

**TOWN OF CLINTON
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
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	√	--	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. RAHDPP Agreements as approved by COAH	√	--	As needed	Governing Body	Municipality does not intend to pursue this program
	c. Adoption of Implementing Ordinances	√	--	As needed	Planning Board, Governing Body	Amended Plan Conformance Grant
2.	Highlands Environmental Resource Inventory (Module 4) – Adopted	√	\$2,000	60 days	Envl Comm., Planning Board	2009 Plan Conformance Grant
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	2009 Plan Conformance Grant
5.	Municipal Master Plan Elements (as applicable)		\$8,000 – \$15,000	FY 2011	Planning Board	FY 2011 activities focused on Highlands Center designation study. 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					
	f. Community Facilities Plan Element					
	g. Sustainable Economic Development Plan Element					
	h. Historic Preservation Plan Element					
	i. Development Transfer Plan Element (optional)					TDR feasibility study previously funded.
	j. Septic System Yield Allocation (if applicable)					
6.	Highlands Land Use Ordinances (Module 6) – Adopted	√	\$10,000	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
	b. Adopt Checklist Ordinance (If Applicable)	√		60 days	Planning Board, Governing Body	2009 Plan Conformance Grant
7.	Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)	√	\$5,000	120 days	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	
	b. Municipal Cluster Development Plan		TBD	FY 2012-13	Planning Board	
	e. Municipal Cluster Development Ordinance and Design Guidelines		TBD	FY 2012-13	Planning Board, Governing Body	
9.	Resource Management Plans and Programs					
	a. Water Use and Conservation Management Plan	√	\$110,000	FY 2011		Pilot project participant. Funding for Phase 2 development of plans for all nine HUC14 subwatersheds affected by the Town water supply systems, in furtherance of the Highlands Council Consistency Determination regarding the Clinton Town Water Department Water Allocation Permit.
	b. Habitat Conservation and Management Plan		TBD	FY 2012+		
	c. Stream Corridor Protection/Restoration Plan (optional)	√	\$35,000	FY 2012		Plan focus to be on tributaries of the South Branch Raritan River, including Beaver Brook which has extensive flood history.
	d. Wastewater Management Plan	√	\$2,500	April 11, 2011		NJDEP Administrative Order 2010-03. Municipal chapter of Hunterdon County WMP
	e. Septic System Management/Maintenance Plan		TBD	FY 2012+	Health Board	
	f. Lake Restoration Management Plan (if applicable)					
	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+		
10.	Board of Health Ordinances					
	a. Septic System Maintenance		TBD	FY 2012+		Subsequent to release of final model ordinance and completion of 9.e
	b. Potential Contaminant Source Management		TBD	FY 2012+		Subsequent to release of final model ordinance
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. 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
	h-j Other Ordinance Provisions (specify)		TBD	Local schedule		
12.	Redevelopment and Brownfields Opportunities (optional)	√		FY 2011		2009 Plan Conformance Grant
	a. Highlands Redevelopment Area Petition			Local schedule		Town has identified three parcels for potential redevelopment area petitions. All are within the potential Highlands Center Designation (see below), for which funding is provided.
13.	RMP Updates (optional)					
	a.			Local schedule		
14.	Map Adjustment Petition(s) (optional)	√		FY 2011		2009 Plan Conformance Grant
	a.			Local schedule		Map Adjustment requested to support a Highlands Center designation (see below)
15.	Highlands Center Petition (optional)	√	\$10,000	FY 2011		2009 Plan Conformance Grant
	a.			Local schedule		Feasibility study requested regarding a Highlands Center Designation. Funding provided.
16.	Submission of Municipal Planning and Regulatory Documents and Supporting Materials (based on the list of existing documents and petition submittals, list separately)	√		45 days		Complete
	a.					
17.	Discretionary Documents or Requests (financial and technical assistance requests from the municipality)	√				
	a.			Local schedule		
18.	Attendance at Highlands Council Training Sessions					
	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
2010- Total Approximate Budget			\$ 185,500			

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

Town of Clinton

12/9/2010

Account of Highlands Council Grant Awards

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments
COAH	Closed	October 20, 2005	\$ 7,500.00	Fair Share Plan	\$ 12,500.00
MP3	Closed	February 15, 2007	\$ 35,000.00	Water Supply Plan	\$ 35,000.00
TDR	Executed	April 10, 2008	\$ 23,500.00	TDR Feasibility Study	\$ 11,750.00
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 -	\$ 17,219.35
				Module 2 -	\$ 8,707.08
				Module 3 -	\$ 10,520.90
				Module 4 -	\$ 3,106.49
				Module 5 -	\$ 2,817.41
				Module 6 -	\$ 3,643.50
				Module 7 -	\$ 3,685.16
				<i>Subtotal</i>	<i>\$ 49,699.89</i>
				<i>Balance</i>	<i>\$ 50,300.11</i>
			<i>Grant Award Total</i>	<i>\$ 181,000.00</i>	
TOTAL REIMBURSEMENT AMOUNT					\$ 123,949.89

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	\$ 10,000.00		
Planning Area Petition Ordinance	\$ 500.00		
Municipal Master Plan Updates	\$ -		
Municipal Zoning Map Update	\$ 5,000.00		
Resource Management Plans	\$ 145,000.00		
Wastewater Management Plan	\$ 2,500.00		
Highlands Center Feasibility Study	\$ 10,000.00		
Highlands Council Training Sessions	\$ 2,500.00		
TOTAL	\$ 185,500.00		
		Plan Conformance Grant Balance Forward	\$ 50,300.11
		Estimated Municipal Response/Related Expenses	\$ 7,500.00
		Estimated Pre-Hearing Accuracy Review Expenses	\$ 500.00
		Estimate of Available Funds	\$ 42,300.11
		Amended Plan Conformance Grant	
		Anticipated 2010-2011 Expenses	\$ 185,500.00
			\$ (42,300.11)
		Estimated Total Need	\$ 143,199.89