

HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE (REVISED)

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
1. Housing Element & Fair Share Plan (Module 3)		\$5,000			
a. Modifications of municipally approved and adopted Housing Element and Fair Share Plan (incl. COAH submittals) as applicable	√	\$10,000	Plan has been submitted to COAH. Any	Planning Board, Governing Body	Awaiting COAH review comments on recently submitted revised Housing Plan and Fair Share Element. Plan modifications will be made within 45 days of receiving comments.
b. RAHDPP Agreements as approved by COAH	√	--	As needed	Governing Body	Draft Housing Plan does not anticipate use of or acceptance of RAHDD
2. Highlands Environmental Resource Inventory (Module 4) – Adopted	√	\$2,000	Draft Module 4 has been submitted to	Envl Comm., Planning Board	Awaiting Highlands Council comments on draft ERI. Highlands Council recommended plan modifications will be reviewed. We anticipate necessary revisions can be made within 4 months of receipt.
3. Environmental Resource Inventory – Integrated		TBD	FY 2012+	Envl Comm.	
4. Highlands Element of Municipal Master Plan (Module 5) – Adopted	√	\$3,000	60 days	Planning Board	Draft Module 5 has been submitted to Highlands Council. Adoption is anticipated after receipt of Highlands Comments. It is anticipated that recommended changes can be incorporated into the draft within 6 months of receiving Highlands Council recommended changes.
5. Municipal Master Plan Elements (as applicable)		\$8,000 - \$15,000	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		\$15,000	12 months after COAH grants sub. cert.	PB	Planning Board will await COAH action on Housing Plan and NJDEP approval of Wastewater Management Plan prior to adopting revised Land Use Plan as both consideration will have significant impacts on Land Use Plan. Timeframe for action is 12 months for Planning Board action once above mentioned plans have been approved.
b. Conservation Plan Element		\$10,000	4 months after adoption of LUP	PB	Will be adopted with 4 months after action taken on Land Use Plan
c. Circulation Plan Element		\$10,000	4 months after adoption of LUP	PB	Will be adopted with 4 months after action taken on Land Use Plan
d. Land Preservation and Land Stewardship Plan Element		\$15,000	6 months after adoption of LUP	PB	Will be adopted with 6 months after action taken on Land Use Plan
e. Agriculture Retention/Farmland Preservation Plan Element		\$0	Unsure if element will be adopted.	PB	Little agricultural land exists in Oakland, planning board will need to see benefit in adopting such an element to master plan.
f. Community Facilities Plan Element		\$8,500	6 months after DEP approval of Wastewater Mngt. Plan.LUP	PB	Action on this plan will await NJDEP approval of Wastewater Management Plan, as location and extent of utilities service might change under the pending plan.
g. Sustainable Economic Development Plan Element		\$10,000	6 months after DEP approval of Wastewater Mngt. Plan.LUP	PB	This plan element is also dependent upon NJDEP approval of the pending Wastewater Management Plan. Potential downtown redevelopment is dependent upon the introduction of sanitary sewers to the Ramapo Valley Road corridor.
h. Historic Preservation Plan Element		\$0	Unsure if element will be adopted.	PB	To date, Planning Board has not indicated intent to adopt such an element.

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i. Development Transfer Plan Element (optional)			\$15,000	24 after approval of Wastewater Mngt. Plan and COAH grant of Sub. Cert.	PB	Borough is currently working with a different consultant on this matter. Once again, NJDEP approval of the Wastewater Management Plan is critical in determining if the Borough can act as a transfer receiving community.
j. Septic System Yield Allocation (if applicable)			\$10,000	6 months after DEP approval of Wastewater Mngt. Plan.LUP	PB, with advice and input of Health Department.	This plan element is also dependent upon NJDEP approval of the pending Wastewater Management Plan. Potential downtown redevelopment is dependent upon the introduction of sanitary sewers to the Ramapo Valley Road corridor.
6.	Highlands Land Use Ordinances (Module 6) – Adopted	✓	\$10,000	120 days after adoption of LUP	Planning Board, Governing Body	2009 Basic Plan Conformance Grant
7.	Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)	✓	\$5,000	after adoption of LUP	Planning Board, Governing Body	2010 Plan Conformance Grant
8.	Cluster Development for Agricultural Resource Areas					
	a. Grant Application for Cluster Development Program		TBD	FY 2012-13	Governing Body	Oakland has no agricultural resource areas, may not seek grant money to prepare and adopt Cluster Development Program
	b. Municipal Cluster Development Plan		TBD	FY 2012-13	Planning Board	Oakland has no agricultural resource areas, may not adopt Cluster Development Program.
	c. Municipal Cluster Development Ordinance and Design Guidelines		TBD	FY 2012-13	Planning Board, Governing Body	Oakland has no agricultural resource areas, may not adopt Cluster Development Program or the implementing ordinances.
9.	Resource Management Plans and Programs					
	a. Water Use and Conservation Management Plan		\$15,000	June 22, 2012	PB	Adoption to occur after adoption of LUP
	b. Habitat Conservation and Management Plan		\$15,000	June 22, 2012	PB	Adoption to occur after adoption of LUP
	c. Stream Corridor Protection/Restoration Plan (optional)		\$15,000	June 22, 2012	PB	Adoption to occur after adoption of LUP
	d. Wastewater Management Plan (County WMP may be used)	✓		April 11, 2011		NJDEP Administrative Order 2010-03
	e. Septic System Management/Maintenance Plan		TBD	FY 2012	Health Board	
	f. Lake Restoration Management Plan (if applicable)		\$15,000	June 22, 2012	PB	Adoption of occur after adoption of LUP
	g. Scenic Resource Management Plan (optional)		TBD	FY 2012+		
	h. Municipal Stormwater Management Plan		TBD	FY 2012+		
	i. Regional Stormwater Management Plan (if applicable)		TBD	FY 2012+		
	j. Land Preservation and Land Stewardship Program		TBD	FY 2012+		
10.	Board of Health Ordinances					
	a. Septic System Maintenance		TBD	FY 2012		Subsequent to release of final model ordinance and completion of 9c
	b. Potential Contaminant Source Management		TBD	FY 2012		Subsequent to release of final model ordinance

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11.	Implementing Ordinances for Management Plans and Programs					
	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)		--	FY 2011	Governing Body	Adoption of State model ordinance
	g. Transfer of Developments Right Ordinance (if applicable)		TBD	*		*Following completion of 5.i
	h. Other Ordinance Provisions (specify)		TBD	Local schedule		
12.	Redevelopment and Brownfields Opportunities (optional)					
	a. Highlands Redevelopment Area Petition			Local schedule		
13.	RMP Updates (optional)					
	a.			Local schedule		
14.	Map Adjustment Peition(s) (optional)					
	a.			Local schedule		
15.	Highlands Center Petition (optional)					
	a.			Local schedule		
16.	Municipal Planning and Regulatory Documents and Supporting Materials (based on the list of existing documents and petition submittals, list separately)			45 days		2009 Basic Plan Conformance Grant
	a.					
17.	Discretionary Documents or Requests (financial and technical assistance requests from the municipality)					
	a.			Local schedule		
18.	Submission of 2010 Plan Conformance Grant Application			45 days	Governing Body	For FY 2011 priorities not addressed by 2009 Plan Conformance Grant
19.	Submission of Revised Petition (to be determined by the Highlands Council and the municipality)					