

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR FULL PLAN CONFORMANCE BY TASK: GLEN GARDNER	Applicable? (√) or N/A	Approximate Budget (for future use)	Anticipated Completion Date	Responsible Entity	Status and Comments
1. Housing Element & Fair Share Plan (Module 3)					
a. Summary of Fair Share Plan	√		March 1, 2010	Pl'g Bd	Will meet mandated deadline
b. Draft Housing Element	√		March 1, 2010	Pl'g Bd	Will meet mandated deadline
c. Highlands RMP Adjusted Growth Projection (incl. calculations)	√		Dec. 8, 2009	Pl'g Bd	Will meet mandated deadline
d. Review and narrative of sites and/or mechanisms to meet prior round and projected growth share obligation	√		Dec. 8, 2009	Pl'g Bd	Will meet mandated deadline
e. Municipally approved and adopted Housing Element and Fair Share Plan (incl. COAH submittals)	√		June 8, 2010	Pl'g Bd/Borough Council adoption of resolution to transmit to COAH	Will meet mandated deadline
f. Completed copies of the Growth Share Calculations	√		Dec. 8, 2009	Pl'g Bd	Will meet mandated deadline
g. Module 3 Appendix C submittal (if applicable under draft RAHDPP guidelines)	√		na	na	Not applicable at this time.
2. Highlands Environmental Resource Inventory (Module 4) – Adopted	√		2010	Borough Pl'g Bd	Draft ERI submitted for Basic Plan Conformance. Will incorporate more locally-specific information for Full Plan Conformance.
3. Environmental Resource Inventory – Integrated	na		na	na	No ERI currently; Borough has background report on Natural Resources in 1989 Master Plan.
4. Highlands Element of Municipal Master Plan (Module 5) – Adopted	√		2010	Borough Pl'g Bd	Will adopt document satisfying Basic Plan Conformance in 2010. Will adopt revised document meeting Full Plan Conformance requirements in 2012, following Reexamination.
5. Municipal Master Plan Elements (if applicable - specific elements may not be necessary if already exist and adopting Highlands Element model to supplement existing master plan)					
a. Land Use Plan Element	√		2010	Borough Pl'g Bd	Will update.
b. Conservation Plan Element	√		2013	Borough Pl'g Bd	Highlands Master Plan Element to be supplemented.
c. Circulation Plan Element	√		2011	Borough Pl'g Bd	Highlands Master Plan Element to be supplemented.
d. Land Preservation and Land Stewardship Plan Element – including updated preserved land inventory and map	√		2012	Borough Pl'g Bd	Will prepare comprehensive Plan Element.
e. Agriculture Retention/Farmland Preservation Plan Element – including updated preserved farmland inventory and map	√		2012	Borough Pl'g Bd	Will integrate required goals, objectives and policies into comprehensive Land Preservation and Land Stewardship plan.
f. Community Facilities Plan Element	√		2010	Borough Pl'g Bd	Highlands Master Plan Element to be supplemented.

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g. Sustainable Economic Development Plan Element	√		2014	Borough Pl'g Bd	Highlands Master Plan Element to be supplemented.
h. Historic Preservation Plan Element	√		2013	Borough Pl'g Bd	Highlands Master Plan Element to be integrated with existing Master Plan Element and updated to ensure compliance with Municipal Land Use Law requirements.
i. Development Transfer Plan Element (incl. receiving zones, optional)	na		na	na	Not pursuing at this time.
6. Highlands Land Use Ordinances (Module 6) – Adopted	√		2010	Borough Council	
7. Board of Health Ordinances					
a. Septic System Maintenance	√		2011	Borough Bd of Health	Model to be provided by Highlands Council
b. Potential Contaminant Source Management	√		2011	Borough Bd of Health	Model to be provided by Highlands Council
8. Implementing Ordinances for Management Plans and Programs					
a. Water Use and Conservation Management Plan Ordinance	√		2012	Borough Council	Awaiting further direction/model documents from Highlands Council.
b. Habitat Conservation and Management Plan Ordinance	√		2013	Borough Council	Awaiting further direction/model documents from Highlands Council.
c. Septic System Management/Maintenance Plan Ordinance	√		2011	Borough Bd of Health	Awaiting further direction/model documents from Highlands Council.
d. Lake Restoration Management Plan Ordinance (if applicable)	na		na	na	Not applicable.
e. Tree Clearing Ordinance	√		2012	Borough Council	Sections 104-27 B. (4) and (5) address woodland protection and clear-cutting of trees on wooded lots. Highlands Preservation Area Land Use Ordinance regulates clear cutting in forested areas (Section 6.1.4). Regulations may need strengthening or supplementing if so required for Full Plan Conformance. Will ask for guidance on whether police power ordinance is required.
f. Right to Farm Ordinance (if applicable)	na				Will discuss locally whether this is necessary.
g. Transfer of Developments Right Ordinance (if applicable)	na		na	na	Not pursuing at this time.
h. Other Ordinance Provisions (specify)	na		na	na	
9. Zoning Map and Schedule of Requirements – Adopted	√		2010	Borough Council	Will update as needed for Full Plan Conformance
10. Official Map – (Adopted - if exists)	na				

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11. Septic System Yield Allocation (if applicable)	na			na	na	Presumed to apply only in the Planning Area, thus not applicable in Glen Gardner.
12. Cluster Development for Agricultural Resource Areas						
a. Grant Application for Cluster Development Program	na			na	na	Will seek waiver from this requirement
b. Municipal Cluster Development Plan	na			na	na	Will seek waiver from this requirement
c. Municipal Cluster Development Ordinance and Design Guidelines	na			na	na	Will seek waiver from this requirement
13. Redevelopment and Brownfields Opportunities (optional)						
a. Highlands Redevelopment Area Petition						Not pursuing at this time.
14. Resource Management Plans and Programs						
a. Water Use and Conservation Management Plan	√			2011	Borough Pl'g Bd	Will seek Highlands Council assistance
b. Habitat Conservation and Management Plan	√			2014	Borough Pl'g Bd	Will seek Highlands Council assistance
c. Stream Corridor Protection/Restoration Plan (optional)	√			2013	Borough Pl'g Bd	Will seek Highlands Council assistance
d. Wastewater Management Plan (County WMP may be used)	√			2010	Borough Council	To be prepared and submitted to NJDEP through County WMP process.
e. Septic System Management/Maintenance Plan	√			2010	Borough Bd of Health	Will seek Highlands Council assistance
f. Lake Restoration Management Plan (if applicable)	na			na	na	ns
g. Scenic Resource Management Plan (optional)	na			na	na	Not pursuing at this time.
h. Municipal Stormwater Management Plan	√			2010	Borough Pl'g Bd	Will update current plan, if needed, to conform to RMP.
i. Regional Stormwater Management Plan (if applicable)	na			na	na	na
j. Land Preservation and Land Stewardship Program (funding, stewardship, and monitoring for open space and agricultural resources)	√			2012	Borough Council	To adjust Borough program to meet Highlands requirements.
15. RMP Updates (optional)						
a. Public Community Water Systems Map, Preserved Lands Map	√			2010	Borough Pl'g Bd	
16. Map Adjustments (optional)						
a.	na			na	na	
17. Municipal Planning and Regulatory Documents and Supporting Materials (based on the list of existing documents and petition submittals, list separately)						
a.						Will await guidance from Highlands Council.
18. Discretionary Documents or Requests (financial and technical assistance requests from the municipality)						

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a. Seek technical and financial assistance for Full Plan Conformance	√				Will require continued technical and financial assistance vis a vis data, model documents and funding to complete items necessary to meet Full Plan Conformance in a timely manner. We anticipate further discussion of this when the Borough meets with Highlands Council staff during the HC review of Basic Plan Conformance materials.
19. Submission of Plan Conformance Grant Application	√		2010	Borough Council	Will submit December 8, 2009
20. Submission of Revised Petition (to be determined by the Highlands Council and the municipality)	√				Will await guidance from Highlands Council.
21. Final Consistency Review and Recommendations Report (to be determined by the Highlands Council)	√				Will await guidance from Highlands Council.