

VERNON TOWNSHIP, SUSSEX COUNTY, NEW JERSEY
FINAL HIGHLANDS IMPLEMENTATION PLAN SCHEDULE

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. Completion and COAH approval of adopted Housing Element and Fair Share Plan, as applicable.	√	--	As needed	Planning Board, Governing Body	Amended Plan Conformance Grant. Potential changes in applicable State laws and/or regulations acknowledged. To retain compliance and ensure protection from legal challenge. Scope of work will be required.
	b. Adoption of Implementing Ordinances	√	--	As needed	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.	Highlands Element of Municipal Master Plan (Module 5) – Prepare and Adopt	√	\$5,000	60-90 days	Planning Board	Amended Plan Conformance Grant. Includes funding for Re-examination Report.
	a. Master Plan Reexamination Report – Prepared and Adopted	√		60 days	Planning Board	Funded as a component of #3; Highlands Council model provided.
4.	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 FY2013+
	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	√	\$10,000			Amended Plan Conformance Grant. Funds to be released upon approval of scope of work.
	f. Community Facilities Plan Element					
	g. Sustainable Economic Development Plan Element	√	\$20,000			Amended Plan Conformance Grant. Funds to be released upon approval of scope of work.
	h. Historic Preservation Plan Element					
	i. Development Transfer Plan Element (optional)					
	j. Septic System Yield Allocation (if applicable)					
5.	Highlands Land Use Ordinances (Module 6) – Prepare and Adopt	√	\$10,000	120 days	Planning Board, Governing Body	Amended Plan Conformance Grant, including 5b and c.
	a. Adopt Checklist Ordinance	√	\$1,000	60-90 days	Planning Board, Governing Body	Amended Plan Conformance Grant; completion to follow adoption of Highlands Master Plan Reexamination Report, per #3a, above.
	b. Highlands Council Review and Approval	√				
	c. LUO adoption process	√				
6.	Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)	√	\$5,000	120 days	Planning Board, Governing Body	Amended Plan Conformance Grant
7.	Cluster Development for Agricultural Resource Areas					
	a. Municipal Cluster Development Plan		TBD	FY 2012-13	Planning Board	
	b. Municipal Cluster Development Ordinance and Design Guidelines		TBD	FY 2012-13	Planning Board, Governing Body	
8.	Resource Management Plans and Programs					
	a. Water Use and Conservation Management Plan		TBD	FY 2012+	Planning Board	
	b. Habitat Conservation and Management Plan	√	\$15,000	FY 2012+	Planning Board	Amended Plan Conformance Grant. Funds to be released upon approval of scope of work.
	c. Stream Corridor Protection/Restoration Plan (optional)	√	\$50,000	FY 2012	Planning Board	Amended Plan Conformance Grant. Funds to be released upon approval of scope of work.
	d. Wastewater Management Plan	√	\$3,000	NJDEP Schedule	Planning Board, Governing Body	NJDEP Administrative Order 2010-03 (County WMP Chapter)
	e. Septic System Management/Maintenance Plan		TBD	FY 2012+	Health Board	
	f. Lake Restoration Management Plan (if applicable)		TBD	FY 2012+		
	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
	i. Regional Stormwater Management Plan (if applicable)		TBD	FY 2012+		

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	j. Land Preservation and Land Stewardship Program		TBD	FY 2012+		
9.	Board of Health Ordinances					
	a. Septic System Maintenance		TBD	FY 2012+		Subsequent to release of final model ordinance and completion of 8c
	b. Potential Contaminant Source Management		TBD	FY 2012+		Subsequent to release of final model ordinance
10.	Implementing Ordinances for Management Plans and Programs					
	a. Water Use and Conservation Management Plan Ordinance		TBD	*		*Following completion of 8.a
	b. Habitat Conservation and Management Plan Ordinance		TBD	*		*Following completion of 8.b
	c. Stream Corridor Ordinance		TBD	*		*Following completion of 8.c
	d. Lake Restoration Management Plan Ordinance		TBD	*		*Following completion of 8.f
	e. Tree Clearing Ordinance		TBD	FY 2012+		
	f. Right to Farm Ordinance	✓	--	FY 2012	Governing Body	Adoption ordinance consistent with State model
	g. Transfer of Developments Right Ordinance (if applicable)		TBD	*		*Following completion of 4.i
	h. Scenic Resource Mgmt Ordinance (if applicable)			*		*Following completion of 8.g, if selected
	i. Stormwater Mangement Ordinance			*		*Updates only, as needed to incorporate RMP provisions; following 8.i
	j. Other Ordinance Provisions (specify)	N/A	TBD	Local schedule		
11.	Redevelopment and Brownfields Opportunities (optional)					
	a. Highlands Redevelopment Area Petition	N/A		Local schedule		
12.	RMP Updates					
	a. Highland Lakes Country Club and Community Association area	✓		Complete		Processed December 2011
	b. RMP Resource areas for Forest, PGWRA, HOW buffers, Wildlife Corridors, Riparian Area and developed lands.	✓		Complete		Processed December 2011
13.	Map Adjustment Petition(s) (optional)					
	a.	N/A		Local schedule		
14.	Highlands Center Petition (optional)					
	a.	N/A		Local schedule		
15.	Submission of Municipal Planning and Regulatory Documents and Supporting Materials					Complete
	a.	N/A		Complete		
16.	Discretionary Documents or Requests (financial and technical assistance requests from the municipality)					
	a.	N/A		Local schedule		
17	Attendance at Highlands Council Training Sessions					
	a. Municipal Exemption Determinations (Optional)		\$1,000	4-6 months	Highlands Council	Exemption Designees (e.g., Zoning Officer) Please note this task is optional and may be exercised by the Township based on the local exemption determination details pending finalization by NJDEP.
	b. Ordinance Administration: Application Procedures, Implementation, Enforcement	✓	\$2,500	4-6 months	Highlands Council	Land Use Administrator/Board Secretary, Zoning Officer, Enforcement Officer, Property Inspector, Professionals
		2012+ Total	\$129,500			

This Plan will be altered over time, to reflect the municipality's progress toward completing all achieving Full Plan Conformance 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. 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.

Vernon Township

7/5/2012

Account of Highlands Council Grant Awards

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments
Water Use and Conservcation Management Plan	Executed	February 26, 2009	\$ 5,000.00	Document Preparation	\$ -
Initial Assessment	Closed	December 18, 2008	\$ 15,000.00	IA Report	\$ 17,512.53
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 35,326.27
				Module 2 -	\$ 13,054.48
				Module 3 -	\$ 11,029.39
				Module 4 -	\$ 3,886.77
				Module 5 -	\$ 4,421.74
				Module 6 -	\$ 7,229.72
				Module 7 -	\$ 8,362.06
				<i>Subtotal</i>	\$ 83,310.43
				<i>Balance</i>	\$ 16,689.57
TOTAL REIMBURSEMENT AMOUNT					\$ 100,822.96

Anticipated Expenses, 2012 Amended Plan Conformance Grant

Completion of Module 3 – Fair Share Plan	\$ 5,000.00
Completion of Module 4 – Finalize/Adopt ERI	\$ 2,000.00
Completion of Module 5 – Highlands Element	\$ 5,000.00
Agriculture Retention/Farmland Preservation	\$ 10,000.00
Sustainable Economic Development Plan	\$ 20,000.00
Completion of Module 6 – Land Use Ordinances	\$ 10,000.00
Adopt Checklist Ordinance	\$ 1,000.00
Municipal Zoning Map Update	\$ 5,000.00
Habitat Conservation and Management Plan	\$ 15,000.00
Stream Corridor Protection/Restoration Plan	\$ 50,000.00
Wastewater Management Plan	\$ 3,000.00
Highlands Council Training Sessions	\$ 3,500.00
TOTAL	\$ 129,500.00

Agreement Task#

1	Plan Conformance Grant Balance Forward	\$ 16,689.57
2	Municipal Response	\$ (7,704.75)
3	Estimate of Available Funds	\$ 8,984.82

Amended Plan Conformance Grant

Anticipated 2012 Expenses	\$ 129,500.00
Estimate of Available Funds	\$ (8,984.82)
Estimated Total Need	\$ 120,600.00

(This figure is rounded to the nearest hundred.)