

**LEBANON TOWNSHIP, HUNTERDON COUNTY, NEW JERSEY**  
**HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE (REVISED)**

DRAFT 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.	<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	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. RAHDPP Agreements as approved by COAH (If Applicable)	✓	--	As needed	Governing Body	2009 Plan Conformance Grant, with #1.a
	c. 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	Plan Conformance Grant
3.	<b>Environmental Resource Inventory – Integrated</b>		TBD	FY 2012+	Envl Comm.	Not required - may be maintained as an Addendum
4.	<b>Highlands Element of Municipal Master Plan (Module 5) – Adopted</b>	✓	\$3,000	60 days	Planning Board	Plan Conformance Grant
5.	<b>Municipal Master Plan Elements</b> (as applicable)				Planning Board	FY 2012 activities to be selected based upon priorities relevant to specific municipality. All others FY2012+
	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		\$15,000	FY 2012+	Planning Board	In furtherance of Township Farmland Preservation Planning; development of plan for agricultural retention in the Township. Release of funding contingent upon Executive Director approval of a scope of work.
	f. Community Facilities Plan Element					
	g. Sustainable Economic Development Plan Element					
	h. Historic Preservation Plan Element					
	i. Development Transfer Plan Element (optional)					
	j. Septic System Yield Allocation (if applicable)					
	k. Green Building and Environmental Sustainability Element		\$7,500	FY 2012+	Planning Board	Funding to identify and plan for issues regarding on-site alternative energy facilities and green building options. Release of funding contingent upon Executive Director approval of a scope of work.
6.	<b>Highlands Land Use Ordinances (Module 6) – Adopted</b>	✓	\$10,000	120 days	Planning Board, Governing Body	Plan Conformance Grant
	a. Adopt Planning Area Petition Ordinance	✓	\$500	60 days	Governing Body	Plan Conformance Grant
	b. Adopt Checklist Ordinance	✓	\$1,000	60 days	Planning Board, Governing Body	Plan Conformance Grant
7.	<b>Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)</b>	✓	\$5,000	120 days	Planning Board, Governing Body	Amended Plan Conformance Grant
8.	<b>Cluster Development for Agricultural Resource Areas</b>					
	a. Grant Application for Cluster Development Program		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	
9.	<b>Resource Management Plans and Programs</b>					
	a. Water Use and Conservation Management Plan		\$40,000	FY 2012+	Highlands Council, Governing Body	Highlands Council lead; planning focus on HUC14 Subwatershed #02030105020020, known as "Spruce Run (Reservoir to Glen Gardner)."
	b. Habitat Conservation and Management Plan		\$30,000	FY 2012+	Governing Body	Toward development of plan to identify species at risk, options for restoration of habitat, and standards for mitigation of unavoidable impacts of public and private projects. Funds to be released upon approval of scope of work.
	c. Stream Corridor Protection/Restoration Plan (optional)		\$35,000	FY 2012+	Governing Body	Development of plans to protect/restore streams in the municipality and to mitigate the impacts of future land uses on such water resources. Funds to be released upon approval of scope of work.
	d. Wastewater Management Plan	✓	\$3,000	NJDEP Schedule	Highlands Council, Governing Body	NJDEP Administrative Order 2010-03 (Chapter of County WMP)
	e. Septic System Management/Maintenance Plan		TBD	FY 2012+	Health Board	

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	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+		
	j. Land Preservation and Land Stewardship Program		TBD	FY 2012+		
	k. 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
	d. Lake Restoration Management Plan Ordinance		TBD	*		*Following completion of 9.f
	e. Tree Clearing Ordinance		TBD	FY 2012+		
	f. Right to Farm Ordinance (if applicable)	✓	--	Adopted		Adopted Ordinance in Township Code (Article II, Section 400-14) - to be reviewed by Highlands Council.
	g. Transfer of Developments Right Ordinance (if applicable)		TBD	*		*Following completion of 5.i
	h. Scenic Resource Mgmt Ordinance (if applicable)		TBD	*		*Following completion of 9.g, if selected
	i. Stormwater Management Ordinance		TBD	*		*Updates only, as needed to incorporate RMP provisions; following 9h, 9i
	j. Other Ordinance Provisions (specify)		TBD	Local schedule		
<b>12.</b>	<b>Redevelopment and Brownfields Opportunities (optional)</b>					
	a. Highlands Redevelopment Area Planning		TBD	Local schedule	Planning Board, Governing Body	
<b>13.</b>	<b>RMP Updates (optional)</b>					
	a.	N/A	N/A	Local schedule		None identified at this time
<b>14.</b>	<b>Map Adjustment Petition(s) (optional)</b>					
	a.	N/A	N/A	Local schedule		None identified at this time
<b>15.</b>	<b>Highlands Center Petition (optional)</b>					
	a.	N/A	N/A	Local schedule		None identified at this time
<b>16.</b>	<b>Submission of Municipal Planning and Regulatory Documents and Supporting Materials (based on the list of existing documents and petition submittals; list separately)</b>	N/A		N/A		All required documents have been provided.
	a.					
<b>17.</b>	<b>Discretionary Documents or Requests (financial and technical assistance requests from the municipality)</b>					
	a.		N/A	Local schedule		None identified at this time
<b>18.</b>	<b>Attendance at Highlands Council Training Sessions</b>					
	a. Ordinance Administration: Application Procedures, Implementation, Enforcement	✓	\$2,500	4-6 months	Highlands Council	Land Use Administrator/Board Secretary, Zoning Officer, Enforcement Officer, Property Inspector, Professionals
<b>Total Approximate Budget</b>			<b>\$159,500</b>			

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. Important in such considerations is the on-going recognition of the voluntary nature of Plan Conformance with respect to the municipality'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 municipality has been provided the tools (including grant funding) with which to accomplish each component of the Plan Conformance program.

Lebanon Township

Account of Highlands Council Grant Awards

8/17/2011

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments	
COAH - 3rd Round	Closed	December 1, 2005	\$ 7,500.00	Fair Share Plan	\$ 7,500.00	
Initial Assessment	Executed	June 26, 2008	\$ 20,000.00	IA Report	\$ 4,529.80	
Water Use & Conservation Management Plan	Executed	February 26, 2009	\$ 5,000.00	Pilot	\$ -	
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 10,891.40	
				Module 2 -	\$ 9,798.00	
				Module 3 -	\$ 3,310.70	
				Module 4 -	\$ 3,327.60	
				Module 5 -	\$ 6,133.44	
				Module 6 -	\$ 9,173.20	
				Module 7 -	\$ 5,972.73	
				Subtotal	\$ 48,607.07	
			Grant Award Total	\$ 132,500.00	Balance	\$ 51,392.93
TOTAL REIMBURSEMENT AMOUNT					\$ 48,607.07	

**Anticipated Expenses, 2011-2012 Amended Plan Conformance Grant**

Completion of Module 3 – COAH Certification	\$ 5,000.00	Plan Conformance Grant Balance Forward	\$ 51,392.93
Completion of Module 4 – Finalize/Adopt ERI	\$ 2,000.00	Municipal Response/Related Expenses Estimate	\$ (7,500.00)
Completion of Module 5 – Highlands Element	\$ 3,000.00	Estimated Pre-Hearing Accuracy Review Expenses	\$ (500.00)
Completion of Module 6 – Land Use Ordinances	\$ 10,000.00	Estimate of Available Plan Conformance Grant Funds	\$ 43,392.93
Agriculture Retention/Farmland Preservation Plan	\$ 15,000.00		
Green Building/Environmental Sustainability Element	\$ 7,500.00		
Planning Area Petition & Checklist Ordinances	\$ 1,500.00		
Municipal Zoning Map Update	\$ 5,000.00	<b>Amended Plan Conformance Grant</b>	
Water Use & Conservation Management Plan	\$ 40,000.00	Anticipated 2011-2012 Expenses	\$ 159,500.00
Habitat Conservation & Management Plan	\$ 30,000.00		\$ (43,392.93)
Stream Restoration & Management Plan	\$ 35,000.00	<b>Estimated Total Need</b>	<b>\$ 116,200.00</b>
Wastewater Management Plan	\$ 3,000.00		
Highlands Council Training Sessions	\$ 2,500.00		
<b>TOTAL</b>	<b>\$ 159,500.00</b>		