

**BOROUGH OF WHARTON, MORRIS COUNTY, NEW JERSEY**

**HIGHLANDS IMPLEMENTATION PLAN AND 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
<b>1.</b>	<b>Housing Element &amp; Fair Share Plan (Module 3)</b>		\$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.
	<del>b. RAHDPP Agreements as approved by COAH (if Applicable)</del>	N/A	--	As needed	Governing Body	Borough not participating at this time.
	<del>c. Adoption of Implementing Ordinances</del>	√	--	As needed	Planning Board, Governing Body	Amended Plan Conformance Grant
<b>2.</b>	<b>Highlands Environmental Resource Inventory (Module 4) – Adopted</b>	√	\$2,000	60 days	Envl Comm., Planning Board	Amended Plan Conformance Grant
<b>3.</b>	<del>Environmental Resource Inventory – Integrated</del>	N/A	TBD	FY 2012+	Envl Comm.	Highlands ERI will be a stand-alone document.
<b>4.</b>	<b>Highlands Element of Municipal Master Plan (Module 5) – Adopted</b>	√	\$3,000	FY 2012 60 days	Planning Board	Amended Plan Conformance Grant - Following completion of 15a, Element to include revisions as needed to incorporate Highlands Center and potential TDR program.
<b>5.</b>	<b>Municipal Master Plan Elements (as applicable)</b>			FY 2012+	Planning Board	FY 2012 activities 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	N/A				
	f. Community Facilities Plan Element					
	g. Sustainable Economic Development Plan Element	√	\$20,000	FY 2012+		Economic Plan Element will include an overview of economic development opportunities within the Borough, particularly within the proposed Highlands Center, including an investigation of potential redevelopment sites and economic advantages associated with the historic character of the Borough. Funds to be released upon approval of scope of work.
	h. Historic Preservation Plan Element					
	i. Development Transfer Plan Element (optional)					The TDR section was retained in in the Master Plan Highlands Element. Highlands Center planning will include an initial analysis of the potential for TDR. After the initial assessment, the Borough may choose to apply for TDR Feasibility Grant funding.
	j. Septic System Yield Allocation (if applicable)					
<b>6.</b>	<b>Highlands Land Use Ordinances (Module 6) – Adopted</b>	√	\$10,000	FY 2012+ 20 days	Planning Board, Governing Body	Amended Plan Conformance Grant - Following completion of 15a, Ordinance to include revisions as needed to incorporate Highlands Center and potential TDR program.
	<del>a. Adopt Planning Area Petition Ordinance (if Applicable)</del>	√	\$500	60 days	Governing Body	Amended Plan Conformance Grant
	<del>b. Adopt Checklist Ordinance (if Applicable)</del>	√	\$1,000	60 days	Planning Board, Governing Body	Amended Plan Conformance Grant
<b>7.</b>	<b>Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)</b>	√	\$5,000	120 days	Planning Board, Governing Body	Amended Plan Conformance Grant
<b>8.</b>	<del>Cluster Development for Agricultural Resource Areas</del>					
	<del>a. Grant Application for Cluster Development Program</del>		N/A	FY 2012-13	Governing Body	
	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	
<b>9.</b>	<b>Resource Management Plans and Programs</b>					
	a. Water Use and Conservation Management Plan		TBD			
	b. Habitat Conservation and Management Plan	√	\$5,000	FY 2012+		Toward development of municipal-wide plan to identify species at risk, options for restoration of habitat, and standards for mitigation of unavoidable impacts of public and private projects. Funds to be released upon approval of scope of work.
	c. Stream Corridor Protection/Restoration Plan (optional)		TBD	FY 2012		
	d. Wastewater Management Plan	√	\$3,000	April 11, 2011		NJDEP Administrative Order 2010-03 (Local WMP or County chapter)
	e. Septic System Management/Maintenance Plan		TBD	FY 2012+	Health Board	
	f. Lake <del>Restoration</del> Management Plan (if applicable)	√	\$15,000	FY 2012+		Development of a Lake Management Plan for Washington Forge Pond, with particular attention to how improvement of the lake and its surroundings may provide benefits to the Highlands Center. Funds to be released upon approval of scope of work.
	g. Scenic Resource Management Plan (optional)		TBD	FY 2012+		

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	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+		
<b>10.</b>	<b>Board of Health Ordinances</b>					
	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
<b>11.</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 2012+		
	f. Right to Farm Ordinance (if applicable)	N/A	--	FY 2011	Governing Body	Adoption of State model ordinance
	g. Transfer of Developments Right Ordinance (if applicable)		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		
<b>12.</b>	<b>Redevelopment and Brownfields Opportunities (optional)</b>					
	a. Highlands Redevelopment Area <del>Petition</del> <b>Planning</b>	√	\$10,000	FY2012		In conjunction with Highlands Center planning (see 15a below), analysis of redevelopment opportunities and potential designation, as appropriate, of Highlands Redevelopment Area(s). Funds to be released upon approval of scope of work.
<b>13.</b>	<b>RMP Updates (optional)</b>					
	a.			Local schedule		
<b>14.</b>	<b>Map Adjustment Petition(s) (optional)</b>					
	a.			Local schedule		
<b>15.</b>	<b>Highlands Center <del>Designation</del> <b>Designation Planning</b> <del>Petition</del> (optional)</b>					
	a. <del>Assessment</del> <b>Development of Highlands Center designation</b>	√	\$15,000	FY2012		In conjunction with 5g and 12a, above, development of Highlands Center (intended land uses, designation of protection areas, densities/ intensities of development, affordable housing component, etc.) including an initial analysis of the potential for a Transfer of Development Rights program within the Borough. Funds to be released upon approval of scope of work.
<b>16.</b>	<b>Submission of Municipal Planning and Regulatory Documents and Supporting Materials (See Consistency Review and Recommendations Report)</b>	√		45 days		2009 Plan Conformance Grant
	a.					
<b>17.</b>	<b>Discretionary Documents or Requests (financial and technical assistance requests from the municipality)</b>					
	a.			Local schedule		
<b>18.</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>\$97,000</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. 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.

# Wharton Borough

7/7/2011

## Account of Highlands Council Grant Awards

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments	
COAH	Closed	October 6, 2005	\$ 7,500.00	Fair Share Plan	\$ 7,500.00	
Initial Assessment	Closed	February 26, 2009	\$ 15,000.00	IA Report	\$ 15,000.00	
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 6,433.51	
				Module 2 -	\$ 4,627.56	
				Module 3 -	\$ 2,675.48	
				Module 4 -	\$ 1,985.06	
				Module 5 -	\$ 1,675.00	
				Module 6 -	\$ 1,781.25	
				Module 7 -	\$ 2,783.40	
				<i>Subtotal</i>	\$ 21,961.26	
			<i>Grant Award Total</i>	\$ 122,500.00	<i>Balance</i>	\$ 78,038.74

**TOTAL REIMBURSEMENT AMOUNT** **\$ 44,461.26**

### Anticipated Expenses, Amended Plan Conformance Grant

Completion of Module 3 – COAH Certification	\$ 5,000.00
Completion of Module 4 – Finalize/Adopt ERI	\$ 2,000.00
Completion of Module 5 – Highlands Element	\$ 3,000.00
Completion of Module 6 – Land Use Ordinances	\$ 10,000.00
Planning Area Petition & Checklist Ordinances	\$ 1,500.00
Sustainable Economic Development Plan Element	\$ 20,000.00
Municipal Zoning Map Update	\$ 5,000.00
Habitat and Conservation Management Plan	\$ 5,000.00
Lake Management Plan	\$ 15,000.00
Wastewater Management Plan	\$ 3,000.00
Highlands Redevelopment Planning	\$ 10,000.00
Highlands Center Designation Planning	\$ 15,000.00
Highlands Council Training Sessions	\$ 2,500.00
<b>TOTAL</b>	<b>\$ 97,000.00</b>

Balance Forward	\$ 78,038.74
Estimated Municipal Response/Related Expenses	\$ (7,500.00)
Estimated Pre-Webpost Accuracy Review	\$ (500.00)
<b>Estimate of Available Funds</b>	<b>\$ 70,038.74</b>

### Amended Plan Conformance Grant

Anticipated Expenses	\$ 97,000.00
	\$ (70,038.74)
<b>Estimated Total Need</b>	<b>\$ 27,000.00</b>