

TEWKSBURY TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY
HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE (REVISED)

MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK		FY2011-12 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	Amended Grant Agreement. Potential changes in applicable State laws and/or regulations acknowledged. Modifications as needed to retain compliance and ensure protection from legal challenge.
	b. Adoption of Implementing Ordinances	√	--	As needed	Planning Board, Governing Body	Amended Plan Conformance Grant
2.	Highlands Environmental Resource Inventory (Module 4) – Adopted	√	\$1,600	60 days	Envl Comm., Planning Board	Amended Grant Agreement
3.	Highlands Element of Municipal Master Plan (Module 5) – Adopted	√	\$3,000	60 days	Planning Board	Amended Grant Agreement
4.	Municipal Master Plan Elements (as applicable)			FY 2012	Planning Board	FY 2012 activities to be selected based upon priorities relevant to specific municipality. 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		\$20,000			Release of funds is contingent upon approval of a scope of work by the Highlands Council Executive Director
	f. Community Facilities Plan Element					
	g. Sustainable Economic Development Plan Element					
	h. Historic Preservation Plan Element					
	i. Development Transfer Plan Element (optional)					
	j. Septic System Yield Allocation (if applicable)					
	k. Green Building/Environmental Sustainability/Alternative Energy Plan		\$5,000		Planning Board, Governing Body	Release of funds is contingent upon approval of a scope of work by the Highlands Council Executive Director
5.	Highlands Land Use Ordinances (Module 6) – Adopted	√	\$10,000	120 days	Planning Board, Governing Body	Amended Grant Agreement
	a. Adopt Planning Area Petition Ordinance	√	\$500	60 days	Governing Body	Amended Grant Agreement
	b. Adopt Checklist Ordinance	√	\$1,000	60 days	Planning Board, Governing Body	Amended Grant Agreement
6.	Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)	√	\$3,600	120 days	Planning Board, Governing Body	Amended Plan Conformance Grant
7.	Cluster Development for Agricultural Resource Areas					
	a. Municipal Cluster Development Plan		TBD	FY 2012-13	Planning Board	
	b. Municipal Cluster Development Ordinance and Design Guidelines		TBD	FY 2012-13	Planning Board, Governing Body	
8.	Resource Management Plans and Programs					
	a. Water Use and Conservation Management Plan		TBD			
	b. Habitat Conservation and Management Plan		\$35,000	FY 2012+		Release of funds is contingent upon approval of a scope of work by the Highlands Council Executive Director
	c. Stream Corridor Protection/Restoration Plan (optional)		\$46,200	FY 2012		Release of funds is contingent upon approval of a scope of work by the Highlands Council Executive Director
	d. Wastewater Management Plan		\$3,000	NJDEP Schedule		NJDEP Administrative Order 2010-03 (Municipal chapter of County WMP)
	e. Septic System Management/Maintenance Plan		TBD	FY 2012+	Health Board	
	f. Lake Restoration Management Plan (if applicable)		TBD	FY 2012+		
	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+		
	k. Forest Stewardship Plan (optional)		TBD	FY 2012+		
9.	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
10.	Implementing Ordinances for Management Plans and Programs					
	a. Water Use and Conservation Management Plan Ordinance		TBD	*		*Following completion of 8.a
	b. Habitat Conservation and Management Plan Ordinance		TBD	*		*Following completion of 8.b
	c. Stream Corridor Ordinance		TBD	*		*Following completion of 8.c
	d. Lake Restoration Management Plan Ordinance		TBD	*		*Following completion of 8.f
	e. Tree Clearing Ordinance		TBD	FY 2012+		
	f. Right to Farm Ordinance (if applicable)	√	--	FY 2012	Governing Body	Adoption of State model ordinance
	g. Transfer of Developments Right Ordinance (if applicable)		TBD	*		*Following completion of 4.i
	h. Scenic Resource Mgmt Ordinance (if applicable)		TBD	*		*Following completion of 8.g, if selected
	i. Stormwater Management Ordinance		TBD	*		*Updates only, as needed to incorporate RMP provisions; following 8h, 8i
	j. Other Ordinance Provisions (specify)		TBD	Local schedule		
11.	Redevelopment and Brownfields Opportunities (optional)					
	a. Highlands Redevelopment Area Planning			Local schedule		
12.	RMP Updates (optional)					
	a.			Local schedule		
13.	Map Adjustment Petition(s) (optional)					
	a.			Local schedule		
14.	Highlands Center Petition (optional)					
	a.			Local schedule		
15.	Submission of Municipal Planning and Regulatory Documents and Supporting Materials (based on the list of existing documents and petition submittals, list separately)	√		45 days		Amended Grant Agreement
	a.					
16.	Discretionary Documents or Requests (financial and technical assistance requests from the municipality)					
	a.			Local schedule		
17.	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
2011-12 Total Approximate Budget			\$136,400			

This Plan will be altered over time, to reflect the municipality's progress toward completing all Plan Conformance activities 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. The Highlands Council may modify, in consultation with the municipality, the above deadlines for completion and may also reallocate the approximate budget costs within the total amount approved. 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.

Tewksbury Township

Account of Highlands Council Grant Awards

Type of Grant	Status	Resolution Date	Grant Amount	Tasks
COAH - Round 3	Closed	October 6, 2005	\$ 7,500.00	Fair Share Plan
Initial Assessment	Closed	October 30, 2008	\$ 15,000.00	IA Report
TDR Feasibility	Executed	August 27, 2009	\$ 25,000.00	TDR Report
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 - Module 2 - Module 3 - Module 4 - Module 5 - Module 6 - Module 7 -
				<i>Subtotal</i>
			<i>Grant Award Total \$ 147,500.00</i>	<i>PC Grant Balance</i>

TOTAL REIMBURSEMENT AMOUNT

Anticipated Expenses, 2011-2012 Amended Plan Conformance Grant

Completion of Module 3 – COAH Certification	\$ 5,000.00	Plan Conformance Grant Balance Forward
Completion of Module 4 – Finalize/Adopt ERI	\$ 1,600.00	Review Council Response Reimbursement
Completion of Module 5 – Highlands Element	\$ 3,000.00	Pre-Hearing Accuracy Review Expenses (est.)
Completion of Module 6 – Land Use Ordinances	\$ 10,000.00	Estimate of Available Plan Conformance Grant Funds
Planning Area Petition Ordinance and Checklist Ordinance	\$ 1,500.00	
Agriculture Retention/Farmland Preservation Plan Element	\$ 20,000.00	
Green Building/Env. Sustainability/Alt. Energy Plan	\$ 5,000.00	
Municipal Zoning Map Update	\$ 3,600.00	Amended Plan Conformance Grant
Wastewater Management Plan	\$ 3,000.00	Anticipated 2011-2012 Expenses
Habitat Conservation and Management Plan	\$ 35,000.00	
Stream Corridor Protection/Restoration Plan	\$ 46,200.00	Estimated Total Need
Highlands Council Training Sessions	\$ 2,500.00	
TOTAL	\$ 136,400.00	

Date

4/5/2011

Payments	
\$	7,500.00
\$	7,488.30
\$	-
\$	3,707.90
\$	6,634.90
\$	28,699.70
\$	3,164.00
\$	9,135.10
\$	1,522.60
\$	8,024.60
\$	60,888.80
\$	39,111.20
\$	75,877.10
\$	39,111.20
\$	(8,000.00)
\$	-
\$	31,111.20
\$	136,400.00
\$	(31,111.20)
\$	105,300.00