

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

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
<b>1.</b>	<b>Housing Element &amp; Fair Share Plan (Module 3)</b>		<b>\$5,000</b>			
	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. <b>Potential changes in applicable State laws and/or regulations acknowledged. Modifications as needed to retain compliance and ensure protection from legal challenge.</b>
	b. RAHDPP Agreements as approved by COAH (If Applicable)	√	--	As needed	Governing Body	2009 Plan Conformance Grant, with #1.a
	c. Adoption of Implementing Ordinances	√	--	As needed	Planning Board, Governing Body	Amended Plan Conformance Grant
<b>2.</b>	<b>Highlands Environmental Resource Inventory (Module 4) – Adopted</b>	√	<b>\$2,000</b>	60 days	Envl Comm., Planning Board	2009 Plan Conformance Grant
<del>3.</del>	<del>Environmental Resource Inventory – Integrated</del>		<del>TBD</del>	<del>FY 2012+</del>	<del>Envl Comm.</del>	
<b>4.</b>	<b>Highlands Element of Municipal Master Plan (Module 5) – Adopted</b>	√	<b>\$3,000</b>	60 days	Planning Board	2009 Plan Conformance Grant
<b>5.</b>	<b>Municipal Master Plan Elements (as applicable)</b>			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					
	b. Conservation Plan Element					
	c. Circulation Plan Element					
	d. Land Preservation and Land Stewardship Plan Element					
	e. Agriculture Retention/Farmland Preservation Plan Element		<b>\$20,000</b>			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		<b>\$5,000</b>		Planning Board, Governing Body	Release of funds is contingent upon approval of a scope of work by the Highlands Council Executive Director
<b>6.</b>	<b>Highlands Land Use Ordinances (Module 6) – Adopted</b>	√	<b>\$10,000</b>	120 days	Planning Board, Governing Body	2009 Plan Conformance Grant
	a. Adopt Planning Area Petition Ordinance (If Applicable)	√	<b>\$500</b>	60 days	Governing Body	2009 Plan Conformance Grant
	b. Adopt Checklist Ordinance (If Applicable)	√	<b>\$1,000</b>	60 days	Planning Board, Governing Body	2009 Plan Conformance Grant
<b>7.</b>	<b>Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)</b>	√	<b>\$5,000</b>	120 days	Planning Board, Governing Body	Amended Plan Conformance Grant
<b>8.</b>	<b>Cluster Development for Agricultural Resource Areas</b>					
	a. Grant Application for Cluster Development Program		<b>N/A</b>	<b>FY 2012-13</b>	<b>Governing Body</b>	
	a. Municipal Cluster Development Plan		<b>TBD</b>	<b>FY 2012-13</b>	<b>Planning Board</b>	
	b. Municipal Cluster Development Ordinance and Design Guidelines		<b>TBD</b>	<b>FY 2012-13</b>	<b>Planning Board, Governing Body</b>	
<b>9.</b>	<b>Resource Management Plans and Programs</b>					
	a. Water Use and Conservation Management Plan		<b>TBD</b>			
	b. Habitat Conservation and Management Plan		<b>\$35,000</b>	<b>FY 2012+</b>		Release of funds is contingent upon approval of a scope of work by the Highlands Council Executive Director

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c. Stream Corridor Protection/Restoration Plan (optional)			\$50,000	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	April 11, 2011		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+		
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+		
<b>10. Board of Health Ordinances</b>						
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
<b>11. Implementing Ordinances for Management Plans and Programs</b>						
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
j. Other Ordinance Provisions (specify)			TBD	Local schedule		
<b>12. Redevelopment and Brownfields Opportunities (optional)</b>						
a. Highlands Redevelopment Area <del>Petition</del> Planning				Local schedule		
<b>13. RMP Updates (optional)</b>						
a.				Local schedule		
<b>14. Map Adjustment Petition(s) (optional)</b>						
a.				Local schedule		
<b>15. Highlands Center Petition (optional)</b>						
a.				Local schedule		
<b>16. Submission of Municipal Planning and Regulatory Documents and Supporting Materials</b> (based on the list of existing documents and petition submittals, list separately)		√		45 days		2009 Plan Conformance Grant
a.						
<b>17. Discretionary Documents or Requests</b> (financial and technical assistance requests from the municipality)						
a.				Local schedule		
<b>18. Attendance at Highlands Council Training Sessions</b>						
a. Municipal Exemption Determinations		√	\$1,000	4-6 months	Highlands Council	Exemption Designees (e.g., Zoning Officer)

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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
<b>2010-11 Total Approximate Budget</b>		<b>\$142,000</b>			

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. 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

Date  
1/19/2010

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments
COAH - Round 3	Closed	October 6, 2005	\$ 7,500.00	Fair Share Plan	\$ 7,500.00
Initial Assessment	Closed	October 30, 2008	\$ 15,000.00	IA Report	\$ 7,488.30
TDR Feasibility	Executed	August 27, 2009	\$ 25,000.00	IA Report	\$ -
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 3,707.90
				Module 2 -	\$ 6,634.90
				Module 3 -	\$ 8,864.00
				Module 4 -	\$ 3,164.00
				Module 5 -	\$ 9,135.10
				Module 6 -	\$ 1,522.60
				Module 7 -	\$ -
				<i>Subtotal</i>	\$ 33,028.50

*Grant Award Total* \$ 147,500.00 *PC Grant Balance* \$ 66,971.50

**TOTAL REIMBURSEMENT AMOUNT** \$ **48,016.80**

**Anticipated Expenses, 2010-2011 Amended Plan Conformance Grant**

Completion of Module 3 – COAH Certification	\$ 5,000.00	Plan Conformance Grant Balance Forward	\$ 66,971.50
Completion of Module 4 – Finalize/Adopt ERI	\$ 2,000.00	Estimated Module Completion Costs	\$ 8,000.00
Completion of Module 5 – Highlands Element	\$ 3,000.00	Municipal Response/Related Expenses Estimate	\$ 7,500.00
Completion of Module 6 – Land Use Ordinances	\$ 10,000.00	Estimated Pre-Hearing Accuracy Review Expenses	\$ 500.00
Planning Area Petition Ordinance and Checklist Ordinance	\$ 1,500.00	Estimate of Available Plan Conformance Grant Funds	\$ 50,971.50
Municipal Master Plan Updates	\$ 25,000.00		
Municipal Zoning Map Update	\$ 5,000.00		
Wastewater Management Plan	\$ 3,000.00	<b>Amended Plan Conformance Grant</b>	
Resource Management Plans	\$ 85,000.00	Anticipated 2010-2011 Expenses	\$ 142,000.00
Highlands Council Training Sessions	\$ 2,500.00		\$ (50,971.50)
<b>TOTAL</b>	<b>\$ 142,000.00</b>	<b>Estimated Total Need</b>	<b>\$ 91,100.00</b>