

TOWNSHIP OF HARMONY, WARREN COUNTY, NEW JERSEY
HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE

FINAL MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK		FY2012 Priority (√) or N/A	Approximate Budget	Anticipated Completion Date	Responsible Entity	Status and Comments
1.	Housing Element & Fair Share Plan (Module 3)		\$7,500			
	a. Modifications of municipally approved and adopted Housing Element and Fair Share Plan, as applicable	√	--	As needed	Planning Board, Governing Body	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.
	b. Adoption of Implementing Ordinances	√	--	As needed	Planning Board, Governing Body	Amended Plan Conformance Grant
2.	Highlands Environmental Resource Inventory (Module 4) – Adopted	√	\$2,000	60 days	Envl Comm., Planning Board	Amended Plan Conformance Grant
3.	Highlands Element of Municipal Master Plan (Module 5) – Adopted	√	\$3,000	60-90 days	Planning Board	Amended Plan Conformance Grant
	a. Master Plan Reexamination Report – Prepared and Adopted	√		60 days	Planning Board	Funded as a component of #3; Highlands Council model provided.
4.	Municipal Master Plan Elements (as applicable)			FY 2012+	Planning Board	Activities to be selected based upon priorities relevant to municipality.
	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			Plan to support sustainable agriculture and the local economy. Funds to be released upon approval of scope of work by Executive Director.
	f. Community Facilities Plan Element					
	g. Sustainable Economic Development Plan Element	√	\$15,000	FY 2012+		Harmony Township has expressed a desire to investigate redevelopment opportunities within its borders. A component of a Sustainable Economic Development Plan would investigate redevelopment potential. Funds to be released upon approval of a scope of work by the Executive Director.
	h. Historic Preservation Plan Element					
	i. Septic System Yield Allocation (if applicable)					
5.	Highlands Land Use Ordinances (Module 6) – Adopted	√	\$9,700	120 days	Planning Board, Governing Body	Amended Plan Conformance Grant
	a. Adopt Checklist Ordinance	√	\$1,000	60-90 days	Planning Board, Governing Body	Amended Plan Conformance Grant; completion to follow adoption of Highlands Master Plan Reexamination Report, per #3a, above.
6.	Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)	√	\$5,000	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		\$20,000	FY 2012+		Plan for identification of species at risk, restoration of habitat, and standards for mitigation. Funds to be released upon approval of scope of work by Executive Director.
	c. Stream Corridor Protection/Restoration Plan (optional)		\$5,000	FY 2012+		Develop plan to protect/restore critical stream reaches. Funds to be released upon approval of scope of work by Executive Director.
	d. Wastewater Management Plan	√	\$3,000	NJDEP Schedule		NJDEP Administrative Order 2010-03 (Local 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+		

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	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	Amendments as needed to local ordinance to ensure consistency with Right to Farm Act. Highlands Council to provide guidance.
	g. Scenic Resource Mgmt Ordinance (if applicable)		TBD	*		*Following completion of 8.g, if selected
	h. Stormwater Management Ordinance		TBD	*		*Updates only, as needed to incorporate RMP provisions; following 8h, 8i
	i. 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		N/A	45 days		2009 Plan Conformance Grant
	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. Ordinance Administration: Application Procedures, Implementation, Enforcement, Exemptions	√	\$2,500	4-6 months	Highlands Council	Land Use Administrator/Board Secretary, Zoning Officer, Enforcement Officer, Property Inspector, Professionals
2012 Total Approximate Budget			\$93,700			

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. 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.

Harmony Township
Account of Highlands Council Grant Awards

8/9/2012

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments	
Affordable Housing Grant	Executed	February 9, 2006	\$ 7,500.00	Fair Share Plan	\$ -	
Initial Assessment Grant	Closed	December 18, 2008	\$ 15,000.00	IA Report	\$ 12,421.90	
Transfer of Development Rights Feasibility Study	Executed	June 25, 2009	\$ 25,000.00	Feasibility Study	\$ 12,500.00	
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 13,182.73	
				Module 2 -	\$ 8,037.66	
				Module 3 -	\$ 19,207.13	
				Module 4 -	\$ 3,519.31	
				Module 5 -	\$ 11,185.02	
				Module 6 -	\$ 1,749.38	
				Module 7 -	\$ 8,100.26	
				<i>Subtotal</i>	\$ <i>64,981.49</i>	
			<i>Grant Award Total</i>	\$ <i>147,500.00</i>	<i>PC Balance</i>	\$ <i>35,018.51</i>
TOTAL REIMBURSEMENT AMOUNT					\$ 89,903.39	

Anticipated Expenses, FY2012 Amended Plan Conformance Grant

Task	Amount	Task	Amount	
Completion of Module 3* – Housing Plan	\$ 7,500.00	1	Plan Conformance Grant Balance Forward	\$ 35,018.51
Completion of Module 4 – Finalize/Adopt ERI	\$ 2,000.00	2	Estimated Municipal Response/Related Expenses	\$ (4,975.00)
Completion of Module 5 – Highlands Element	\$ 3,000.00	3	Estimate of Available Plan Conformance Grant Funds	\$ 30,043.51
Agriculture Retention/Farmland Preservation Plan	\$ 20,000.00	4		
Sustainable Economic Development Plan	\$ 15,000.00	5		
Completion of Module 6 – Land Use Ordinances	\$ 9,700.00	6		
Checklist Ordinance	\$ 1,000.00	7		
Municipal Zoning Map Update	\$ 5,000.00	8		
Habitat Conservation Management Plan	\$ 20,000.00	9		
Stream Corridor Restoration & Lake Protection Plan	\$ 5,000.00	10		
Wastewater Management Plan	\$ 3,000.00	11		
Highlands Council Training Sessions	\$ 2,500.00	12		
TOTAL	\$ 93,700.00		Amended Plan Conformance Grant	
			Anticipated Expenses	\$ 93,700.00
			Unexpended Affordable Housing Grant	\$ (7,500.00)
				\$ (30,043.51)
			Estimated Total Need	\$ 56,200.00

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