

GLEN GARDNER BOROUGH PETITION FOR MUNICIPAL PLAN CONFORMANCE MUNICIPAL CHECKLIST AND STATUS FOR: PLANNING PROGRAM DOCUMENTS AND SELF-ASSESSMENT REPORT	Existing Document provided? (municipality to indicate) (√) or N/A	Plan Conformance Document provided? (municipality to indicate) (√) or N/A	Level of Preparation Addresses Basic or Full Plan Conformance? (municipality to indicate) (√) or N/A		Document Incorporating Required Material	Self-Assessment Report Status of Checklist Items (Please indicate if document is draft or final and provide comments if necessary)
			BASIC	FULL		
1. Municipal Build-Out Report (Modules 1 and 2)						
a. Land Use Capability Analysis	N/A	N/A	√		Provided by Highlands Council	Completed
b. Limiting Factor Analysis	N/A	N/A	√		Provided by Highlands Council	Completed
c. Build-Out Analysis	N/A	N/A	√		Provided by Highlands Council	Completed
2. Housing Element and Fair Share Plan (Module 3)						
a. Summary of Housing Obligations (incl. Prior Round Obligation and Growth Share Projection)	na	√	√			Completed. Submitted document is draft.
b. Summary and Consistency Review of proposed Prior Round Sites	na	√	√			Completed. Submitted document is draft.
c. Housing Partnership Program narrative (incl. participation in RAHDPP where applicable)	na	na	na			
3. Highlands Environmental Resource Inventory (Module 4) Please indicate if Highlands Model is/will be incorporated into an existing ERI/NRI	na	√	√		For Basic Plan Conformance	Submitted document is draft. Full Plan Conformance requires map corrections/updates, to be done via RMP Updates. For Full Plan Conformance, will provide more Borough-specific analysis of data.
4. Highlands Element of Municipal Master Plan (Module 5)						
a. Statement of Policies, Goals and Objectives	na	√	√		For Basic Plan Conformance	Submitted document is draft. Will consolidate/integrate existing Master Plan Community Planning Goals with Highlands Goals/Policies/Objectives and update existing goals as needed to ensure consistency and comprehensiveness.
b. Land Use Plan Element	na	√	√		For Basic Plan Conformance	Submitted document is draft. Full Plan Conformance requires comprehensive land use density/intensity analysis for future non-exempt development, with assistance from Highlands Council. Will also need updated land use plan map allocating land use classifications, based on above analysis and consistent with Land Use Capability Zones.

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i. Land Use Inventory (up-to-date/requires updates)	na	√	√		For Basic Plan Conformance	Last Master Plan Land Use Plan Map is from 1989. Requires update for Full Plan Conformance.
c. Housing Plan Element	na	√	√		For Basic Plan Conformance	Submitted document is draft.
d. Conservation Plan Element						
i. Forest Resources	na	√	√			Submitted document is draft. Will provide more detailed, locally-specific discussion of resources, rationale for resource protection and implementation strategies
ii. Highlands Open Waters and Riparian Areas	na	√	√		For Basic Plan Conformance	Submitted document is draft. Includes additional locally-specific information. For Full Plan Conformance, will incorporate relevant data, policies and strategies from the Stream Corridor Protection/Restoration Plan and draft Stream Segment Management Plan as appropriate (prepared by NJ Water Supply Authority).
iii. Steep Slopes	na	√	√		For Basic Plan Conformance	Submitted document is draft. For Full Plan Conformance, will incorporate relevant data, policies and strategies from the Stream Corridor Protection/Restoration Plan.
iv. Critical Habitat	na	√	√		For Basic Plan Conformance	Submitted document is draft. For Full Plan Conformance, will provide more locally-specific discussion of resources, rational for protection and implementation strategies, incorporating findings from Habitat Conservation and Management Plan.
v. Carbonate Rock	na	na	na		na	There are no Carbonate Rock Areas in Glen Gardner.
vi. Lake Management	na	na	na		na	There are no Lake Management Areas in Glen Gardner.
vii. Water Resources Availability	na	√	√		For Basic Plan Conformance	Submitted document is draft. For Full Plan Conformance, will incorporate key findings from Water Use and Conservation Management Plan.

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viii. Prime Ground Water Recharge Areas	na	√	√		For Basic Plan Conformance	Submitted document is draft. For Full Plan Conformance, will provide more detailed, locally-specific discussion of resource, rationale for resource protection and implementation strategies.
ix. Water Quality	na	√	√		For Basic Plan Conformance	Submitted document is draft. Will incorporate findings from Stream Corridor Protection/Restoration Plan as needed.
x. Wellhead Protection	na	√	√		For Basic Plan Conformance	Submitted document is draft. For Full Plan Conformance, will provide more detailed, discussion as this relates to other issues such as stormwater issues and groundwater quality.
xi. Low Impact Development	na	√	√		For Basic Plan Conformance	Submitted document is draft. For Full Plan Conformance, will provide more detailed, locally-specific discussion of appropriate implementation strategies..
e. Utility Services Plan Element	na	√	√		For Basic Plan Conformance	Submitted document is draft. For Full Plan Conformance, will update Public Community Water Systems Map through RMP Update process to ensure accuracy of Existing Areas Served inventory. Will also incorporate key findings from Wastewater Management Plan and Water Use and Conservation Management Plan.

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SUBMISSION ITEM			BASIC	FULL		STATUS
f. Circulation Plan Element	na	√	√		For Basic Plan Conformance	<p>Submitted document is draft. Will prepare an updated, comprehensive Circulation Plan Element for Full Plan Conformance, integrating existing Circulation Plan Element components, to the extent they are consistent with the Highlands RMP, with Highlands RMP goals, policies, objectives. Will provide detailed discussion of existing/proposed infrastructure in relation to local and Highlands RMP goals, policies and objectives; smart growth principles; and criteria for evaluating growth-inducing municipal projects.</p>
g. Land Preservation and Land Stewardship Plan Element	na	√	√		For Basic Plan Conformance	<p>Submitted document is draft. For Full Plan Conformance, will prepare a comprehensive Open Space and Recreation Plan, which will be a part of the Land Preservation and Stewardship Plan and include Borough-specific strategies for preservation, land management and stewardship. In so doing, will review Recreation Plan Element in the 1989 Comprehensive Master Plan to determine policy and implementation actions that are still relevant and consistent with the Highlands RMP.</p>
i. Up-to-Date Open Space Inventory and Map	na	√	√		For Basic Plan Conformance	<p>Submitted document is draft. Map prepared by Highlands Council requires update. To be done via RMP Update.</p>
h. Agriculture Retention/Farmland Preservation Plan Element (if applicable)	na	√	√		For Basic Plan Conformance	<p>Submitted document is draft. While Borough has Agricultural Resource Area and farmland (not preserved), both are limited in extent. Thus, it is anticipated that for Full Plan Conformance, the Borough need only prepare a joint Land Preservation and Stewardship/Farmland Preservation Plan Element rather than two separate elements.</p>

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i. Up-to-Date Preserved Farmland Inventory & Map	na	na	√	√	√	There is no preserved farmland in Glen Gardner.
i. Community Facilities Plan Element	na	√	√		For Basic Plan Conformance	Submitted document is draft. Comprehensive Community Facilities Plan will be prepared, updating 1989 Plan Element. Will include further discussion of relationship between community facilities and smart growth principles for Full Plan Conformance. Also, will prepare updated Community Facilities Map and associated descriptions; will discuss opportunities for green development practices associated with community facilities.
j. Sustainable Economic Development Plan Element	na	√	√		For Basic Plan Conformance	Submitted document is draft. Must include strategies to strengthen local economy while promoting sustainability to achieve Full Plan Conformance.
k. Historic Preservation Plan Element (if applicable)	na	√	√		For Basic Plan Conformance	Submitted document is draft. To be further refined, in compliance with MLUL requirements, and to update 1989 Plan.
l. Development Transfer Plan Element (if applicable)	na	na	na	na	na	Not pursuing at this time.
m. Relationship of Master Plan to State/Regional/Local Plans	na	√	√		For Basic Plan Conformance	To be completed for Full Plan Conformance.
5. Highlands Land Use Ordinance (Module 6)						
a. Applicability	na	√	√	√	√	Draft document submitted. Presumed to satisfy Full Plan Conformance requirements. Will update if needed.
b. Definitions	na	√	√		For Basic Plan Conformance	Draft document submitted. Ordinance will require finessing including integrating definitions with existing Land Use Code.
c. Establishment of Highlands Area Districts	na	√	√	√	√	Draft document submitted. Presumed to address Full Plan Conformance
d. Highlands Area Zone District Regulations						
i. Applicability	na	√	√	√	√	Draft document submitted. Presumed to meet Full Plan Conformance requirements.

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ii. Use Regulations	na	√	√		For Basic Plan Conformance	Draft document submitted. Thorough review of existing ordinance compared to Highlands requirements must be conducted to determine whether ordinance changes are necessary.
iii. Density and Intensity of Development	na	√	√		For Basic Plan Conformance	Draft document submitted. Density/intensity analysis must be conducted to determine specific density/intensity allowances for non-exempt development per Highlands Council.
e. Highlands Area Resource Regulations						
i. Forest Resources	na	√	√	√	√	Draft document submitted. Presumed to meet Full Plan Conformance requirements. Note that in future, ordinance may require finessing as an outcome of Conservation Plan Element updates.
ii. Highlands Open Waters and Riparian Resources	na	√	√	√	√	Draft document submitted. Note that in future, ordinance may require finessing as an outcome of Conservation Plan Element updates.
iii. Steep Slopes	na	√	√	√	√	Draft document submitted. Presumed to meet Full Plan Conformance requirements. Note that in future, ordinance may require finessing as an outcome of Conservation Plan Element updates.
iv. Critical Habitat	na	√	√	√	√	Draft document submitted. Presumed to meet Full Plan Conformance requirements. Note that in future, ordinance may require finessing as an outcome of Conservation Plan Element updates.
v. Carbonate Rock	na	na	na	na	na	Not applicable
vi. Lake Management Area	na	na	na	na	na	Not applicable
vii. Water Conservation and Deficit Mitigation	na	√	√		For Basic Plan Conformance	Draft document submitted. Will need to be updated once Water Conservation and Management Plan is adopted.

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viii. Prime Ground Water Recharge Areas	na	√	√	√	√	Draft document submitted. Presumed to satisfy Full Plan Conformance requirements. Note that in future, ordinance may need finessing as an outcome of Conservation Plan Element updates.
ix. Wellhead Protection	na	√	√	√	√	Draft document submitted. Presumed to meet Full Plan Conformance requirements. Note that in future, ordinance may require finessing as an outcome of Conservation Plan Element updates.
x. Agricultural Resources	na	√	√	√	√	Given minimum standards for clustering (NJDEP density thresholds coupled with minimum # of lots as per sections 5.3.5 and 8.1.6 of draft Highlands Council Land Use Ordinance), there will be little if any utility for implementing Highlands-based clustering in Glen Gardner. Will seek waiver from this provision.
xi. Historic, Cultural, and Archaeological Resources	na	√	√		For Basic Plan Conformance	Draft document submitted. Note that in future, ordinance should be reviewed against existing historic preservation standards in Borough's Land Use Code and integrated or updated as appropriate.
xii. Scenic Resources	na	na	na	na	na	Not applicable
f. Highlands Area General Regulations						
i. Low Impact Development	na	√	√	√	√	Draft document submitted. Presumed to meet Full Plan Conformance requirements.
ii. Conservation Restrictions	na	√	√	√	√	Draft document submitted. Presumed to meet Full Plan Conformance requirements. May decide to provide prescriptive language for inclusion in conservation restriction.
iii. Stormwater Management	na	√	√	√	√	Draft document submitted. Presumed to meet Full Plan Conformance requirements. Note that in future, ordinance may require finessing as an outcome of any needed stormwater management plan updates.
iv. Special Environmental Zone	na	na	na	na	na	Not applicable in Glen Gardner

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v. Septic System Design and Maintenance	na	√	√		For Basic Plan Conformance	Draft document submitted. Will review against existing local regulations to ensure consistency.
vi. Public Water Systems	na	na	na	na	na	Not applicable in Preservation Area.
vii. Wastewater Collection and Treatment Systems	na	na	na	na	na	Not applicable in Preservation Area.
g. Planned Development Regulations	na	na	na	na	na	Language removed from changes to Draft Land Use Ordinance. Highlands cluster provisions are not applicable in Glen Gardner.
h. Application Review Procedures and Requirements	na	√	√		For Basic Plan Conformance	Draft document submitted. Must refine for Full Plan Conformance, including completion of Section 9.1.2 B of Highlands Council draft Land Use Ordinance. Checklist requirements should be reviewed against existing ordinance and consolidated/refined as needed.
i. Appeals, Waiver, Exceptions	na	√	√	√	√	Draft document submitted. Presumed to meet Full Plan Conformance requirements.
j. Enforcement, Violations, Penalties	na	√	√	√	√	Draft document submitted. Presumed to meet Full Plan Conformance requirements.
6. Redevelopment and/or Rehabilitation Plans (Adopted or Proposed)	na	na	na		na	There are no such plans at this time. Will discuss during Full Plan Conformance to determine whether to pursue.
7. Management Plans and Ordinances (Not Required for Basic Plan Conformance)						
a. Water Use and Conservation Management Plan	na	na	na		na	To be prepared for Full Plan Conformance.
b. Habitat Conservation and Management Plan	na	na	na		na	To be prepared for Full Plan Conformance.
c. Stream Corridor Protection/Restoration Plan (optional)	na	na	na		na	To be prepared for Full Plan Conformance.
d. Wastewater Management Plan (County WMP may be used)	na	na	na			To be prepared for Full Plan Conformance.
e. Septic System Management/Maintenance Plan	na	na	na			To be completed for Full Plan Conformance.
f. Lake Restoration Management Plan (if applicable)	na	na	na		na	Not applicable
g. Scenic Resource Management Plan (optional)	na	na	na		na	Not applicable
h. Municipal Stormwater Management Plan	na	na	na		na	Existing Plan to be updated if needed for Full Plan Conformance.
i. Regional Stormwater Management Plan (if applicable)	na	na	na		na	Not applicable

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j. Potential Contaminant Source Ordinance (if applicable)	na	na	na		na	To be completed for Full Plan Conformance; awaiting release of Highlands Council model ordinance update.
k Septic System Management Ordinance (if applicable)	na	na	na		na	To be completed for Full Plan Conformance; awaiting release of Highlands Council model ordinance update.
8. Discretionary Items, List (Optional) a. RMP Updates	na	na			na	Will pursue in 2010 for, at a minimum, Public Community Water Systems Map, Preserved Lands Map (see Implementation Plan & Schedule)