

**PETITION FOR HIGHLANDS PLAN CONFORMANCE
HARDYSTON TOWNSHIP, SUSSEX COUNTY**

Highlands Implementation Plan & Schedule

**December
2009**

HIGHLANDS IMPLEMENTATION PLAN & SCHEDULE

Hardyston Township has developed a draft Highlands Plan and Schedule to achieve Plan Conformance for those planning items that are not required as part of the Petition for Basic Plan Conformance. The attached table details the Highlands Implementation Plan and Schedule. The draft schedule will be used as a basis for discussion between the Highlands Council and the Township prior to the Highlands Council approval of the Township's Petition. Based on the draft schedule, further grant funding will become available to continue the Plan Conformance Process.

The majority of the remaining work needed to be completed in order for Hardyston Township to achieve Full Plan Conformance involves the adoption of the draft documents submitted as part of the Petition for Basic Plan Conformance and an array of other Ordinances. The Township will need to adopt Board of Health Ordinances that regulates septic system maintenance and potential contaminant source management. The Township will also need to develop implementing ordinances for management plans and programs, including; a water use and conservation management plan, habitat conservation and management plan, lake restoration management plan, and a tree clearing ordinance.

The Township will need to modify their existing right to farm ordinance and municipal stormwater management plan to be in conformance with the Regional Master Plan as well.

In addition, Hardyston Township is not submitting requests for Map Adjustments or RMP Updates with this Petition; however the Township intends to submit a request for Map Adjustments and/or RMP Updates prior to the Township achieving Full Plan Conformance. The focus for future requests for Map Adjustments and RMP Updates will be focused in the Planning Area, with particular concern for the Township's future Town/Village Center.

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR FULL PLAN CONFORMANCE BY TASK	Applicable? (√) or N/A	Approximate Budget (for future use)	Anticipated Completion Date	Responsible Entity	Status and Comments
1. Housing Element & Fair Share Plan (Module 3)					
a. Summary of Fair Share Plan	N/A				Township has already developed and adopted a Housing Element and Fair Share Plan that is in Conformance with the RMP for the portions of the Township located in the Preservation Area
b. Draft Housing Element	N/A				
c. Highlands RMP Adjusted Growth Projection (incl. calculations)	N/A				
d. Review and narrative of sites and/or mechanisms to meet prior round and projected growth share obligation	N/A				
e. Municipally approved and adopted Housing Element and Fair Share Plan (incl. COAH submittals)	N/A				
f. Completed copies of the Growth Share Calculations	N/A				
g. Module 3 Appendix C submittal (if applicable under draft RAHDPP guidelines)	N/A				
2. Highlands Environmental Resource Inventory (Module 4) – Adopted	√		March 2010	Township Planner	Draft documents prepared and submitted to Highlands Council as part of Petition for Basic Plan Conformance
3. Environmental Resource Inventory – Integrated	N/A				
4. Highlands Element of Municipal Master Plan (Module 5) – Adopted	√		March 2010	Township Planner	Draft documents prepared and submitted to Highlands Council as part of Petition for Basic Plan Conformance
5. Municipal Master Plan Elements (if applicable - specific elements may not be necessary if already exist and adopting Highlands Element model to supplement existing master plan)					
a. Land Use Plan Element	N/A				
b. Conservation Plan Element	N/A				
c. Circulation Plan Element	N/A				
d. Land Preservation and Land Stewardship Plan Element – including updated preserved land inventory and map	N/A				
e. Agriculture Retention/Farmland Preservation Plan Element – including updated preserved farmland inventory and map	N/A				
f. Community Facilities Plan Element	N/A				
g. Sustainable Economic Development Plan Element	N/A				
h. Historic Preservation Plan Element	N/A				
i. Development Transfer Plan Element (incl. receiving zones, optional)	N/A				
6. Highlands Land Use Ordinances (Module 6) – Adopted	√		March 2010		Draft documents prepared and submitted to Highlands Council as part of Petition for Basic Plan Conformance
7. Board of Health Ordinances					

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a. Septic System Maintenance	✓			Twp/ Sussex County Health Department	Township will work with the County Health Department to develop a feasible maintenance plan. County inter-local agreement controls ability to enforce any type of board of health related ordinance
b. Potential Contaminant Source Management	✓			Twp Planner/ Twp Engineer	No existing ordinance, ordinance will be based on revised model provided by Highlands Council
8. Implementing Ordinances for Management Plans and Programs					
a. Water Use and Conservation Management Plan Ordinance	✓				
b. Habitat Conservation and Management Plan Ordinance	✓				
c. Septic System Management/Maintenance Plan Ordinance	✓			Twp/ Sussex County Health Department	Township will work with the County Health Department to develop a feasible maintenance plan. County inter-local agreement controls ability to enforce any type of board of health related ordinance
d. Lake Restoration Management Plan Ordinance (if applicable)					
e. Tree Clearing Ordinance	✓				
f. Right to Farm Ordinance (if applicable)	✓			Twp Planner/ Twp Attorney	Township has an existing Right to Farm Ordinance that will need to be revised to meet Highlands requirements
g. Transfer of Developments Right Ordinance (if applicable)	N/A				
h. Other Ordinance Provisions (specify)	N/A				
9. Zoning Map and Schedule of Requirements – Adopted	✓			Twp Planner/ Twp Engineer	requirements for the Township as whole, the model land use ordinance and district maps will serve as ordinance for non-exempt development in the Preservation Area
10. Official Map – (Adopted - if exists)	✓			Twp Planner/ Twp Engineer	Map. Map will need to be developed based on recently updated tax maps .
11. Septic System Yield Allocation (if applicable)	N/A				
12. Cluster Development for Agricultural Resource Areas					
a. Grant Application for Cluster Development Program	✓			Township Planner	
b. Municipal Cluster Development Plan	✓			Township Planner/Attorney/Engineer	Township has existing conservation zoning districts (MIDD zones) that will need to be modified for lands in the preservation that are subject to cluster requirements. Township would like to utilize both clustering and lot-size averaging as mechanisms to preserve agricultural resources in the Preservation Area.

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c. Municipal Cluster Development Ordinance and Design Guidelines	✓			Township Planner/Attorney/Engineer	Township has existing conservation zoning districts (MIDD zones) that will need to be modified for lands in the preservation that are subject to cluster requirements. Township would like to utilize both clustering and lot-size averaging as mechanisms to preserve agricultural resources in the Preservation Area.
13. Redevelopment and Brownfields Opportunities (optional)					
a. Highlands Redevelopment Area Petition	✓			Township Planner/Attorney/Engineer	The Township may want to consider the adoption of a Redevelopment Area during the Plan Conformance Process, but no areas have been identified at this time.
14. Resource Management Plans and Programs					
a. Water Use and Conservation Management Plan	✓			Township Engineer / Township Planner	Twp does not have an existing plan, Twp will develop plan based on guidance provided by the Highlands Council
b. Habitat Conservation and Management Plan	✓			Township Engineer / Township Planner	Twp does not have an existing plan, Twp will develop plan based on guidance provided by the Highlands Council
c. Stream Corridor Protection/Restoration Plan (optional)	N/A				
d. Wastewater Management Plan (County WMP may be used)	✓			Sussex County	Twp will rely upon the County WMP as required NJDEP, Twp no authority to develop own WMP
e. Septic System Management/Maintenance Plan	✓			Twp/ Sussex County Health Department	Township will work with the County Health Department to develop a feasible maintenance plan. County inter-local agreement controls ability to enforce any type of board of health related ordinance
f. Lake Restoration Management Plan (if applicable)	N/A				
g. Scenic Resource Management Plan (optional)	N/A				
h. Municipal Stormwater Management Plan	✓			Township Engineer	Township has an existing Stormwater Management, that may need to be amended to conform to the RMP in the Preservation Area
i. Regional Stormwater Management Plan (if applicable)	N/A				
j. Land Preservation and Land Stewardship Program (funding, stewardship, and monitoring for open space and agricultural resources)	✓			Township Planner	Approx. 73% of Preservation Area is already preserved. Limited opportunity for additional preservation.
15. RMP Updates (optional)					
a.	✓			Twp Planner/Twp Engineer	Township will be providing a request for RMP Updates during the process, specific requests have not been identified at this time
16. Map Adjustments (optional)					

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a.	✓			Twp Planner/Twp Engineer	Township will be providing a request for Map Adjustments during the process, specific requests have not been identified at this time
17. Municipal Planning and Regulatory Documents and Supporting Materials (based on the list of existing documents and petition submittals, list separately)					
a.					
18. Discretionary Documents or Requests (financial and technical assistance requests from the municipality)					
a.					
19. Submission of Plan Conformance Grant Application	✓			Township Planner	
20. Submission of Revised Petition (to be determined by the Highlands Council and the municipality)	✓			Township Planner	
21. Final Consistency Review and Recommendations Report (to be determined by the Highlands Council)	✓			Highlands Council	