

**WASHINGTON TOWNSHIP, WARREN COUNTY, NEW JERSEY**  
**HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE**

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK		FY 2012 Priority (√) or N/A	Approximate Budget	Anticipated Completion Date	Responsible Entity	Status and Comments
<b>1.</b>	<b>Housing Element &amp; Fair Share Plan (Module 3)</b>		<b>\$5,000</b>			
	a. Modifications of municipally approved and adopted Housing Element and Fair Share Plan ( <del>incl. COAH submittals</del> ) 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.
	<del>b. RAHDPP Agreements as approved by COAH (if applicable)</del>	<del>√</del>	<del>--</del>	<del>As needed</del>	<del>Governing Body</del>	<del>2009 Plan Conformance Grant, with #1.a</del>
	b. Adoption of Implementing Ordinances	√	--	As needed	Land Use Board, Governing Body	Amended Plan Conformance Grant
<b>2.</b>	<b>Highlands Environmental Resource Inventory (Module 4) – Adopted</b>	√	<b>\$2,000</b>	60 days	Envl Comm., Land Use Board	Amended Plan Conformance Grant
<b>3.</b>	<del><b>Environmental Resource Inventory – Integrated</b></del>		<del>TBD</del>	<del>FY 2012+</del>	<del>Envl Comm.</del>	
<b>3.</b>	<b>Highlands Element of Municipal Master Plan (Module 5) – Adopted</b>	√	<b>\$3,000</b>	9 months	Land Use Board	Amended Plan Conformance Grant. Schedule allows completion of Highlands Center planning (see 14.a)
	a. Master Plan Reexamination Report - Prepared and Adopted	√		60 days	Land Use Board	Funded as a component of #4; Highlands Council model provided.
<b>4.</b>	<b>Municipal Master Plan Elements (as applicable)</b>			FY 2012+	Land Use Board	FY 2012 activities to be selected based upon priorities relevant to specific municipality. All others FY2012+
	a. Land Use Plan Element		TBD			
	b. Conservation Plan Element		TBD			
	c. Circulation Plan Element		TBD			
	d. Land Preservation and Land Stewardship Plan Element		TBD			
	e. Agriculture Retention/Farmland Preservation Plan Element	√	\$15,000	FY 2012+	Land Use Board	Develop Agriculture Retention Plan and/or update as needed to incorporate Highlands requirements. Release of funds contingent upon approval of scope of work by Highlands Council Executive Director.
	f. Community Facilities Plan Element		TBD			
	g. Sustainable Economic Development Plan Element			FY 2013	Land Use Board	
	h. Historic Preservation Plan Element		TBD			
	i. Development Transfer Plan Element (optional)		TBD			
	j. Septic System Yield Allocation (if applicable)		TBD			
<b>5.</b>	<b>Highlands Land Use Ordinances (Module 6) – Adopted</b>	√	<b>\$10,000</b>	12 months	Land Use Board, Governing Body	Amended Plan Conformance Grant. Schedule allows completion of Highlands Center planning and Highlands Element (see 14.a and 3)
	a. Adopt Planning Area Petition Ordinance ( <del>if applicable</del> )	√	\$500	90 days	Governing Body	Amended Plan Conformance Grant
	b. Adopt Checklist Ordinance	√	\$1,000	90 days	Land Use Board, Governing Body	Amended Plan Conformance Grant
<b>6.</b>	<b>Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)</b>	√	\$5,000	FY 2012+	Land Use Board, Governing Body	Amended Plan Conformance Grant
<b>7.</b>	<b>Cluster Development for Agricultural Resource Areas</b>					
	<del>a. Grant Application for Cluster Development Program</del>		<del>N/A</del>	<del>FY 2012-13</del>	<del>Governing Body</del>	
	a. Municipal Cluster Development Plan		TBD	FY 2012-13	Land Use Board	
	b. Municipal Cluster Development Ordinance and Design Guidelines		TBD	FY 2012-13	Land Use Board, Governing Body	
<b>8.</b>	<b>Resource Management Plans and Programs</b>					
	a. Water Use and Conservation Management Plan	√	TBD	FY 2012+		To be coordinated with Oxford Township and Highlands Council, under separate funding from the Highlands Council. Furnace Brook.
	b. Habitat Conservation and Management Plan	√	\$10,000	FY 2012+	Governing Body	Plan to be developed based on Township's acres of Critical Habitat. Release of funds contingent upon approval of scope of work by Highlands Council Executive Director.
	c. Stream Corridor Protection/Restoration Plan (optional)	√	\$5,000	FY 2012	Governing Body	Plan to be developed based on Township's streams and river corridors. 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 (Local WMP) Significant Highlands Council assistance will be provided in coordination with NJDEP.
	e. Septic System Management/Maintenance Plan		TBD	FY 2012+	Board of Health	
	<del>f. Lake Restoration Management Plan (if applicable)</del>	<del>N/A</del>	<del>TBD</del>	<del>FY 2012+</del>		
	f. Scenic Resource Management Plan (optional)		TBD	FY 2012+		

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	g. Municipal Stormwater Management Plan		TBD	FY 2012+		Updates only as needed to incorporate RMP provisions; Plans are required under NJDEP regulations.
	h. Regional Stormwater Management Plan (if applicable)		TBD	FY 2012+		
	i. Land Preservation and Land Stewardship Program		TBD	FY 2012+		
	j. Forest Stewardship Plan (optional)		TBD	FY 2012+		
<b>9.</b>	<b>Board of Health Ordinances</b>					
	a. Septic System Maintenance		TBD	FY 2012+	Board of Health	Subsequent to release of final model ordinance and completion of 8e
	b. Potential Contaminant Source Management		TBD	FY 2012+	Board of Health	Subsequent to release of final model ordinance
<b>10.</b>	<b>Implementing Ordinances for Management Plans and Programs</b>					
	a. Water Use and Conservation Management Plan Ordinance		TBD	*	Governing Body	*Following completion of 8.a
	b. Habitat Conservation and Management Plan Ordinance		TBD	*	Governing Body	*Following completion of 8.b
	c. Stream Corridor Ordinance		TBD	*	Governing Body	*Following completion of 8.c
	<del>d. Lake Restoration Management Plan Ordinance</del>		<del>TBD</del>	<del>*</del>	<del>*</del>	<del>*Following completion of 9.f</del>
	d. Tree Clearing Ordinance		TBD	FY 2012+	Governing Body	
	<del>e. Right to Farm Ordinance (if applicable)</del>	√	-	<del>FY 2011</del>	<del>Governing Body</del>	<del>State model ordinance adopted by Township in 1999</del>
	f. Transfer of Developments Right Ordinance (if applicable)		TBD	*	Governing Body	*Following completion of 4.i
	g. Scenic Resource Mgmt Ordinance (if applicable)		TBD	*	Governing Body	*Following completion of 8.f, if selected
	h. Stormwater Management Ordinance		TBD	*	Governing Body	*Updates only, as needed to incorporate RMP provisions; following 8g, 8h
	i. Other Ordinance Provisions (specify)		TBD	Local schedule		
<b>11.</b>	<b>Redevelopment and Brownfields Opportunities (optional)</b>					
	a. Highlands Redevelopment Area <del>Petition</del> <b>Planning</b>	√		Local schedule		Analysis of feasibility of Highlands Redevelopment Area Designation(s) along the Rt 31. and Rt. 57 corridors, as Township identifies and in conjunction with potential Highlands Center(s) (see 14a).
<b>12.</b>	<b>RMP Updates (optional)</b>					
	a. as may be necessary			Local schedule		Submission of RMP Updates as needed; applies only to the extent issues may not be addressed already by Highlands Council map revisions.
<b>13.</b>	<b>Map Adjustment Petition(s) (optional)</b>					
	a.			Local schedule		
<b>14.</b>	<b>Highlands Center Petition (optional)</b>					
	a. Potential Highlands Center designation	√	\$40,000	6 months		Assess the potential for designating one or more Highlands Centers along the Rt 31 and Rt 57 corridors, including a wastewater feasibility evaluation, redevelopment planning for same corridors, and cluster feasibility analysis. Release of funds contingent upon approval of scope of work by Highlands Council Executive Director.
<b>15.</b>	<b>Submission of Municipal Planning and Regulatory Documents and Supporting Materials (see Draft Consistency Review and Recommendations Report)</b>	√		45 days		2009 Plan Conformance Grant
	a.					
<b>16.</b>	<b>Discretionary Documents or Requests (financial and technical assistance requests from the municipality)</b>					
	a.			Local schedule		
<b>17.</b>	<b>Attendance at Highlands Council Training Sessions</b>					
	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
<b>2012 Total Approximate Budget</b>			<b>\$102,000</b>			

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.] Any Highlands Council Resolution of Approval will delegate to the Executive Director authority to modify deadlines for completion, which would occur in consultation with the municipality. 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.

Washington Township (Warren County)

11/28/2011

Account of Highlands Council Grant Awards

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments	
Water Use and Conservation Management Grant	Executed	February 26, 2009	\$ 5,000.00	Pilot	\$ -	
Initial Assessment	Closed	December 18, 2008	\$ 15,000.00	IA Report	\$ 18,480.00	
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 20,458.50	
				Module 2 -	\$ 14,721.25	
				Module 3 -	\$ 13,365.00	
				Module 4 -	\$ 3,954.50	
				Module 5 -	\$ 5,270.00	
				Module 6 -	\$ 8,800.00	
				Module 7 -	\$ 13,310.00	
				<i>Subtotal</i>	<i>\$ 79,879.25</i>	
			<i>Grant Award Total</i>	<i>\$ 120,000.00</i>	<i>Balance</i>	<i>\$ 20,120.75</i>
<b>TOTAL REIMBURSEMENT AMOUNT</b>					<b>\$ 98,359.25</b>	

**Anticipated Expenses, 2011-2012 Amended Plan Conformance Grant**

Completion of Module 3 – COAH Certification	\$ 5,000.00	Balance Forward	\$ 20,120.75
Completion of Module 4 – Finalize/Adopt ERI	\$ 2,000.00	Center Designation Feasibility	\$ (2,000.00)
Completion of Module 5 – Highlands Element	\$ 3,000.00	Municipal Response/Related Expenses	\$ (7,500.00)
Completion of Module 6 – Land Use Ordinances	\$ 10,000.00	Estimated Pre-Hearing Accuracy Review Expenses	\$ (500.00)
Planning Area Petition Ordinance/Checklist Ordinance	\$ 1,500.00	Estimate of Available Funds	\$ 10,120.75
Agriculture Retention/Farmland Preservation Plan	\$ 15,000.00		
Highlands Center Designation Planning (including Highlands Redevelopment Area Planning)	\$ 40,000.00		
Habitat Conservation and Management Plan	\$ 10,000.00	<b>Amended Plan Conformance Grant</b>	
Stream Corridor Protection/Restoration Plan	\$ 5,000.00	Anticipated 2011-2012 Expenses	\$ 102,000.00
Municipal Zoning Map Update	\$ 5,000.00		\$ (10,120.75)
Wastewater Management Plan	\$ 3,000.00	<b>Estimated Total Need</b>	<b>\$ 91,900.00</b>
Highlands Council Training Sessions	\$ 2,500.00		
<b>TOTAL</b>	<b>\$ 102,000.00</b>		