

**BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY**  
**HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE**

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK	FY2016 Priority (√) or N/A	Approximate Budget	Anticipated Completion Date	Responsible Entity	Status and Comments
<b>1. Housing Element &amp; Fair Share Plan (Module 3)</b>					
a. Modifications of municipally approved and adopted Housing Element and Fair Share Plan as applicable		TBD	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.
c. Adoption of Implementing Ordinances		--	As needed	Planning Board, Governing Body	Amended Plan Conformance Grant
<b>2. Highlands Environmental Resource Inventory (Module 4) – Adopted</b>	√	\$2,000	60 days	Envl Comm., Planning Board	Amended Plan Conformance Grant
<b>3. Highlands Element of Municipal Master Plan (Module 5) – Adopted</b>	√	\$3,000	60-90 days	Planning Board	Amended Plan Conformance Grant
a. Master Plan Reexamination Report – Prepared and Adopted	√	\$2,000	60 days	Planning Board	Funded as a component of #4; Highlands Council model provided.
<b>4. Municipal Master Plan Elements (as applicable)</b>			FY 2016+	Planning Board	FY 2016 activities to be selected based upon priorities relevant to specific municipality. All others FY2016+
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					
h. Historic Preservation Plan Element					
i. Development Transfer Plan Element					
j. Septic System Yield Allocation (if applicable)					
<b>5. Highlands Land Use Ordinances (Module 6) – Adopted</b>					
a. Adopt Planning Area Petition Ordinance	√	\$500	60 days	Governing Body	Amended Plan Conformance Grant
b. 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 #4a, above.
c. Highlands Area Exemption Ordinance (optional)		\$1,000	Optional	Planning Board, Governing Body	For the preparation and adoption of a Highlands Area Exemption Ordinance allowing municipalities to issue Highlands Act Exemption Determinations
<b>6. Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)</b>					
a. Water Use and Conservation Management Plan					Borough is currently participating in a WUCMP pilot program. Additional funding is provided to expand the WUCMP for three subwatersheds within the Borough, with Highlands Council lead.
b. Habitat Conservation and Management Plan		TBD	FY 2016+		
c. Stream Corridor Protection/Restoration Plan (optional)		\$25,000	FY 2016+		
d. Wastewater Management Plan	√	\$25,000	NJDEP Schedule	Health Board	Develop plan to address wastewater planning needs. NJDEP Administrative Order 2010-03
e. Septic System Management/Maintenance Plan		TBD	FY 2016+		
f. Lake Restoration Management Plan (if applicable)		TBD	FY 2016+		
g. Scenic Resource Management Plan (optional)		TBD	FY 2016+		
h. Municipal Stormwater Management Plan	√	\$15,000	FY 2016		Updates only as needed to incorporate RMP provisions; Plans are required under NJDEP regulations.
i. Regional Stormwater Management Plan (if applicable)		TBD	FY 2016+		
j. Land Preservation and Land Stewardship Program		TBD	FY 2016+		
k. Forest Stewardship Plan (optional)		TBD	FY 2016+		
<b>8. Board of Health Ordinances</b>					
a. Septic System Maintenance		TBD	FY 2016+		Subsequent to release of final model ordinance and completion of 9c

**BOROUGH OF OAKLAND, BERGEN COUNTY, NEW JERSEY**  
**HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE**

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK		FY2016 Priority (√) or N/A	Approximate Budget	Anticipated Completion Date	Responsible Entity	Status and Comments
	b. Potential Contaminant Source Management		TBD	FY 2016+		Subsequent to release of final model ordinance
<b>9.</b>	<b>Implementing Ordinances for Management Plans and Programs</b>					
	a. Water Use and Conservation Management Plan Ordinance		TBD	*		*Following completion of 9.a
	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		TBD	*		*Following completion of 9.f
	e. Tree Clearing Ordinance		TBD	FY 2016+		
	f. Right to Farm Ordinance (if applicable)	√	\$500	FY 2016+	Governing Body	Adoption of State model ordinance
	g. Transfer of Developments Right Ordinance (if applicable)		TBD	FY 2016+		*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		
<b>10.</b>	<b>Redevelopment and Brownfields Opportunities (optional)</b>	√	\$20,000	FY 2016+		To establish a Highlands Redevelopment Area in existing industrial park located in the Preservation Area and develop a comprehensive stormwater management plan for the Highlands Redevelopment Area.
<b>11.</b>	<b>RMP Updates (optional)</b>					
<b>12.</b>	<b>Map Adjustment Request(s) (optional)</b>					
<b>13.</b>	<b>Highlands Center Planning (optional)</b>	√	\$25,000	FY 2016+		Center designation. Funds to be released upon approval of Scope of Work by the
<b>14.</b>	<b>Submission of Municipal Planning and Regulatory Documents and Supporting Materials (see Draft Report)</b>	√	\$150	45 days		Amended Plan Conformance Grant
<b>15.</b>	<b>Discretionary Documents or Requests (financial and technical assistance requests from the municipality)</b>					
<b>16.</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>Total Approximate Budget</b>			<b>\$205,150</b>			

This Plan will be altered over time, to reflect the municipality's progress toward implementing 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.