

POHATCONG TOWNSHIP, WARREN COUNTY, NEW JERSEY
HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE

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)		\$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	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) –Amended & Adopted	√	\$65,000	6-9 months	Planning Board	Amended Plan Conformance Grant. Funding also addresses costs of #4a and #5 c-e. 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	√				
4.	Highlands Master Plan Reexamination Report - Prepared and Adopted	√		60-90 days		Funding as a component of 3, above.
5.	Municipal Master Plan Elements (as applicable)			FY 2012	Planning Board	FY 2012 activities selected based upon priorities relevant to specific municipality. All others FY2012+
	a. Land Use Plan Element	√	see #3 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		TBD	FY 2012+	Planning Board, Governing Body	To be evaluated in connection with Highlands Center Designation.
	j. Septic System Yield Allocation (if applicable)					
6.	Highlands Land Use Ordinances (Module 6) – Amended & Adopted	√			Planning Board, Governing Body	Amended Plan Conformance Grant
	a. Adopt Planning Area Petition Ordinance	√	\$500	60 days	Governing Body	Amended Plan Conformance Grant
	b. Adopt Checklist Ordinance	√	\$1,000	90 days	Planning Board, Governing Body	Amended Plan Conformance Grant
	c. Amend Highlands Land Use Ordinance to incorporate Pohatcong Center Designation and all applicable components, including Form-Based Development Code	√	see #3 above	9-12 months		
	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.	Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)	√	\$5,000	9-12 months	Planning Board, Governing Body	Amended Plan Conformance Grant

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8.	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	
9.	Resource Management Plans and Programs					
	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	√	\$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		NJDEP Administrative Order 2010-03 (Local WMP) Funding provided in connection to Highlands Center Designation.
	e. Septic System Management/Maintenance Plan		TBD	FY 2012+	Health Board	
	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+		
10.	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
11.	Implementing Ordinances for Management Plans and Programs					
	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. Tree Clearing Ordinance		TBD	FY 2012+		
	e. Right to Farm Ordinance	√	--	FY 2012	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		
11.	Redevelopment and Brownfields Opportunities (optional)					
	a. Highlands Redevelopment Area Planning	√	\$10,000	FY 2012+	Planning Board, Governing Body	Funds to be released upon approval of scope of work.
12.	RMP Updates (optional)					
	a. Hamptons at Pohatcong			Complete		Processed March 15, 2010
	b. Regency of Pohatcong			Complete		Processed March 15, 2010
	c. Former Laneco Property			Complete		Processed March 15, 2010
	d. Warren Business Park			Complete		Processed March 15, 2010
13.	Map Adjustment Petition(s) (optional)					
	a.			Local schedule		Will be addressed via ongoing Plan Conformance activities
14.	Highlands Center Petition (optional)					
	a. Pohatcong Highlands Center Designation Planning	√	\$15,000	Local schedule		Incorporated as part of Petition for Plan Conformance

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15.	Submission of Municipal Planning and Regulatory Documents and Supporting Materials: See Draft Consistency Review and Recommendations Report, Section A.3.	√		45 days	Planning Board, Governing Body	2009 Plan Conformance Grant
16.	Discretionary Documents or Requests (financial and technical assistance requests from the municipality)					
	a.			Local schedule		
17.	Attendance at Highlands Council Training Sessions					
	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
2011 - 2012-Total Approximate Budget			\$194,000			

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

9/19/2011

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	\$ 15,000.00
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 23,970.23
				Module 2 -	\$ 10,299.23
				Module 3 -	\$ 14,038.32
				Module 4 -	\$ 4,707.50
				Module 5 -	\$ 16,616.25
				Module 6 -	\$ 3,932.50
				Module 7 -	\$ 9,714.86
				<i>Subtotal</i>	\$ 83,278.89
Total Grant Award			\$ 122,500.00	<i>Balance</i>	\$ 16,721.11
TOTAL REIMBURSEMENT AMOUNT					\$ 105,778.89

Anticipated Expenses, 2011 - 2012 Amended Plan Conformance Grant

Completion of Module 3 – COAH Certification	\$ 5,000.00		
Completion of Module 4 – Finalize/Adopt ERI	\$ 2,000.00	Plan Conformance Grant Balance Forward	\$ 16,721.11
Completion of Module 5 – Highlands Element	\$ 65,000.00	Estimated Municipal Response/Related Expenses	\$ (6,818.00)
Completion of Module 6 – Land Use Ordinances*	\$ -	Estimate of Available Funds	\$ 9,903.11
Ag Retention/Farm Preservation Plan	\$ 15,000.00		
Sustainable Economic Development Plan	\$ 10,000.00		
Adopt Planning Area Petition Ordinance	\$ 500.00		
Adopt Checklist Ordinance	\$ 1,000.00	Amended Plan Conformance Grant	
Municipal Zoning Map Update	\$ 5,000.00	Anticipated 2011 - 2012 Expenses	\$ 194,000.00
Water Use and Conservation Management Plan	\$ 40,000.00	Estimate of Available Funds	\$ (9,903.11)
Habitat Conservation and Management Plan	\$ 10,000.00	Estimated Total Need	\$ 184,100.00
Stream Corridor Protection/Restoration Plan	\$ 10,000.00		
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		
TOTAL	\$ 194,000.00		