

GLEN GARDNER BOROUGH
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 (if Applicable)	√	--	As needed	Governing Body	2009 Plan Conformance Grant, with #1a-
	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	N/A	TBD	FY 2012+	Envl Comm.	ERI is stand-alone document
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)			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	√	\$5,000	FY2011		
	b. Conservation Plan Element		TBD	FY2012+		
	c. Circulation Plan Element					
	d. Land Preservation and Land Stewardship including Agricultural Retention/Farmland Preservation Plan Element		TBD	FY2012+		Appropriate to combine these Master Plan Elements
	e. Agriculture Retention/Farmland Preservation Plan Element	N/A				
	f. Community Facilities Plan Element					
	g. Sustainable Economic Development Plan Element					
	h. Historic Preservation Plan Element					
	i. Development Transfer Plan Element (optional)	N/A				
	j. Septic System Yield Allocation (if applicable)	N/A				
6.	Highlands Land Use Ordinances (Module 6) – Adopted	√	\$10,000	120 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	Amended Plan Conformance Grant
8.	Cluster Development for Agricultural Resource Areas-					
	a. Grant Application for Cluster Development Program		N/A	FY 2012-13	Governing Body	
	a. Municipal Cluster Development Plan-	N/A	N/A	N/A	N/A	
	b. Municipal Cluster Development Ordinance and Design Guidelines	N/A	N/A	N/A	N/A	
9.	Resource Management Plans and Programs					
	a. Water Use and Conservation Management Plan		TBD	FY 2012+		
	b. Habitat Conservation and Management Plan		TBD	FY 2012+		
	c. Stream Corridor Protection/Restoration Plan (optional)	√	\$50,000	FY2011	Planning Board, Governing Body	Pending Highlands Council FY 2011 budget approval. Scope of work and details to be defined prior to grant release.
	d. Wastewater Management Plan	√	\$2,000	April 11, 2011		NJDEP Administrative Order 2010-03 (County WMP). The Highlands Council will prepare the WMP information for municipal review and NJDEP submittal. Minimal technical and preparation effort will be required by the municipality.
	e. Septic System Management/Maintenance Plan		TBD	FY 2012+	Health Board	
	f. Lake Restoration Management Plan (if applicable)	N/A	TBD	FY 2012+		
	g. Scenic Resource Management Plan (optional)	N/A	N/A	N/A		
	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+		

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	j. Land Preservation and Land Stewardship Program		TBD	FY 2012+		
	k. Forest Stewardship Plan (optional)		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 9e
	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)	N/A	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
	j. Other Ordinance Provisions (specify)	N/A	TBD	Local schedule		
12.	Redevelopment and Brownfields Opportunities (optional)					
	a. Highlands Redevelopment Area Petition	N/A		Local schedule		
13.	RMP Updates (optional)					
	a. Public Water Utility Service Areas	√	N/A	Complete		
	b. Preserved lands	√	N/A	Complete		
14.	Map Adjustment Petition(s) (optional)					
	a.	N/A		Local schedule		
15.	Highlands Center Petition (optional)					
	a.	N/A		Local schedule		
16.	Submission of Municipal Planning and Regulatory Documents and Supporting Materials (based on the list of existing documents and petition submittals, list separately)	N/A		Complete		2009 Plan Conformance Grant
	a. Third Round Housing Element and Fair Share Plan, prepared by Betsy McKenzie, dated 12/6/05.	N/A		Complete		Information received- Complete
	a. Borough of Glen Gardner Land Use Chapter 104 (last update 2/15/07).	N/A		Complete		Information received- Complete
17.	Discretionary Documents or Requests (financial and technical assistance requests from the municipality)					
	a.	N/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
	2010-11 Total Approximate Budget		\$84,500			

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

Glen Gardner Borough

11/12/2010

Account of Highlands Council Grant Awards

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments
Water Use and Conservation Management Plan	Open	February 26, 2009	\$ 5,000.00	Pilot Program	\$ -
Initial Assessment	Closed	October 30, 2008	\$ 15,000.00	IA Report	\$ 14,730.20
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 11,113.60
				Module 2 -	\$ 5,814.20
				Module 3 -	\$ 1,602.50
				Module 4 -	\$ 3,647.27
				Module 5 -	\$ 7,839.00
				Module 6 -	\$ 2,009.00
				Module 7 -	\$ 6,071.70
				<i>Subtotal</i>	\$ 38,097.27
			<i>Grant Award Total</i>	\$ 120,000.00	<i>Balance</i>
					\$ 61,902.73

TOTAL REIMBURSEMENT AMOUNT

\$ 52,827.47

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
Municipal Master Plan Updates	\$ 5,000.00
Municipal Zoning Map Update	\$ 5,000.00
Wastewater Management Plan	\$ 2,000.00
Stream Corridor Protection/Restoration Plan*	\$ 50,000.00
Highlands Council Training Sessions	\$ 2,500.00
TOTAL	\$ 84,500.00

Balance Forward	\$ 61,902.73
Estimated Municipal Response/Related Expenses	\$ 7,500.00
Estimated Pre-Hearing Accuracy Review Expenses	\$ 500.00
Available Funds	\$ 53,902.73

Amended Plan Conformance Grant

Anticipated 2010-2011 Expenses	\$ 84,500.00
	\$ (53,902.73)
Estimated Total Need	\$ 30,597.27

*Pending approval of Highlands Council FY2011 Budget