

**Guidance for Municipal Plan Conformance with the Highlands Regional Master Plan**  
**Carbonate Rock Area Protection Conformance Standards**  
**New Jersey Highlands Council**

COMPONENT	STATUS <sup>1</sup>	STANDARDS	COMMENTARY
Environmental Resource Inventory		<b>BASIC PLAN CONFORMANCE STANDARDS:</b> 1. <b>General:</b> Incorporate by reference the Highlands Council maps of Land Use Capability Zones, Preservation and Planning Areas, and Carbonate Rock Area, and incorporate by reference the definitions of Carbonate Rock Areas and land areas that drain surface water into the Carbonate Rock Area in RMP policies 1K1 and 1K2. 2. <b>LUC Zones:</b> RMP provisions apply equally to all zones. 3. <b>Preservation Area Special Provisions:</b> Not applicable.	<p>The Highlands Council used New Jersey Geological Survey surficial bedrock mapping to identify areas of the Highlands Region that are underlain by carbonate rock (i.e., limestone and dolomite) to create the Carbonate Rock Area GIS layer.</p> <p>The Highlands Council will be providing mapped information in digital form through its Municipal Mapping Tool, which can be used by a municipality to meet these requirements.</p>
		<b>PLAN CONFORMANCE STANDARDS:</b> 1. <b>Mapping:</b> Identify land areas in the municipality that are underlain by carbonate rocks to define the Carbonate Rock Area. Identify through an accompanying map the land areas within Carbonate Rock Areas, and those watersheds that drain to Carbonate Rock Areas that are within the municipality. 2. <b>Narrative:</b> Identify and describe subwatersheds in the municipality that drain surface water directly into the Carbonate Rock Area. Description of the surficial geology in the municipality and its relevance to environmental protection issues. The narrative can include issues regarding bedrock type, soil type and thickness, location of Highlands Open Waters, stormwater runoff characteristics, etc.	
Municipal Master Plan and Conservation Plan Element		<b>BASIC PLAN CONFORMANCE STANDARDS:</b> 1. <b>General (Background Statement):</b> Adopt by reference the Highlands Council maps of Land Use Capability Zones, Preservation and Planning Areas, and Carbonate Rock Area, and the background statement of the RMP, Part 1. Natural Resources. Subpart f. Carbonate Rock Topography. 2. <b>Policy Statement:</b> Adopt by reference RMP Policies 1K1 through 1K3 into the Conservation Element and Policy 1K4 Objectives 1K4a-f into the policies, goals, objectives section of the Master Plan. Relate the policies to MLUL purposes as appropriate.	

<sup>1</sup> This column is for the municipal self-assessment. C = fully complete. P = partially complete, with a need for improvement. IP = in progress. NS = not started. NA = not applicable (e.g., for a municipality for which this component is not relevant).

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		<p>3. <b>LUC Zones:</b> RMP provisions apply equally to all zones.</p> <p>4. <b>Preservation Area Special Provisions:</b> Not applicable.</p>	
		<p><b>PLAN CONFORMANCE STANDARDS:</b></p> <p>1. <b>Master Plan Requirements:</b> Establish the protection of ground water quality and public health and safety from karst features as a policy of the municipality, enumerating the purposes and benefits as cited in the Conservation Element.</p> <p>2. <b>Conservation Plan Element Requirements:</b> Establish importance of protecting karst features. Beyond the potential deleterious affects of karst areas with respect to ground water and public safety, karst features provide natural, scenic, and recreational resource values. Karst aquifers are high yielding and are also extremely vulnerable to contamination. Karst areas often offer unique topographic and opportunities for outdoor recreation. They also offer unique habitats that contribute to the Region’s biodiversity. Use the Environmental Resource Inventory as the basis where appropriate, and then discuss the values served by protecting karst features. Use these statements as the basis for Master Plan policy in keeping with the RMP. Establish the map of the Carbonate Rock Area as the initial identification of potential karst features in the municipality, to be supplemented and amended as needed, by on-site identification through the local development review process.</p>	<p>Note that regional data do not provide complete detail on potential karst features; applicants will be required to provide site-specific information.</p>
<b>Institutional Capability</b>		<p><b>Planning:</b></p> <p>1. The Council will provide assistance should planning board and zoning board of adjustment members and staff require assistance with this issue to ensure that the development review ordinance is properly implemented, that conformance with the RMP is maintained, and that exceptions and waivers to the Carbonate Rock ordinance are limited to those situations allowed by the RMP, are the minimum necessary and do not damage municipal values for karst protection.</p>	<p>To assist board members and staff regarding this topic and the implementing ordinance the Council will provide educational and training opportunities as requested. Council will work with the municipality’s professionals if requested.</p>
		<p>2. <b>Project Review:</b> Municipality must have capacity to interpret digital and surveyed data on identified karst features, and apply the ordinance requirements to the karst features identified on a property.</p>	<p>Primarily performed by municipal engineer</p>
		<p>3. <b>Site Visit Authority:</b> Municipality staff and development review boards must have ability to conduct site visits to visually verify karst features.</p>	<p>Ensure that the appropriate review body and staff have the ability to visit the site in support of project review, planning and other activities</p>
		<p>4. <b>Independent Projects:</b> The municipality must periodically and in a timely manner inform the Highlands Council of special or independent projects (e.g., hydrology studies) developed and implemented regarding karst protection and regulation, as related to Plan Conformance or RMP implementation.</p>	
<b>Development Review Checklists</b>		<p><b>PLAN CONFORMANCE STANDARDS:</b></p> <p>1. <b>General:</b> As a minimum condition of completeness, require the following for all applications to which “Carbonate Rock Regulations” apply (see below, #4 Applicability”):</p>	

		<ul style="list-style-type: none"> <li>a. Highlands Council consistency determination.</li> <li>b. All applications for site plan or subdivision approval in the Carbonate Rock Area shall be required to include a multi-phased geotechnical site investigation to locate any potential karst features and potential hazards to public health and safety, structures, and ground water quality consistent with RMP Objective 1K4b.</li> <li>c. Narrative and mapped description of the extent to which the application exhibits compliance with RMP Objectives 1K4c, 1K4d, 1K4e, and 1K4f including that all potential hazards to public health and safety, structures, and ground water are fully addressed and mitigated, with the maximum emphasis on nonstructural measures, including, but not limited to avoidance of modifications to the karst features.</li> <li>d. Where the applicant claims a Highlands Act exemption, require submittal of information necessary for municipal decision, or of a determination by NJDEP or the Highlands Council, as a condition for completeness. (See “Development Review Ordinance, #5 Exemptions” below.)</li> <li>e. Plans showing any and all identified karst features based on the RMP Objective 1K4b</li> <li>f. Plans showing the proposed area of disturbance for all aspects of the development, including roads, utilities, building sites, driveways, landscaped areas, and all appurtenant structures.</li> <li>g. Plans showing the proposed grading, soil conservation plan, and sediment and soil erosion control plan.</li> <li>h. Plans showing conservation easements to be imposed through the development approval on karst features and portions of the Carbonate Rock Area for which no disturbance will be allowed (with clear and permanent on-site monuments, such as concrete posts, that minimize the need for land clearing or obstruction of wildlife movement). The easement must be depicted on the plan of record and described in the deed with metes and bounds, including GPS coordinates using the State Plane coordinate system, and complying with Highlands Council easement requirements.</li> <li>i. Plans documenting baseline conditions in all areas designated for conservation easements, deed restrictions or other means of resource preservation.</li> <li>j. Architectural elevation renderings, if structures are proposed (preliminary for subdivision applications).</li> <li>k. A list of any encumbrances affecting the property (i.e., easements, deed restrictions, covenants).</li> <li>l. Copies of any related surveys, site plans, professional and/or environmental site assessments.</li> </ul> <p>2. <b>LUC Zones:</b> RMP policies do not vary by LUC Zone.</p>	
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		3. <b>Preservation Area Special Provisions:</b> Not applicable.	
<b>Land Use Ordinance: Carbonate Rock Area Regulations</b>		1. <b>Statement of Purpose:</b> Specify at a minimum that the purpose of the ordinance is to implement RMP Policy 1K4 and its underlying Objectives 1K4a, 1K4b, 1K4c, 1K4d, 1K4e, and 1K4f. Make a direct link between the ordinance and municipal policy as stated in the Master Plan.	
		2. <b>Special Definitions:</b> Include definition of Carbonate Rock Area (as set forth in RMP Policy 1K1, best management practices, site disturbance, and the term karst based on the RMP. Provide references to the NJ Erosion Control Standards at N.J.A.C. 2:90-1.	Ordinance purpose, linked to RMP, to justify municipal authority
		3. <b>Special Standards:</b> Where karst features have been identified, prohibit new land uses and facilities that constitute unacceptable risks of discharge due to karst topography, including, but not limited to: underground storage tanks, solid waste landfills, hazardous waste storage and disposal, and hazardous materials storage and handling.	
		4. <b>Applicability:</b> The ordinance must apply to any project for which a permit from, or determination by, the municipality is required (including any application for development as defined under the MLUL (N.J.S.40:55D-3)) within the Carbonate Rock Area, other than exemptions as specified below.	
		5. <b>Exemptions:</b> Incorporate the Highlands Act exemptions as listed at N.J.A.C. 7:38-2.3. a. <b>Highlands Act Exemptions Addressed by N.J.A.C. 7:38-2.4(b)</b> i. Local Action: Where a municipality can conclude that a proposed project qualifies for an exemption under the NJDEP Preservation Area rules at N.J.A.C. 7:38-2.4(b) (which relate to Highlands Act (N.J.S.A. 13:20-28) Exemptions 5, 7, 9, 10 and 15), the municipality may process the application without formal determination by the NJDEP or the Highlands Council. A decision to process an application under this provision does not constitute, and the applicant may not rely upon, municipal action under this provision as constituting a municipal decision regarding Highlands Applicability Determination. ii. NJDEP or Highlands Council Determination: A determination by NJDEP or the Highlands Council regarding applicability of these exemptions in the Preservation or Planning Area, respectively, may be relied upon regarding applicability of these exemptions. b. <b>Highlands Act Exemptions Not Addressed by N.J.A.C. 7:38-2.4(b)</b> i. Local Action: The municipality shall not consider an application complete for review that proposes the use of any other Highlands Act exemptions, unless a NJDEP or Highlands Council Applicability Determination is provided with the application in the Preservation or Planning Area, respectively. i. NJDEP or Highlands Council Applicability Determination: A	The Highlands Rules exempt or have special provisions for many single-family dwellings and agriculture/horticulture activities. Municipality may want to consider including some of these actions within the municipal regulations. The RMP does not and cannot require that municipalities be more stringent than the RMP or the Highlands Act, including exemption provisions. Because eligibility for the “legal shield” under the Highlands Act is linked to conformance with the Regional Master Plan, and the RMP cannot address exempt projects, municipalities that include exempt development in their ordinance will not benefit from the legal shield for that portion of the ordinance. However, a municipal ordinance may, under the Highlands Act at N.J.S.A. 13:20-15a(5), be more stringent than the RMP standards for non-exempt development, and still will be eligible for the legal shield.

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		determination by NJDEP or the Highlands Council regarding applicability of these exemptions in the Preservation or Planning Areas, respectively, must be provided prior to municipal consideration of the proposed activity.	
		6. <b>Carbonate Rock Area Application:</b> Provide for a Carbonate Rock Area application process applicable to all covered projects. Require submission of the materials required under the Development Review Checklist for review by the municipal engineer or other qualified professional. If the application is consistent with all requirements pertinent to the Highlands RMP, the ordinance may authorize the reviewing professional to grant an approval if the application does not otherwise require approval by the Planning Board or Zoning Board of Adjustment as an “application for development” under the Municipal Land Use Law. If the application is inconsistent with RMP policies, the reviewing professional must clearly identify the deviations. The ordinance must require that approval of such deviations be authorized only by grant of waivers or exceptions from the Planning Board or Zoning Board of Adjustment through the procedures at #13, Waivers and Exceptions, below.	Review by the municipal engineer may entail professional fees. The municipality should consider its fee and escrow ordinances. Review procedures may provide for completeness determination, timeframes for review and decision-making, and options for conditional approvals.
		7. <b>Completeness:</b> Stipulate that no application for development (as defined by the MLUL at N.J.S. 40:55D-3) may be scheduled for local Board review until after it has been deemed complete by the applicable Board or completeness designee.	The MLUL at N.J.S. 40:55D-10.3 allows a municipality to delegate completeness review to a committee or designee.
		8. <b>Notification to Highlands Council:</b> Require that for any application for development (as defined by the MLUL at N.J.S. 40:55D-3) the applicant shall provide notice to the Highlands Council at least 10 days prior to the date on which the application is scheduled for consideration by the local Board. Require that a copy of the complete application accompany such notice regarding any application for development involving the potential disturbance of two (2) acres, or more, or a cumulative increase in impervious coverage of one (1) acre, or more. Require that the applicant provide copies of any subsequent revisions to such applications to Highlands Council at the same time these are provided to the reviewing Board.	This is a general provision of Plan Conformance for all applicable local project reviews, under N.J.S.A. 13:20-17.c.
		9. <b>Requirements for Deed Restrictions:</b> Require that any proposed activity requiring municipal approval under this ordinance commit to and perfect a conservation easement and deed restriction on the undisturbed karst feature of the property. The conservation easement and deed restriction must meet applicable requirements of the Highlands Council.	The Highlands Council has developed conservation easement and deed restriction requirements that apply to all situations where these are required through any conformance standard.
		10. <b>Disturbance Limitations:</b> The ordinance must include the following minimum requirements regarding proposed development activities in the Carbonate Rock Area: a. All applicants filing for site plan or subdivision approval in the Carbonate Rock Area shall undertake a multi-phased geotechnical investigation program to locate any potential karst features and potential hazards to	These are the key standards for site development regarding the resources affected by the ordinance. The provisions of the NJDEP rules should be included in the municipal ordinance either by reference or in whole. However, the municipality will make

		<p>public health and safety, structures, and ground water quality. The investigation shall include the following elements:</p> <ul style="list-style-type: none"> <li>i. The investigation shall commence with completion of a Phase I Geological Investigation conducted by the applicant's geological consultant, who must be a geologist or professional engineer with experience in karst terrains.</li> <li>ii. The Phase I investigation shall identify the geologic nature of the materials underlying the site. It is based on review of existing available information as well as on-site field investigation and shall include a description of the site geology; ground water conditions such as depth to/direction of flow and evaluation of the potential impact of the project on ground water quality; and identification of any karst features observed.</li> <li>iii. The applicant's geological consultant and the municipal engineer shall review the applicant's Phase 1 findings in the field</li> <li>iv. Based upon the results of the Phase I investigation, the applicant's geological consultant shall recommend either that a Phase II Geological Investigation be prepared and submitted or that portions or all of the requirements of the Phase II Investigation be waived. The purpose of the Phase II Investigation is to delineate and define karst features noted or suspected in the Phase I Geological Investigation, to evaluate the effects of those features on the proposed development, and to propose methods of remediation if needed.</li> <li>v. The approving authority shall determine whether a Phase II Investigation shall be required, based on the data submitted and the recommendation of the geological consultant. The approving authority may grant a waiver from part or all of the Phase II geotechnical evaluation and report requirements.</li> <li>vi. If a Phase II Investigation is required, a Phase II Investigation Plan shall be prepared. The Plan shall include a narrative describing the types of features to be investigated, their locations, the types of direct/indirect methods to be used and the reasons for their use. Indirect methods include the use of such items as aerial photography, satellite imagery and geophysical procedures. Direct methods shall include site reconnaissance, test pits, test probes, test borings or other appropriate methods. A site plan indicating the areas of investigation, proposed locations of testing and types of testing shall accompany the Phase II Investigation Plan.</li> <li>vii. After the Phase II Investigation Plan has been approved by the approving authority, formal notification shall be issued to the applicant by the Township Engineer authorizing the</li> </ul>	<p>the findings under 10.b and 10.c, not the NJDEP.</p> <p>The ordinance may include provisions in addition to and/or that are more restrictive than those required pertinent to the RMP. While RMP policies must be regulated as zoning requirements (requiring variance relief for any deviation), any additional provisions may, at the option of the municipality, be treated as design standards with allowances for waivers.</p>
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		<p>commencement of the testing procedure.</p> <ul style="list-style-type: none"> <li>viii. At the completion of the Phase II Investigation, a formal Geotechnical Evaluation Report shall be submitted which shall include a geologic interpretation of the observed subsurface conditions, including soil and rock type, geologic unit, jointing, faulting, voids, fracturing, grain size and sinkhole formation. The report shall also include an evaluation of the geotechnical findings in relation to the proposed development, and recommendations for the planning, engineering design and construction techniques to be utilized in accomplishing the project. All design recommendations shall minimize, to the greatest extent practical, impacts upon water quality and structural hazards associated with carbonate rock formations. The engineering solutions proposed to minimize environmental and structural impacts must be clearly detailed.</li> <li>ix. The approving authority shall approve or disapprove the proposed geotechnical aspects of the development plan and associated construction techniques.</li> <li>x. The location of all sinkholes, disappearing streams or karst features shown on documents submitted under the Phase I and/or Phase II Geologic Investigations shall be drawn on all preliminary and final plats and site plans. The plats shall also note any site remediation techniques to be utilized to stabilize any solution channels or subsidence karst features.</li> </ul> <ul style="list-style-type: none"> <li>b. Where karst features have been identified in the Carbonate Rock Area, new land uses and facilities that constitute unacceptable risks of discharges due to karst topography shall be prohibited, including, but not limited to underground storage tanks, solid waste landfills, hazardous waste storage and disposal, and hazardous materials storage and handling.</li> <li>c. Applicants seeking approval of development activities in subwatersheds that drain directly to the Carbonate Rock Area are only required to conduct the Phase I Geological Investigation. The Phase I investigation shall ensure that proposed development activities in these subwatersheds which may change the types and amount of runoff entering the Carbonate Rock Area, shall be designed to prevent the formation or enlargement of sinkholes, the introduction of contaminated surface water into ground water aquifers via sinkholes or cavities, and the lowering of the water table.</li> <li>d. Applicants in both the Carbonate Rock Area and in subwatersheds that drain directly to the Carbonate Rock Area shall demonstrate that all potential hazards to public health and safety, structures, and ground water are fully addressed and mitigated, with the maximum emphasis on nonstructural measures, including, but not limited to avoidance of modifications to the karst features.</li> </ul>	
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		<p>e. <b>Prohibitions</b> and limitations otherwise that are in direct keeping with the municipal values to be protected, as stated in the Master Plan and ordinance purpose, including prohibitions and limitations on site disturbance, forest clearance, infrastructure development, and site development (including identified karst features).</p>	
		<p>11. <b>Reporting Requirements:</b> Require that prior to issuance of a final Certificate of Occupancy or Approval and/or to release of any performance bonding held in relation to the project, that the applicant provide an “as-built” survey depicting the final site conditions.</p>	
		<p>12. <b>Municipal Approvals Conditioned On State Approvals:</b></p> <p>a. <b>General:</b> Require that the approved development demonstrate compliance where applicable with the NJ Erosion Control Standards at N.J.A.C. 2:90-1.</p> <p>b. <b>Applicable to Preliminary Approvals:</b> Preliminary approval shall be conditioned such that land modification affecting lands in the Carbonate Rock Area shall not occur until such time as the Highlands Council has either not called up the approval for review, or has reviewed the approval pursuant to N.J.S.A. 13:20-17(a)1 and either finds that the approval meets RMP requirements or finds that the approval must be modified and the municipality has so modified the approval. Preliminary approval shall also be conditioned upon review and approval by the municipal or board attorney of the language to be included in a deed restriction pertinent to any conservation easement that is a part of the approval.</p> <p>c. <b>Applicable to Final Approvals:</b> Final approval shall be conditioned such that land modification affecting lands in the Carbonate Rock Area shall not occur unless the Highlands Council has either not called up the approval for review, or has reviewed the approval pursuant to N.J.S.A. 13:20-17(a)1 and either finds that the approval meets RMP requirements or finds that the approval must be modified and the municipality has so modified the approval. Final approval shall also be conditioned upon the filing of a deed restriction, as approved by the municipal or board attorney pertinent to any conservation easement that is part of the approval.</p> <p>d. <b>Applicability of Highlands Council Review.</b> The ordinance must require that in the case of any development application involving the potential disturbance of two (2) acres, or more, or a cumulative increase in impervious coverage of one (1) acre, or more, the reviewing board shall provide a certified copy of the fully-executed resolution memorializing its final decision in the matter to the Highlands Council within ten (10) days of its adoption. The reviewing board must require the applicant to provide a copy of the final site plan and subdivision plats to the Highlands Council in digital format that meets the Highlands Council standards for digital submissions, where such plans and plats have been prepared in digital form. All resolutions memorializing a final decision shall include conditions</p>	<p>The purpose of this provision is to ensure that applicants do not assume approval prior to the legal fact of final approval, and that site disturbance based on preliminary findings does not harm resources that might be protected through a Highlands Project Review, Highlands Council “call up,” or HPAA permit process.</p> <p>The Highlands Council has “call up” rights under N.J.S.A. 13:20-17.c, allowing for a determination, “within 15 days after any final local government unit approval, rejection, or approval with conditions thereof,” on whether to review “any application for development in the preservation area.” Once a municipality comes into conformance in the Planning Area, the same approach applies. Because disturbance of regulated resources based on <u>preliminary</u> municipal approval would contradict the clear intent of the Act to allow Council review upon <u>final</u> approval, conditions on local preliminary and final approval are necessary. In addition to Council review authority for specific projects, the Council may determine that a municipal decision does not conform to the RMP as agreed to under Plan Conformance, and may act to determine that the municipality is no longer in conformance. Doing so would trigger provisions of the Act regarding loss of the legal shield, funding priorities and return of any prior funding provided by the Council.</p>

		<p>requiring these submittals, and that no local decision shall be deemed final until the Highlands Council has received the information required in this paragraph.</p> <p>e. <b>Applicable to Building Permits:</b> The ordinance must require that no building permit shall be issued and no other land modification affecting lands in the Carbonate Rock Area shall commence until the municipal development approval is final. If the building permit is the only applicable municipal approval, the building permit shall not be approved unless the applicant has proved that the project is in compliance with the standards of this ordinance, that the project is eligible for a Highlands Act exemption, that the Highlands Council has determined that the building permit will not result in the disturbance of lands in the Carbonate Rock Area, or that the project has received an HPAA or HPAA with waiver from the NJDEP.</p>	
		<p>13. <b>Waivers and Exceptions:</b> The ordinance must provide clear guidance to the reviewing Board, specifying that any waivers may be granted only in cases where the following review standards are met:</p> <p>a. <b>Highlands Act Waiver Provisions:</b> For applications other than major Highlands developments in the Preservation Area, and for any applicable approval in the Planning Area, no development involving a waiver may be approved by the development review board for disturbance of lands in the Carbonate Rock Area unless the applicant has received approval by the Highlands Council of a Highlands Act Waiver under the provisions of the RMP.</p> <p>b. <b>Exception Provisions:</b> For applications other than major Highlands developments in the Preservation Area, exceptions may be approved by the development review board for disturbance of lands in the Carbonate Rock Area only where the applicant can demonstrate that: (a) the deviation is unavoidable and represents the minimum feasible under the particular circumstances surrounding the project proposal, and the grant of relief is reasonable, necessary, and supports the general purpose and intent of the applicable development regulations; or (b) the literal enforcement of one or more provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question. The approval of an exception must be accompanied by a detailed justification, and is subject to review by the Highlands Council. The justification must include at a minimum an explanation of how and to what extent the following conditions are addressed:</p> <ul style="list-style-type: none"> <li>i. no alternative exists that will allow for at least a minimum practical use of the property;</li> <li>ii. the exception is for road or utility access to another part of the site where the actual development would occur (if applicable);</li> <li>iii. the exception provides relief only to the minimum extent necessary;</li> </ul>	<p>NJDEP Highlands Rules may provide for certain waivers – the municipality may wish to more clearly define the limits of exceptions to the ordinance provisions where they won't conflict with the NJDEP rules or the RMP, which incorporates the same waivers with regard to the Planning Area.</p> <p>Exceptions are applicable where site-specific conditions prevent complete application of a standard. Exceptions are not available for factors other than site conditions, such as any scheduling or financial constraints of the applicant. The mandatory statement of justification for an exception shall be used by the Highlands Council as the basis for its review of a municipal approval under the call-up provisions.</p>

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		<p>iv. other environmental features are not damaged in the process of protecting karst features.</p> <p>c. <b>Additional Provisions:</b> No exception may be approved that violates the NJ Erosion Control Standards at N.J.A.C. 2:90-1. All exceptions granted by the review board must be reported to the Highlands Council upon local approval.</p>	
<b>Enforcement</b>		<p>1. <b>Site Inspections:</b> Provide a responsibility to specific municipal officials to periodically inspect the site throughout construction for compliance with the development approval, including provisions for:</p> <p>a. Verification of baseline conditions in all areas designated for conservation easements, deed restrictions or other means of resource preservation.</p> <p>b. Sequencing of compliance inspections to ensure the protection of on-site and off-site resources, achievement of site construction and environmental impact requirements, placement of conservation easement monuments, etc.</p> <p>c. Verification of “as built” conditions including compliance with conservation easements, deed restrictions or other means of resource preservation.</p>	Specific provision for site inspections is critical to the protection of the features protected by this ordinance and all other sensitive environmental features.
		<p>2. <b>Administrative Compliance:</b> Provide for issuance of a stop-work order, revocation of building permits, refusal to approve further work, or denial of certificates of occupancy, plus mandatory remedial and corrective measures including full restoration of any resources that are improperly disturbed.</p>	Standard MLUL authorities for administrative compliance will apply to enforcement of this ordinance.
		<p>3. <b>Penalties:</b> Provide for civil and criminal penalties for violations.</p>	In most cases, standard penalty provisions under the MLUL will be sufficient.
<b>Recommended Model or Example Ordinances</b> (up to five, with model ordinances listed first)		<p>1. North Jersey Resource Conservation &amp; Development Council Carbonate Rock guidance manual and model ordinance.</p>	Model and draft ordinances are listed for informational purposes only. Specific language from each ordinance must be reviewed by competent legal and planning experts to determine what is most appropriate for use in complying with the Highlands Council standards for Plan Conformance.