.02 & 7.01 in the US 46 State Highway corridor. Change overlay zone designation on LUCM for all lands lying north of EB US 46 to the municipal boundary (Drakestown Road) from Protection Zone to Existing Community.
5. C-2 Parcels in US 48 Corridor – change all lands along Route 46 lying west of East Avenue to the Hackettstown municipal boundary to Existing Community.
6. Newburgh Road/Esna Road Parcels – Proposed R-1-T Zone – this transitional zoning designation calls for nonresidential office and neighborhood and community uses. Change this area from Protection Zone to Existing Community Zone.
7. Cucinella and West Morris Regional High School – Change to Existing Community Zone.
8. Long Valley Middle School and Twp. Community Facilities Property – Change to Existing Community zone.
9. Existing Neighborhoods– Change from Protection Zone to Existing Community. Numerous existing suburban neighborhoods throughout the Township are designated Protection Zone, which does not reflect the existing developed character of the community. Change from Protection and Conservation Zone to Existing Community Zone to recognize these neighborhoods with residentially developed parcels on lots less than 3-acres of land.
10. Beattystown – Change to Existing Community Zone. This area along the Musconetcong River, in the northerly portion of the Township, adjacent to Beattystown is an existing wastewater treatment area, and includes existing developed nonresidential development, dependent on the existing wastewater treatment infrastructure. The existing development (since the 1940's) serves as a local employment center and includes

existing nonresidential tax ratables, which should be acknowledged on the LUCM. These areas should be changed to Existing Community Zone.

11. Redevelopment – designate these parcels ‘Highlands Redevelopment Areas’, including the former Cleveland Industrial Chemical site and Comb Fill South land fill.

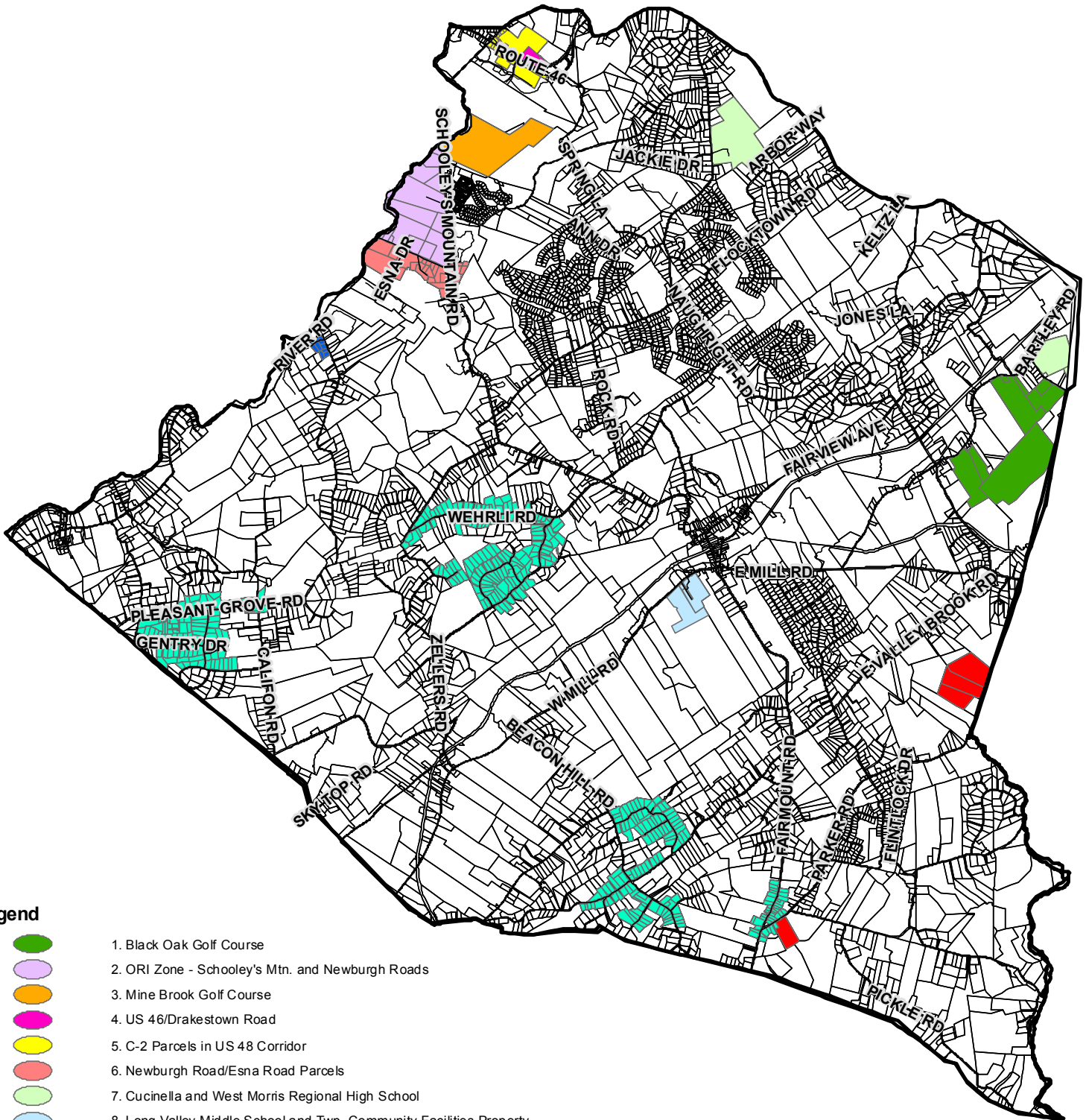
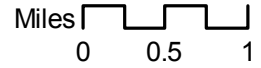
Highlands Regional Master Plan

Proposed Land Use Capability Map Adjustments












Washington Township

Morris County, NJ

November 2009



Legend

-  1. Black Oak Golf Course
-  2. ORI Zone - Schooley's Mtn. and Newburgh Roads
-  3. Mine Brook Golf Course
-  4. US 46/Drakestown Road
-  5. C-2 Parcels in US 48 Corridor
-  6. Newburgh Road/Esna Road Parcels
-  7. Cucinella and West Morris Regional High School
-  8. Long Valley Middle School and Twp. Community Facilities Property
-  9. Existing Neighborhoods
-  10. Beattystown
-  11. Redevelopment

Data Sources:
 NJDEP - Roads
 New Jersey Highlands Council

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.