

RITTER & PLANTE ASSOCIATES, LLC

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Map Adjustment Request

Architects Golf Club
700 Strykers Road
Lopatcong Township, Warren County

A. Property information

- (1) Lot 29 in Block 95
- (2) Acreage: 163.2
- (3) Use: Private golf course and club house.
- (4) Located in the Highlands Planning Area.

B. Zoning:

- (1) Highlands: Existing Community Zone. The eastern fringe of the parcel adjacent to the Lopatcong Creek stream corridor is in the Existing Community Environmentally Constrained Sub-Zone and Protection Zone.
- (2) Municipal: R-3/2 Residential

C. Utilities

- (1) Waste water treatment. The club house is currently served as per an approved amendment to the Upper Delaware WQMP. The approved flow for the club house is 7,960 GDP. The golf course is not served.
- (2) Potable water. The club house is currently served with potable water. The golf course is served with non potable water used primarily for irrigation.

D. Neighborhood setting

- (1) Adjoins agricultural lands (farms) on three sides;
- (2) The adjoining Highlands zones are Existing Community Zone and Existing Community Environmentally Constrained Sub-Zone; Conservation Zone; and Protection Zone; and
- (3) Adjoining municipal zone is R-3/2. Adjacent municipal zoning is R-120 Residential and R-150 Residential west of Strykers Road, and R-5/2 Residential and R-10/2 Residential east of County Route 519.

E. Environmental constraints

- (1) Highlands Open Water Buffer Area: 15 percent of the parcel (25 ac).
- (2) Carbonate Rock Area: 100 percent of the parcel (163.2 ac).

F. Ecological and agricultural attributes

- (1) Located fully in a(n):

- (a) Agricultural Resource Area
- (b) Agricultural Priority Area
- (c) Prime Groundwater Recharge Area
- (d) High Integrity Forest Subwatershed
- (e) High Watershed Value Area
- (f) Moderate Riparian Integrity Area
- (g) Impaired Water Quality HUC14
- (2) The parcel is composed of Prime Farmland and Farmland of Statewide Importance.

G. Highlands Regional Master Plan (RMP) Objectives. Following is an analysis of the RMP Objectives for the Map Adjustments Program as set forth in the *Highlands Regional Master Plan, Chapter 6 Implementation Part 1 Regional Master Plan Conformance, Consistency, and Coordination*.

“Objective 6G2c. Map adjustments that will change an Existing Community Zone to another Land Use Capability Zone or Sub-Zone may be approved by the Highlands Council where it finds that the affected area:

- “1. Is not currently developed at a density and scale that prevents the area from providing the agricultural or environmental protection benefits of the Conservation or Protection Zones, or the Environmentally-Constrained Sub-Zones;”
- (1) The parcel is not currently developed at a density and scale that prevents the area from providing agricultural and environmental protection benefits of the Conservation Zone. The current use is a golf course, which is a low-intensity non residential use that is totally compatible with the attributes of the Conservation Zone.
- (2) A change to the Conservation Zone will foster the agricultural and environmental protection benefits sought by the Highlands Council as they apply to this parcel.
- “2. Is not currently served by public waste water infrastructure;”
- (3) The golf course itself is not currently served by waste water treatment facilities. Only the club house is connected to the public system. The capacity allocation is limited to 7,960 GPD and there is no plan by the Township to increase the allocation or the sewer service area beyond the club house area.
- “3. Includes ecological or agricultural attributes that are associated with the Conservation or Protection Zones; and”
- (4) The request for a Map Adjustment to change the zone from Existing Community to Conservation is fully justified based upon the ecological and agricultural attributes documented by the Highlands Council staff (see G above).

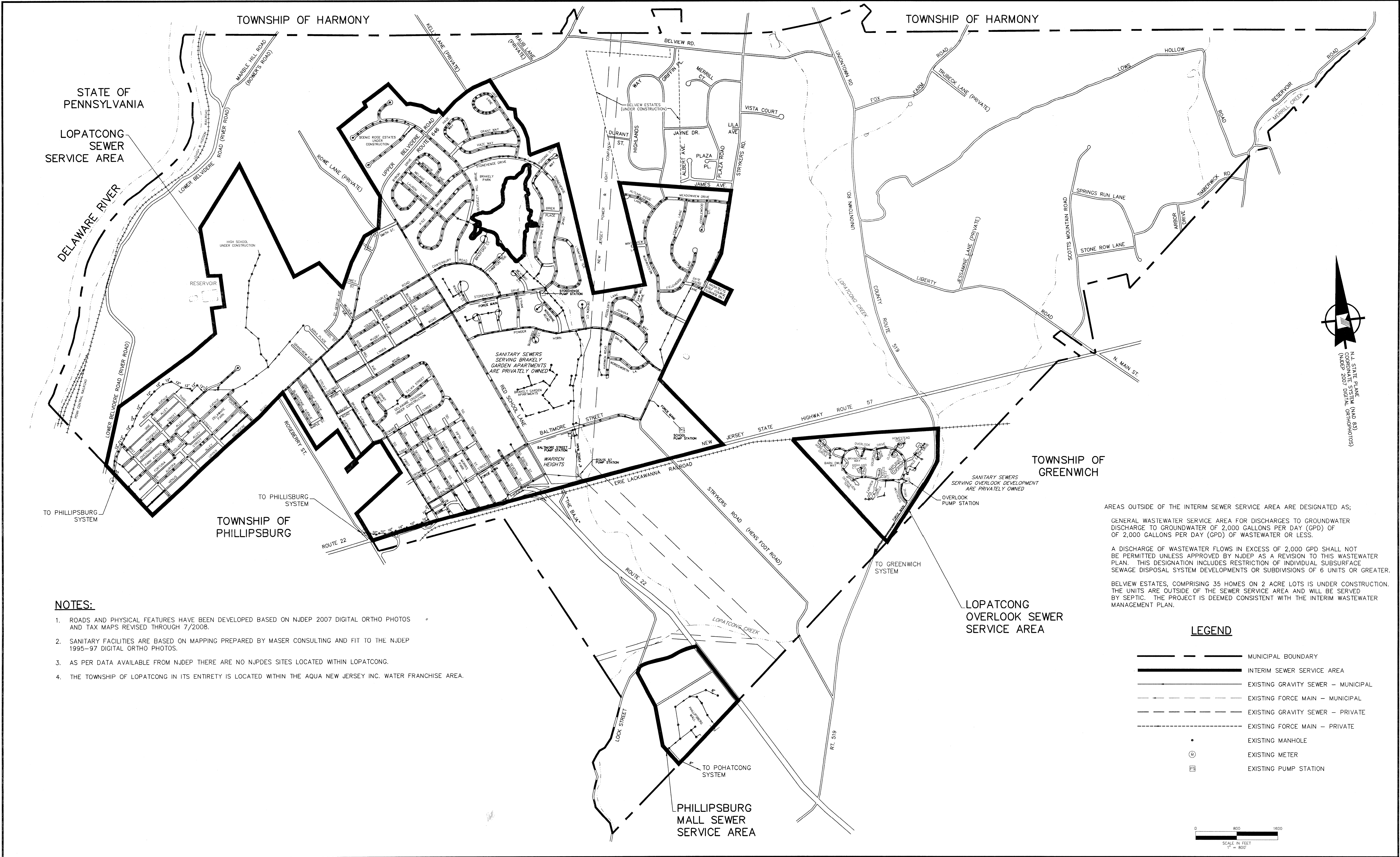
- (5) The property contains portion of the adjoining Protection Zone and portions of the parcel are in the Existing Community Zone-Environmentally Constrained Sub-Zone.

“4. Does not include a designated Redevelopment Site or TDR Receiving Zone.”

- (6) The parcel is not a redevelopment designated or targeted by the Township nor is there any desire on the part of the municipality to entertain such a proposal.
- (7) The property is not a TDR Receiving Zone nor was it ever considered for such by Lopatcong Township.

H. Municipal planning objectives. From a planning perspective:

- (1) Lopatcong Township views the golf course as a buffer between the developed portion of the Township that lies north of Route 57 and the mostly rural, agricultural and environmentally sensitive area to the east of Strykers Road.
- (2) Based upon sound planning principals, the property (Lot 29) has been zoned R-3/2 residential, a zoning district established to accommodate low intensity residential development utilizing private on-site well and septic systems.
- (3) Having the parcel zoned as Existing Community invites a more densely designed development that is counter to the objectives of both the Highlands Council and Lopatcong Township.



NOTES:

- ROADS AND PHYSICAL FEATURES HAVE BEEN DEVELOPED BASED ON NJDEP 2007 DIGITAL ORTHO PHOTOS AND TAX MAPS REVISED THROUGH 7/2008.
- SANITARY FACILITIES ARE BASED ON MAPPING PREPARED BY MASER CONSULTING AND FIT TO THE NJDEP 1995-97 DIGITAL ORTHO PHOTOS.
- AS PER DATA AVAILABLE FROM NJDEP THERE ARE NO NJPDES SITES LOCATED WITHIN LOPATCONG.
- THE TOWNSHIP OF LOPATCONG IN ITS ENTIRETY IS LOCATED WITHIN THE AQUA NEW JERSEY INC. WATER FRANCHISE AREA.

AREAS OUTSIDE OF THE INTERIM SEWER SERVICE AREA ARE DESIGNATED AS;

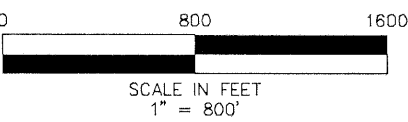
GENERAL WASTEWATER SERVICE AREA FOR DISCHARGES TO GROUNDWATER DISCHARGE TO GROUNDWATER OF 2,000 GALLONS PER DAY (GPD) OF 2,000 GALLONS PER DAY (GPD) OF WASTEWATER OR LESS.

A DISCHARGE OF WASTEWATER FLOWS IN EXCESS OF 2,000 GPD SHALL NOT BE PERMITTED UNLESS APPROVED BY NJDEP AS A REVISION TO THIS WASTEWATER PLAN. THIS DESIGNATION INCLUDES RESTRICTION OF INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL SYSTEM DEVELOPMENTS OR SUBDIVISIONS OF 6 UNITS OR GREATER.

BELVIEW ESTATES, COMPRISING 35 HOMES ON 2 ACRE LOTS IS UNDER CONSTRUCTION. THE UNITS ARE OUTSIDE OF THE SEWER SERVICE AREA AND WILL BE SERVED BY SEPTIC. THE PROJECT IS DEEMED CONSISTENT WITH THE INTERIM WASTEWATER MANAGEMENT PLAN.

LEGEND

- MUNICIPAL BOUNDARY
- INTERIM SEWER SERVICE AREA
- EXISTING GRAVITY SEWER - MUNICIPAL
- EXISTING FORCE MAIN - MUNICIPAL
- EXISTING GRAVITY SEWER - PRIVATE
- EXISTING FORCE MAIN - PRIVATE
- EXISTING MANHOLE
- EXISTING METER
- EXISTING PUMP STATION




DESIGNED:				LICENSE NO. 21347				TOWNSHIP OF LOPATCONG INTERIM SEWER SERVICE AREA MAPPING				1 OF 1
DRAWN: PJM				NEW JERSEY PROFESSIONAL ENGINEER				INTERIM WASTEWATER PLAN				379010.29
OFFICE CHECKED: VMN				JOSEPH B. PRYOR				TOWNSHIP OF LOPATCONG COUNTY OF WARREN				CONTRACT NO.
				7/7/09				SCALE: 1"=800'				DATE: 7/09
NO. DATE DESCRIPTION CHKD. APPRD.				DATE								
REVISIONS												

STRYKER RD

GATE HOUSE LN



Legend

 Golf Club Sewered Area (approximate)