

**POHATCONG TOWNSHIP, WARREN COUNTY, NEW JERSEY**  
**HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE (REVISED)**

	<b>DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK</b>	<b>FY2010-11 Priority (√) or N/A</b>	<b>Approximate Budget</b>	<b>Anticipated Completion Date</b>	<b>Responsible Entity</b>	<b>Status and Comments</b>
1.	<b>Housing Element &amp; Fair Share Plan (Module 3)</b>		\$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	<del>2009</del> Amended 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.
	<del>b. RAHDPP Agreements as approved by COAH (If Applicable)</del>	<del>N/A</del>	<del>--</del>	<del>As needed</del>	<del>Governing Body</del>	<del>2009 Plan Conformance Grant, with #1.a</del>
	b. Adoption of Implementing Ordinances	√	--	As needed	Planning Board, Governing Body	Amended Plan Conformance Grant
2.	<b>Highlands Environmental Resource Inventory (Module 4) – Adopted</b>	√	\$2,000	60 days	Envl Comm., Planning Board	2009 Plan Conformance Grant
3.	<del>Environmental Resource Inventory—Integrated</del>		<del>TBD</del>	<del>FY 2012+</del>	<del>Envl Comm.</del>	Highlands ERI to be used as a stand-alone document.
4.	<b>Highlands Element of Municipal Master Plan (Module 5) – Amended &amp; Adopted</b>	√	\$65,000	6 months	Planning Board	<del>2009</del> Amended Plan Conformance Grant. <b>Funding also addresses costs of #5a and #6 c-e.</b> Funds to be released upon approval of scope of work.
	a. Amend to incorporate Pohatcong Center Designation	√				
	b. Remove/amend inapplicable Planning Area components	√				
	c. Ensure retention of Preservation Area components	√				
	d. Highlands Council Authorization	√				
	e. Planning Board adoption process	√				
5.	<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	√	see #4 above	6 months		
	b. Conservation Plan Element					
	c. Circulation Plan Element					
	d. Land Preservation and Land Stewardship Plan Element					
	e. Agriculture Retention/Farmland Preservation Plan Element	√	\$15,000	12 - 15 months		
	f. Community Facilities Plan Element					
	g. Sustainable Economic Development Plan Element	√	\$10,000	12 - 15 months		In connection with Highlands Center Designation. Funds to be released upon approval of scope of work.
	h. Historic Preservation Plan Element					
	i. Development Transfer Plan Element ( <del>optional</del> )				Planning Board, Governing Body	To be evaluated in connection with Highlands Center Designation.
	j. Septic System Yield Allocation (if applicable)					
6.	<b>Highlands Land Use Ordinances (Module 6) – Amended &amp; Adopted</b>	√			Planning Board, Governing Body	<del>2009</del> Amended Plan Conformance Grant
	a. Adopt Planning Area Petition Ordinance (If Applicable)	√	\$500	60 days	Governing Body	<del>2009</del> Amended Plan Conformance Grant
	b. Adopt Checklist Ordinance (If Applicable)	√	\$1,000	60 days	Planning Board, Governing Body	<del>2009</del> Amended Plan Conformance Grant
	c. Amend Highlands Land Use Ordinance to incorporate Pohatcong Center Designation and all applicable components, including Form-Based Development Code	√				
	i. Remove/amend inapplicable Planning Area components	√				
	ii. Ensure retention of Preservation Area components	√				
	iii. Prepare regulations applicable to infill and redevelopment areas	√				
	iv. Prepare regulations applicable to Highlands Center cluster development areas	√				
	d. Highlands Council Authorization	√				
	e. Highlands LUO adoption process	√				
7.	<b>Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)</b>	√	\$5,000	9 months	Planning Board, Governing Body	Amended Plan Conformance Grant

**POHATCONG TOWNSHIP, WARREN 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>8.</b>	<b>Cluster Development for Agricultural Resource Areas</b>					
	<del>a. Grant Application for Cluster Development Program</del>		N/A	FY 2012-13	Governing Body	
	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	✓	\$40,000	FY 2012		In connection with Highlands Center Designation. Highlands Council lead
	b. Habitat Conservation and Management Plan		\$10,000	FY 2012+		Funds to be released upon approval of scope of work.
	c. Stream Corridor Protection/Restoration Plan <del>(optional)</del>	✓	\$10,000	FY 2012		In connection with Highlands Center Designation. Funds to be released upon approval of scope of work.
	d. Wastewater Management Plan	✓	\$3,000	NJDEP Schedule 4/11/2011		NJDEP Administrative Order 2010-03 (Local WMP <del>or County chapter</del> ) Funding provided in connection to Highlands Center Designation.
	e. Septic System Management/Maintenance Plan		TBD	FY 2012+	Health Board	
	<del>f. Lake Restoration Management Plan (if applicable)</del>	N/A	TBD	FY 2012+		
	f. Scenic Resource Management Plan (optional)		TBD	FY 2012+		
	g. Municipal Stormwater Management Plan		TBD	FY 2012+		Updates only as needed to incorporate RMP provisions; Plans are required under NJDEP regulations.
	h. Regional Stormwater Management Plan (if applicable)		TBD	FY 2012+		
	i. Land Preservation and Land Stewardship Program		TBD	FY 2012+		
	j. Forest Stewardship Plan (optional)		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 9e
	b. Potential Contaminant Source Management		TBD	FY 2012+		Subsequent to release of final model ordinance
<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		TBD	*		*Following completion of 9.c
	<del>d. Lake Restoration Management Plan Ordinance</del>		TBD	*		*Following completion of 9.f
	d. Tree Clearing Ordinance		TBD	FY 2012+		
	e. Right to Farm Ordinance <del>(if applicable)</del>	✓	--	FY 2011	Governing Body	Please submit the existing Right to Farm Ordinance for Highlands Council review. If satisfactory, no follow-up required.
	f. Transfer of Developments Right Ordinance (if applicable)	✓	TBD	*		*Following completion of 5.i
	g. Scenic Resource Mgmt Ordinance (if applicable)		TBD	*		*Following completion of 9.f, if selected
	h. Stormwater Management Ordinance		TBD	*		*Updates only, as needed to incorporate RMP provisions; following 9.g, 9.h
	i. Other Ordinance Provisions (specify)		TBD	Local schedule		
<b>12.</b>	<b>Redevelopment and Brownfields Opportunities (optional)</b>					
	a. Highlands Redevelopment Area <del>Petition</del> Planning	✓	\$10,000	FY 2011+	Planning Board, Governing Body	Funds to be released upon approval of scope of work.
<b>13.</b>	<b>RMP Updates (optional)</b>					
	a. <del>Hamptons at Pohatcong</del>			Complete		Processed March 15, 2010
	b. <del>Regency of Pohatcong</del>			Complete		Processed March 15, 2010
	c. <del>Former Laneco Property</del>			Complete		Processed March 15, 2010
	d. <del>Warren Business Park</del>			Complete		Processed March 15, 2010
<b>14.</b>	<b>Map Adjustment Petition(s) (optional)</b>					
	a.			Local schedule		Will be addressed via ongoing Plan Conformance activities
<b>15.</b>	<b>Highlands Center Petition (optional)</b>					
	a. Pohatcong Highlands Center Designation Planning	✓	\$15,000	Local schedule		Incorporated as part of Petition for Plan Conformance

**POHATCONG TOWNSHIP, WARREN 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
16.	<b>Submission of Municipal Planning and Regulatory Documents and Supporting Materials:</b> See Draft Consistency Review and Recommendations Report, Section A.3.	√		45 days	Planning Board, Governing Body	2009 Plan Conformance Grant
17.	<b>Discretionary Documents or Requests</b> (financial and technical assistance requests from the municipality)					
	a.			Local schedule		
18.	<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>\$194,000</b>			

This Plan will be altered over time, to reflect Pohatcong'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 Pohatcong Township and the Highlands Council. Important in such considerations is the on-going recognition of the voluntary nature of Plan Conformance with respect to Pohatcong's Planning Area. 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 Township has been provided the tools (including grant funding) with which to accomplish each component of the Plan Conformance program.

Pohatcong Township

5/11/2011

Account of Highlands Council Grant Awards

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments
COAH Grant	Closed	April 6, 2006	\$ 7,500.00	Fair Share Plan	\$ 7,500.00
Initial Assessment	Executed	November 20, 2008	\$ 15,000.00	IA Report	\$ -
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 23,970.23
				Module 2 -	\$ 6,259.23
				Module 3 -	\$ 13,970.82
				Module 4 -	\$ 4,707.50
				Module 5 -	\$ 15,757.50
				Module 6 -	\$ 3,932.50
				Module 7 -	\$ 9,647.36
				<i>Subtotal</i>	\$ 78,245.14
<b>Total Grant Award</b>			<b>\$ 122,500.00</b>	<i>Balance</i>	<b>\$ 21,754.86</b>
<b>TOTAL REIMBURSEMENT AMOUNT</b>					<b>\$ 85,745.14</b>

**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	\$ 65,000.00
Completion of Module 6 – Land Use Ordinances	\$ -
Ag Retention/Farm Preservation Plan	\$ 15,000.00
Sustainable Economic Development Plan	\$ 10,000.00
Development Transfer Plan Element	\$ -
Adopt Planning Area Petition Ordinance	\$ 500.00
Adopt Checklist Ordinance	\$ 1,000.00
Municipal Zoning Map Update	\$ 5,000.00
Resource Management Plans	\$ 60,000.00
Center Designation Planning	\$ 15,000.00
Redevelopment Area Planning	\$ 10,000.00
Wastewater Management Plan	\$ 3,000.00
Highlands Council Training Sessions	\$ 2,500.00
<b>TOTAL</b>	<b>\$ 194,000.00</b>

Plan Conformance Grant Balance Forward	\$ 21,754.86
Estimated Municipal Response/Related Expenses	\$ (7,500.00)
Estimated Pre-Hearing Accuracy Review Expenses	\$ (500.00)
<b>Estimate of Available Funds</b>	<b>\$ 13,754.86</b>

**Amended Plan Conformance Grant**

Anticipated 2010-2011 Expenses	\$ 194,000.00
Estimate of Available Funds	\$ (13,754.86)
<b>Estimated Total Need</b>	<b>\$ 180,245.14</b>