

**TOWNSHIP OF MAHWAH, BERGEN COUNTY, NEW JERSEY**  
**HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE**

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK		FY2010-11 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 (incl. COAH submittals) as applicable	√	--	As needed	Planning Board, Governing Body	2009 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
<b>2.</b>	<b>Highlands Environmental Resource Inventory (Module 4) – Adopted</b>	√	<b>\$2,000</b>	60 days	Envl Comm., Planning Board	2009 Plan Conformance Grant
<b>3.</b>	<b>Highlands Element of Municipal Master Plan (Module 5) – Adopted</b>	√	<b>\$3,000</b>	60 days	Planning Board	2009 Plan Conformance Grant
<b>4.</b>	<b>Municipal Master Plan Elements (as applicable)</b>			FY 2011	Planning Board	FY 2011 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. Community Facilities Plan Element					
	f. Sustainable Economic Development Plan Element	√	\$20,000	FY2011	Planning Board	Preparation of this element to be done in conjunction with conceptual planning for potential redevelopment nodes along the Rte 17 and Franklin Tpk corridors. Guidance and assistance to be provided by Highlands Council.
	g. Historic Preservation Plan Element					
	h. Septic System Yield Allocation					
<b>5.</b>	<b>Highlands Land Use Ordinances (Module 6) – Adopted</b>	√	<b>\$9,500</b>	120 days	Planning Board, Governing Body	2009 Plan Conformance Grant
	a. Adopt Planning Area Petition Ordinance	√	\$500	60 days	Governing Body	2009 Plan Conformance Grant (based on Highlands Council model)
<b>6.</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>7.</b>	<b>Resource Management Plans and Programs</b>					
	a. Water Use and Conservation Management Plan		TBD			
	b. Habitat Conservation and Management Plan	√	\$30,000	FY 2011		Guidance to be provided by the Highlands Council
	c. Stream Corridor Protection/Restoration Plan (optional)	√	\$46,600	FY 2011		Preparation of a stream corridor strategy for the Ramapo River and the Ramsey Brook and their tributaries. Guidance to be provided by the Highlands Council.
	d. Wastewater Management Plan	√	\$5,000	April 11, 2011		NJDEP Administrative Order 2010-03 (NW Bergen WMP )
	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 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>8.</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>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

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	e. Tree Clearing Ordinance		TBD	FY 2012+		
	f. Right to Farm Ordinance (if applicable)	√	--	FY 2011	Governing Body	Adoption of State model ordinance
	g. Scenic Resource Mgmt Ordinance (if applicable)			*		*Following completion of 9.g, if selected
	h. Stormwater Management Ordinance			*		*Updates only, as needed to incorporate RMP provisions; following 9h, 9i
	i. Other Ordinance Provisions (specify)		TBD	Local schedule		
<b>10.</b>	<b>Redevelopment and Brownfields Opportunities</b> (optional)					
	a. Highlands Redevelopment Area Petition			Local schedule		
<b>11.</b>	<b>RMP Updates</b> (optional)					
	a.			Local schedule		
<b>12.</b>	<b>Map Adjustment Petition(s)</b> (optional)					
	a.			Local schedule		
<b>13.</b>	<b>Highlands Center Petition</b> (optional)					
	a.			Local schedule		
<b>14.</b>	<b>Submission of Municipal Planning and Regulatory Documents and Supporting Materials</b>	√		45 days		See Consistency Review and Recommendations Report. 2009 Plan Conformance Grant
	a.					
<b>15.</b>	<b>Discretionary Documents or Requests</b> (financial and technical assistance requests from the municipality)					
	a.			Local schedule		
<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>2010-11 Total Approximate Budget</b>			<b>\$129,100</b>			

This Plan will be altered over time, to reflect the municipality's progress toward 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. Important in such considerations is the on-going recognition of the voluntary nature of Plan Conformance with respect to the municipality's Planning Area. It is anticipated that 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. 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.

Mahwah Township

2/16/2011

Account of Highlands Council Grant Awards

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments	
Initial Assessment	Closed	October 30, 2008	\$ 15,000.00	IA Report	\$ 15,000.00	
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 20,564.85	
				Module 2 -	\$ 3,517.50	
				Module 3 -	\$ 7,635.00	
				Module 4 -	\$ 2,400.00	
				Module 5 -	\$ 3,626.25	
				Module 6 -	\$ 2,070.00	
				Module 7 -	\$ 10,852.50	
				<i>Subtotal</i>	\$ 50,666.10	
			<i>Total Grant Awards</i>	\$ 115,000.00	<i>Balance</i>	\$ 49,333.90
<b>TOTAL REIMBURSEMENT AMOUNT</b>					<b>\$ 65,666.10</b>	

**Anticipated Expenses, 2010-2011 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	\$ 9,500.00
Planning Area Petition Ordinance	\$ 500.00
Municipal Master Plan Updates	\$ 20,000.00
Municipal Zoning Map Update	\$ 5,000.00
Resource Management Plans	\$ 76,600.00
Wastewater Management Plan	\$ 5,000.00
Highlands Council Training Sessions	\$ 2,500.00
<b>TOTAL</b>	<b>\$ 129,100.00</b>

Balance Forward	\$ 49,333.90
Module Completion Costs	\$ 5,869.84
Municipal Response/Related Expenses	\$ 8,743.21
Estimate of Available Funds	\$ 34,720.85

**Amended Plan Conformance Grant**

Anticipated 2010-2011 Expenses	\$ 129,100.00
	\$ (34,720.85)
<b>Estimated Total Need</b>	<b>\$ 94,400.00</b>