

TOWNSHIP OF RANDOLPH, MORRIS COUNTY, NEW JERSEY
HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE (REVISED)

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK		FY2012 Priority (√) or N/A	Approximate Budget	Anticipated Completion Date	Responsible Entity	Status and Comments
1.	Housing Element & Fair Share Plan (Module 3)		\$5,000			
	a. Modifications of municipally approved and adopted Housing Element and Fair Share Plan (incl. COAH submittals) as applicable	√	--	As needed	Planning Board, Governing Body	Amended Plan Conformance Grant. Potential changes in applicable State laws and/or regulations acknowledged. Modifications as needed to retain compliance and ensure protection from legal challenge.
	b. Adoption of Implementing Ordinances	√	--	As needed	Planning Board, Governing Body	Amended Plan Conformance Grant
2.	Highlands Environmental Resource Inventory (Module 4) – Adopted	√	\$2,000	60 days	Envl Comm., Planning Board	Amended Plan Conformance Grant
3.	Environmental Resource Inventory – Integrated	N/A				
4.	Highlands Element of Municipal Master Plan (Module 5) – Adopted	√	\$10,000	6-9 months	Planning Board	Amended Plan Conformance Grant; to follow completion of Highlands Center Planning (see #15a, below).
	a. Adopt Highlands Master Plan Reexamination Report	√		60 days	Planning Board	Funding provided as a component of #4, above.
5.	Municipal Master Plan Elements (as applicable)			FY 2012+	Planning Board	FY 2012 activities to be selected based upon priorities relevant to specific municipality. All others FY2012+
	a. Land Use Plan Element					
	b. Conservation Plan Element					
	c. Circulation Plan Element					
	d. Land Preservation and Land Stewardship Plan Element					
	e. Agriculture Retention/Farmland Preservation Plan Element					
	f. Community Facilities Plan Element					
	g. Sustainable Economic Development Plan Element	√	\$35,000	FY 2012+		Preparation of a plan to improve economic viability in the Township, including a detailed investigation of a site within one of the designated Highlands Centers to identify opportunities for low impact development and smart growth strategies. Release of funds contingent upon approval of scope of work by Highlands Council Executive Director
	h. Historic Preservation Plan Element					
	i. Development Transfer Plan Element (optional)		\$20,000	4 - 6 months		Phase 1 TDR Feasibility Grant to consider potential for TDR within one or more of the proposed centers
	j. Septic System Yield Allocation (if applicable)					
	k. Green Building/Environmental Sustainability/Alternative Energy Plan	√	\$12,000	FY 2012+		Release of funds contingent upon approval of scope of work by Highlands Council Executive Director
6.	Highlands Land Use Ordinances (Module 6) – Adopted	√	\$10,000	9-12 months	Planning Board, Governing Body	Amended Plan Conformance Grant; to follow completion of Highlands Center Planning (see #15a, below) and Master Plan Highlands Element (#4, above).
	a. Adopt Checklist Ordinance	√	\$1,000	60-90 days	Planning Board, Governing Body	Amended Plan Conformance Grant; following adoption #4a, above.
	b. Adopt Planning Area Petition Ordinance	√	\$500	60 days	Governing Body	Amended Plan Conformance Grant
	c. Adopt Highlands Area Exemption Ordinance			TBD	Planning Board, Governing Body	Funding provided as a component of #6, above.
7.	Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)	√	\$5,000	9-12 months	Planning Board, Governing Body	Amended Plan Conformance Grant
8.	Cluster Development for Agricultural Resource Areas					
	a. Municipal Cluster Development Plan	N/A	TBD	FY 2012-13	Planning Board	
	b. Municipal Cluster Development Ordinance and Design Guidelines	N/A	TBD	FY 2012-13	Planning Board, Governing Body	
9.	Resource Management Plans and Programs					
	a. Water Use and Conservation Management Plan		TBD	FY 2012+	Governing Body	Note: Phase I allocation (see 11a., below) to provide for preparation and adoption of municipal-wide water conservation ordinances. Models to be provided by the Highlands Council. Phase II anticipated to cover development of full Plan.

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	b. Habitat Conservation and Management Plan	✓	\$30,000	FY 2012+	Governing Body	In conjunction with planning for Highlands Centers, one aspect of the Habitat Conservation & Management Plan will focus on habitat enhancement opportunities for mitigation of potential center development. Release of funds contingent upon approval of scope of work by Highlands Council Executive Director
	c. Stream Corridor Protection/Restoration Plan (optional)	✓	\$35,000	FY 2012+	Governing Body	Phase 1 Assessment. Release of funds contingent upon approval of scope of work by Highlands Council Executive Director
	d. Wastewater Management Plan	✓	\$3,000	NJDEP Schedule	Governing Body	NJDEP Administrative Order 2010-03 (County chapter)
	e. Septic System Management/Maintenance Plan		TBD	FY 2012+	Health Board	
	f. Lake Restoration Management Plan (if applicable)	N/A				
	g. Scenic Resource Management Plan (optional)		TBD	FY 2012+		
	h. Municipal Stormwater Management Plan		TBD	FY 2012+		Updates only as needed to incorporate RMP provisions; Plans are required under NJDEP regulations.
	i. Regional Stormwater Management Plan (if applicable)		TBD	FY 2012+		
	j. Land Preservation and Land Stewardship Program		TBD	FY 2012+		
	k. Forest Stewardship Plan (optional)		TBD	FY 2012+		
10.	Board of Health Ordinances					
	a. Septic System Maintenance		TBD	FY 2012+		Subsequent to release of final model ordinance and completion of 9e
	b. Potential Contaminant Source Management		TBD	FY 2012+		Subsequent to release of final model ordinance
11.	Implementing Ordinances for Management Plans and Programs					
	a. Water Use and Conservation Management Plan Ordinances	✓	\$10,000	FY 2012+	Governing Body	*Following completion of 9.a Preparation and adoption of water conservation ordinances based on models to be provided by the Highlands Council.
	b. Habitat Conservation and Management Plan Ordinance		TBD	*		*Following completion of 9.b
	c. Stream Corridor Ordinance		TBD	*		*Following completion of 9.c
	d. Lake Restoration Management Plan Ordinance	N/A	TBD	*		*Following completion of 9.f
	e. Tree Clearing Ordinance		TBD	FY 2012+		
	f. Right to Farm Ordinance	✓	--	FY 2012	Governing Body	Adoption of State model ordinance
	g. Transfer of Developments Right Ordinance (if applicable)	N/A	TBD	*		*Following completion of 5.i
	h. Scenic Resource Mgmt Ordinance (if applicable)		TBD	*		*Following completion of 9.g, if selected
	i. Stormwater Management Ordinance		TBD	*		*Updates only, as needed to incorporate RMP provisions; following 9h, 9i
	j. Other Ordinance Provisions (specify)		TBD	Local schedule		
12.	Redevelopment and Brownfields Opportunities (optional)					
	a. Highlands Redevelopment Area Planning			Local schedule		Township may consider and submit at future time
13.	RMP Updates (optional)					
	a.			Local schedule		
14.	Map Adjustment Petition(s) (optional)					
	a.			Local schedule		
15.	Highlands Center Planning (optional)					
	a. Planning for Highlands Center(s)	✓	\$50,000	4-6 months		To further development of Highlands Center planning and potential for intra-municipal TDR. Release of funds contingent upon approval of scope of work by Highlands Council Executive Director.
16.	Submission of Municipal Planning and Regulatory Documents and Supporting Materials	N/A		N/A		All required documents submitted.
	a.					
17.	Discretionary Documents or Requests (financial and technical assistance requests from the municipality)					
	a.			Local schedule		

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18.	Attendance at Highlands Council Training Sessions					
	a. Municipal Exemption Determinations	✓	\$1,000	4-6 months	Highlands Council	Exemption Designees (e.g., Zoning Officer)
	b. Ordinance Administration: Application Procedures, Implementation, Enforcement	✓	\$1,500	4-6 months	Highlands Council	Land Use Administrator/Board Secretary, Zoning Officer, Enforcement Officer, Property Inspector, Professionals
Total Approximate Budget			\$231,000			

This Plan will be altered over time, to reflect the municipality's progress toward completing all Plan Conformance activities and to address funding and implementation tasks that carry forward into future years. All such changes will involve a collaborative effort and agreement between the municipality and the Highlands Council. Important in such considerations is the on-going recognition of the voluntary nature of Plan Conformance with respect to the municipality's Planning Area. The Highlands Council may modify, in consultation with the municipality, the above deadlines for completion and may also reallocate the approximate budget costs within the total amount approved. No timeframe will be considered to have begun, however, until the municipality has been provided the tools (including grant funding) with which to accomplish each component of the Plan Conformance program.

Randolph Township

1/11/2013

Account of Highlands Council Grant Awards

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments
COAH Grant	Closed	October 6, 2005	\$ 7,500.00	Fair Share Plan	\$ 7,500.00
MP3	Closed	October 6, 2005	\$ 50,000.00	Nat. Rec. Plan	\$ 50,000.00
Initial Assessment	Executed	October 30, 2008	\$ 15,000.00	IA Report	\$ -
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 9,027.50
				Module 2 -	\$ 7,136.25
				Module 3 -	\$ 2,190.00
				Module 4 -	\$ 3,150.00
				Module 5 -	\$ 3,900.00
				Module 6 -	\$ 2,190.00
				Module 7 -	\$ 2,100.00
				Subtotal	\$ 29,693.75
Grant Award Total			\$ 172,500.00	Balance	\$ 70,306.25

TOTAL REIMBURSEMENT AMOUNT

\$ 87,193.75

Anticipated Expenses, Amended Plan Conformance Grant

		Task	
Completion of Module 3 – COAH Certification	\$ 5,000.00	1	Expended Plan Conformance Costs \$ 29,693.75
Completion of Module 4 – Finalize/Adopt ERI	\$ 2,000.00	2	Plan Conformance Grant Balance Forward \$ 70,306.25
Completion of Module 5 – Highlands Element	\$ 10,000.00	3	Estimated Municipal Response Period Costs \$ (8,000.00)
Sustainable Economic Development Plan	\$ 35,000.00	4	Estimate of Available Funds \$ 62,300.00
Transfer of Development Rights Feasibility Study	\$ 20,000.00	5	
Green Building/Alt. Energy Plan	\$ 12,000.00	6	
Completion of Module 6 – Land Use Ordinances	\$ 10,000.00	7	Amended Plan Conformance Grant
Checklist Ordinance	\$ 1,000.00	8	Anticipated Expenses \$ 231,000.00
Planning Area Petition Ordinance	\$ 500.00	9	\$ (62,300.00)
Municipal Zoning Map Update	\$ 5,000.00	10	Estimated Total Need \$ 168,700.00
Habitat Conservation and Management Plan	\$ 30,000.00	11	
Stream Corridor Protection/Restoration Plan	\$ 35,000.00	12	
Wastewater Management Plan	\$ 3,000.00	13	
Water Use and Conservation Mgmt Plan - Phase I	\$ 10,000.00	14	
Highlands Center(s) Planning	\$ 50,000.00	15	
Highlands Council Training Sessions	\$ 2,500.00	16	
TOTAL	\$ 231,000.00		