



# Hightstown Borough

**\*\* Working Draft \*\***  
Map 4M: Municipal Zoning

Mercer County

Zone Code	Description
AA	Active Adult Age Restricted Single Family
CC-1	Central Commercial 1
CC-2	Central Commercial 2
HC	Highway Commercial
R-1	Residential Single Family
R-2	Residential Single Family
R-3	Residential Single Family
R-4	Residential Single Family
R-MF	Residential Multi- Family
R-PE	Residential Planned Elderly
R-PMF	Residential Planned Multi- Family
RO	Research Office
RPO	Residential Professional Office

- Zoning
- Inter-State Highways
- Parcel Boundary
- Toll Highways
- Municipal Boundary
- State Highways
- US Highways

**Data Sources:**  
NJ Department of Environmental Protection  
-Hydrologic Features (2008)

NJ Department of Transportation  
-Road Network and Names (2007)

Mercer County  
-Parcels, MOD4 (2009) (NJGIN)  
-Municipal Boundaries (2008) (NJOIT)

Hightstown Borough  
-Zoning (2010)



### NJDEP Required Notes:

All areas not mapped as sewer service areas default to the general service area with discharge to groundwater of 2,000 gallons per day less.

Development in areas mapped as wetlands, flood prone areas, designated river areas, or other environmentally sensitive areas may be subject to special regulation under Federal or State statutes or rules. Interested persons should check with the Department of Environmental Protection for the latest information. Depiction of environmental features is for general information purposes only, and shall not be construed to define the legal geographic jurisdiction of such statutes or rules.

All existing, new, or expanded industrial pretreatment facilities requiring Significant Indirect user (SIU) permits and/or Treatment works Approvals that are located within the depicted sewer service area, are deemed to be consistent.

Individual subsurface sewage disposal systems (ISSDS) for individual residences can only be constructed in depicted sewer service areas if legally enforceable guarantees are provide, before such construction, that use of such systems will be discontinued when the depicted sewer service becomes available. This applies to ISSDS that require certification from the Department under the Realty Improvement Sewerage and facilities Act (N.J.S.A. 58:11-23) or individual Treatment Works Approval or New Jersey Pollutant Discharge Elimination System Permits (under N.J.A.C. 7:14A). It also applies to ISSDS which require only local approvals if the WMP acknowledges adequate arrangements for enforcement of the requirement (such as through a municipal or sewerage authority ordinance).

Locations of future pump stations, major interceptors, and trunk sewers are being provided for general information only and will not serve as the basis for any future consistency determinations or permit reviews unless the pump station, major interceptor or trunk sewer is part of a State or federally funded project.

Pre-existing grant conditions and requirements (from Federal and State grants or loans for sewerage facilities) which provide for restriction of sewer service to environmentally sensitive areas, are unaffected by adoption of this WMP and compliance is required. Please see municipal WMP Chapters for the existence of any applicable environmentally sensitive areas in which Federal 201 grant limitations prohibit the extension of sewer service.

The 300 foot riparian buffer has been applied to the applicable waterways and removed from the proposed sewer service areas on the mapping. Lesser width buffers have not been graphically removed from the sewer service area but are not proposed for sewer service. [Counties may map out the lesser with buffers also but the 300' buffers are the minimum, the lesser buffers are removed during the build-out analysis.] Jurisdictional determinations by the Department will be utilized to determine the extent of the sewer service areas on individual lots.

Further compliance with the riparian zone standard has been demonstrated by the adoption of [name of muni]'s Riparian Corridor Ordinance [insert ord #], which has been updated to be in compliance with the Flood Hazard Control Act Rules (N.J.A.C. 7:13) and Water Quality Management Rules (N.J.A.C. 7:15) was adopted on [insert date].

Surface waters that are designated Category One are listed in the Surface Water Quality Standards at N.J.A.C. 7:9B. The Department's "Surface Water Quality Standards" GIS data layer was utilized to determine these waters. The applicable 300 foot buffer has been applied to these waterways and removed from the proposed sewer service areas on the mapping. Lesser width buffers have not been graphically removed from the sewer service area but are not proposed for sewer service. [Counties may map out the lesser with buffers also but the 300' buffers are the minimum, the lesser buffers are removed during the build-out analysis.] Jurisdictional determinations by the Department will be utilized to determine the extent of the sewer service area on individual lots.

Pursuant to N.J.A.C. 7:15, Riparian zones are 300 feet from top of bank (or centerline of a first order stream where no bank is apparent) for waters designated as Category One and all upstream tributaries within the same HUC 14, 150 feet for waters designated Trout Production and all upstream waters; 150 feet for water designated Trout Maintenance and all upstream waters within one linear mile as measured along the length of the regulated water; 150 feet for any segments of water flowing through an area that contains documented habitat for a threatened or endangered species of plant or animal, which is critically dependent on the surface water body for survival, and all upstream waters (including tributaries) within one linear mile as measured along the length of the surface water body; 150 feet for waters that run through acid-producing soils, and; 50 feet for all waters not designated as C1, trout waters, critically water dependent Threatened and/or Endangered Species Habitat, of associated with acid soils.

