

**TOWNSHIP OF CHESTER, MORRIS COUNTY, NEW JERSEY**  
**HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE**

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>		\$7,500			3rd Round Substantive Certification Grant
	a. Modifications of municipally approved and adopted Housing Element and Fair Share Plan (incl. COAH submittals) as applicable	√	--	As needed	Planning Board, Governing Body	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. Implementing ordinances will require Highlands Council review prior to adoption.
<b>2.</b>	<b>Highlands Environmental Resource Inventory (Module 4) – Adopted</b>	√	\$2,000	60 days	Envl Comm., Planning Board	2009 Plan Conformance Grant
<b>4.</b>	<b>Highlands Element of Municipal Master Plan (Module 5) – Adopted</b>	√	\$3,000	90 days	Planning Board	2009 Plan Conformance Grant. Completion date extended to 90 days to allow Township to complete updates as noted below.
<b>5.</b>	<b>Municipal Master Plan Elements (as applicable)</b>			FY 2011	Planning Board	FY 2011 activities selected based upon priorities relevant to Township. All others FY2012+.
	a. Land Use Plan Element		\$7,500			Recommend update to existing Land Use Element of the Master Plan. As discussed by Township in initial assessment report. To include updated inventory of preserved lands.
	b. Conservation Plan Element		\$7,500			Recommend update to existing Conservation Plan Element of the Master Plan. As discussed by Township in initial assessment report. To include updated inventory of preserved lands.
	c. Circulation Plan Element					
	d. Land Preservation and Land Stewardship Plan Element					
	e. Agriculture Retention/Farmland Preservation Plan Element					
	f. Community Facilities Plan Element					
	g. Sustainable Economic Development Plan Element					
	h. Historic Preservation Plan Element					
	j. Septic System Yield Allocation (if applicable)					
<b>6.</b>	<b>Highlands Land Use Ordinances (Module 6) – Adopted</b>	√	\$6,000	120 days	Planning Board, Governing Body	2009 Plan Conformance Grant
	a. Adopt Planning Area Petition Ordinance	√	\$500	60 days	Governing Body	2009 Plan Conformance Grant
<b>7.</b>	<b>Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)</b>	√	\$5,000	120 days	Planning Board, Governing Body	Amended Plan Conformance Grant
<b>8.</b>	<b>Cluster Development for Agricultural Resource Areas</b>					
	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	
<b>9.</b>	<b>Resource Management Plans and Programs</b>					
	a. Water Use and Conservation Management Plan		TBD			
	b. Habitat Conservation and Management Plan		TBD	FY 2012+		
	c. Stream Corridor Protection/Restoration Plan (optional)		TBD	FY 2012		
	d. Wastewater Management Plan	√	\$2,500	April 11, 2011		NJDEP Administrative Order 2010-03 (Chapter of Morris County WMP)
	e. Septic System Management/Maintenance Plan		TBD	FY 2012+	Health Board	
	g. Scenic Resource Management Plan (optional)		TBD	FY 2012+		
	h. Municipal Stormwater Management Plan		TBD	FY 2012+		Township Stormwater Mgmt Plan submitted for review. Submitted on CD ROM as PDF on 9.2.10.
	i. Regional Stormwater Management Plan (if applicable)		TBD	FY 2012+		
	j. Land Preservation and Land Stewardship Program		TBD	FY 2012+		
<b>10.</b>	<b>Board of Health Ordinances</b>					
	a. Septic System Maintenance		TBD	FY 2012+		Subsequent to release of final model ordinance and completion of 9c
	b. Potential Contaminant Source Management		TBD	FY 2012+		Subsequent to release of final model ordinance

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<b>11.</b>	<b>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	N/A	TBD	*		*Following completion of 9.c
	e. Tree Clearing Ordinance		TBD	FY 2012+		
	f. Right to Farm Ordinance	√	--	FY 2011	Governing Body	Township ordinance submitted for review. Submitted on CD ROM as PDF on 9.2.10.
	h. Scenic Resource Mgmt Ordinance (if applicable)			*		*Following completion of 9.g, if selected
	i. Stormwater Management Ordinance			*		*Updates only, as needed to incorporate RMP provisions; following 9h, 9i
	j. Other Ordinance Provisions (specify)		TBD	Local schedule		
<b>12.</b>	<b>Redevelopment and Brownfields Opportunities (optional)</b>					
	a. Highlands Redevelopment Area Petition	√	\$5,000	Local schedule		Township indicates possible Redevelopment Area petition(s); submission/timing TBD
<b>13.</b>	<b>RMP Updates (optional)</b>					
	a.			Local schedule		Information may be submitted for Regional Master Plan Updates regarding updated Farmland and Open Space Inventories.
<b>14.</b>	<b>Map Adjustment Petition(s) (optional)</b>					
	a.			Local schedule		
<b>15.</b>	<b>Highlands Center Petition (optional)</b>					
	a.			Local schedule		
<b>16.</b>	<b>Submission of Municipal Planning and Regulatory Documents and Supporting Materials</b>	N/A		Completed		Submitted on CD ROM as PDF on 9.2.10.
	a.					
<b>17.</b>	<b>Discretionary Documents or Requests (financial and technical assistance requests from the municipality)</b>					
	a.			Local schedule		
<b>18.</b>	<b>Attendance at Highlands Council Training Sessions</b>					
	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
<b>2010-11 Total Approximate Budget</b>			<b>\$49,000</b>			

This Plan will be altered over time, to reflect the municipality's progress toward completion of 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. The Highlands Council Resolution of Approval delegated 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.

Chester Township

12/15/2010

Account of Highlands Council Grant Awards

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments
COAH - Round 3 *	Open	October 6, 2005	\$ 7,500.00	Fair Share Plan	\$ -
Initial Assessment	Closed	May 15, 2008	\$ 15,000.00	IA Report	\$ 15,000.00
Water Use & Conservation Management Plan	Open	February 26, 2009	\$ 5,000.00	Pilot Program	\$ -
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 15,000.00
				Module 2 -	\$ 7,924.30
				Module 3 -	\$ 39,314.20
				Module 4 -	\$ 4,127.20
				Module 5 -	\$ 10,763.80
				Module 6 -	\$ 7,340.30
				Module 7 -	\$ 6,759.20
				<i>Subtotal</i>	\$ 91,229.00
			<i>Grant Award Total</i>	\$ 127,500.00	<i>Balance</i>
					\$ 21,271.00

**TOTAL REIMBURSEMENT AMOUNT**

**\$ 106,229.00**

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

Completion of Module 3 – COAH Certification *	\$ 7,500.00
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	\$ 6,000.00
Highlands Redevelopment Area Designation	\$ 5,000.00
Planning Area Petition Ordinance	\$ 500.00
Municipal Master Plan Updates	\$ 15,000.00
Municipal Zoning Map Update	\$ 5,000.00
Wastewater Management Plan	\$ 2,500.00
Highlands Council Training Sessions	\$ 2,500.00
<b>TOTAL</b>	<b>\$ 49,000.00</b>

Plan Conformance Grant Balance Forward	\$ 8,771.00
Municipal Response/Related Expenses	\$ (7,584.00)
Estimate of Available Plan Conformance Grant Funds	\$ 1,187.00

**Amended Plan Conformance Grant**

Anticipated 2010-2011 Expenses	\$ 49,000.00
Available COAH Grant Funds	\$ (7,500.00)
Available PC Grant Funds (Rounded Down)	\$ (1,100.00)
<b>Estimated Total Need</b>	<b>\$ 40,400.00</b>

\* Note: Funds to complete Module 3 will draw from the Township's 3rd Round Substantive Certification Grant (\$7,500). Reimbursement for this work is contingent on receipt of certification from COAH. All future work conducted on finalizing the Township's Fair Share Housing Plan should be billed to this grant program.