

Alpha Borough, Warren 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.	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	2009 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. RAHDPP Agreements as approved by COAH (if Applicable)	√	--	As needed	Governing Body	2009 Plan Conformance Grant, with #1.a
	b. Adoption of Implementing Ordinances	√	--	As needed	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.	Environmental Resource Inventory – Integrated	N/A	TBD	FY 2012+	Envl Comm.	
3.	Highlands Element of Municipal Master Plan (Module 5) – Amended and Adopted					
	a. Amend to incorporate Alpha Highlands Center Designation	√	\$35,000	6 months	Planning Board	Amended Plan Conformance Grant. Funding also addresses costs of #4.a, and #5. c-g. Funds to be released upon approval of scope of work.
	b. Remove/edit inapplicable Planning Area components					
	c. Highlands Council Authorization					
	d. Planning Board adoption process					
4.	Municipal Master Plan Elements (as applicable)			FY 2011	Planning Board	FY 2012 activities selected based upon priorities relevant to specific municipality.
	a. Land Use Plan Element	√	see #3 above	12 - 15 mo.		
	b. Conservation Plan Element					
	c. Circulation Plan Element					
	d. Land Preservation and Land Stewardship Plan Element					This Plan Element will be combined with the Agriculture Retention/Farmland Preservation Plan Element
	e. Agriculture Retention/Farmland Preservation Plan Element	√	\$5,000	12 - 15 mo.		Regarding areas outside of Highlands Center Designation
	f. Community Facilities Plan Element					
	g. Sustainable Economic Development Plan Element	√	\$20,000	12 - 15 mo.		In connection with Highlands Center Designation
	h. Historic Preservation Plan Element					
	i. Development Transfer Plan Element (optional)		TBD	FY 2012+		In connection with Highlands Center Designation, TDR Feasibility Study recommended for consideration as potential future activity.
	j. Septic System Yield Allocation (if applicable)					
5.	Highlands Land Use Ordinances (Module 6) – Amended and Adopted	√			Planning Board, Governing Body	Amended Plan Conformance Grant
	a. Adopt Planning Area Petition Ordinance (If Applicable)	√	\$500	60 days	Governing Body	Amended Plan Conformance Grant
	b. Adopt Checklist Ordinance (If Applicable)		\$1,000	60 days	Governing Body	Amended Plan Conformance Grant
	c. Amend LUO to incorporate Alpha Highlands Center Designation and all applicable components	√	see #3 above	9-12 months 120 days	Governing Body	
	d. Remove/edit inapplicable Planning Area components					
	e. Prepare regulations applicable to infill and redevelopment areas					
	f. Highlands Council Authorization					
	g. Highlands LUO adoption process					
6.	Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)	√	\$5,000	9-12 months	Planning Board, Governing Body	Amended Plan Conformance Grant; to be completed concurrent with Highlands Area Land Use Ordinance, item 5c-g, above.
7.	Cluster Development for Agricultural Resource Areas					
	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	
8.	Resource Management Plans and Programs					
	a. Water Use and Conservation Management Plan	√	TBD	FY 2012	Planning Board	In connection with Highlands Center Designation
	b. Habitat Conservation and Management Plan	√	\$5,000	FY 2012+	Planning Board	Funds to be released upon approval of scope of work.
	c. Stream Corridor Protection/Restoration Plan (optional)		TBD	FY 2012		
	d. Wastewater Management Plan	√	\$3,000	NJDEP Schedule	Planning Board, Governing Body	NJDEP Administrative Order 2010-03 (Local WMP or County chapter) Funding provided in connection to Highlands Center Designation.

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e. Septic System Management/Maintenance Plan		TBD	FY 2012+	Health Board	
f. Lake Restoration Management Plan (if applicable)		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+		
9. Board of Health Ordinances					
a. Septic System Maintenance		TBD	FY 2012+		Subsequent to release of final model ordinance and completion of 8.e
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 9.f
d. Tree Clearing Ordinance		TBD	FY 2012+		
e. Right to Farm Ordinance (if applicable)	√	--	FY 2012	Governing Body	Adoption of State model ordinance
f. Transfer of Developments Right Ordinance (if applicable)		TBD	*		*Following completion of 4.i, if selected
g. Scenic Resource Mgmt Ordinance (if applicable)		TBD	*		*Following completion of 8.f, if selected
h. Stormwater Management Ordinance		TBD	*		*Updates only, as needed to incorporate RMP provisions; following 8.g and 8.h
i. Other Ordinance Provisions (specify)		TBD	Local schedule		
11. Redevelopment and Brownfields Opportunities (optional)					
a. Highlands Redevelopment Area Petition Planning			Local schedule		
12. RMP Updates (optional)					
Refer to Draft Consistency Review and Recommendations Report - Appendix B			Complete		Processed May 28, 2010
13. Map Adjustment Petition(s) (optional)					
a.			Local schedule		Incorporate via Highlands Center Designation
14. Highlands Center Petition (optional)					
a. Alpha Highlands Center Designation Planning	√	\$10,000	Local schedule	Planning Board, Governing Body	Incorporate as part of Petition for Plan Conformance
15. Submission of Municipal Planning and Regulatory Documents and Supporting Materials	√		45 days	Planning Board, Governing Body	Amended Plan Conformance Grant
Refer to Draft Consistency Review and Recommendations Report - Section A.3					Please provide in Adobe pdf format
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
2011-12 Total Approximate Budget		\$94,000			

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

Borough of Alpha

7/27/2011

Account of Highlands Council Grant Awards

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments
Initial Assessment	Closed	February 26, 2009	\$ 15,000.00	IA Report	\$ 11,352.56
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 9,736.58
				Module 2 -	\$ 6,810.25
				*Module 3 -	\$ 17,154.75
				Module 4 -	\$ 4,655.80
				*Module 5 -	\$ 6,642.15
				Module 6 -	\$ 6,398.51
				*Module 7 -	\$ 4,761.78
				<i>Subtotal</i>	<i>\$ 56,159.82</i>
			<i>Total Grant Awards</i>	<i>\$ 115,000.00</i>	<i>Balance</i>
					<i>\$ 43,840.18</i>
TOTAL REIMBURSEMENT AMOUNT					\$ 67,512.38

Anticipated Expenses, 2011-2012 Amended Plan Conformance Grant

Completion of Module 3 – COAH Certification	\$ 5,000.00	Plan Conformance Grant Balance Forward	\$ 43,840.18
Completion of Module 4 – Finalize/Adopt ERI	\$ 2,000.00	Estimated Municipal Response/Related Expenses	\$ (7,500.00)
Completion of Module 5 – Highlands Element*	\$ 35,000.00	Estimated Pre-Hearing Accuracy Review Expenses	\$ (500.00)
Agricultural Retention/Farmland Pres. Plan	\$ 5,000.00	Estimate of Available Funds	\$ 35,840.18
Sustainable Economic Development Plan	\$ 20,000.00		
Completion of Module 6 – Land Use Ordinances	**		
Planning Area Petition & Checklist Ordinances	\$ 1,500.00	Amended Plan Conformance Grant	
Municipal Zoning Map Update	\$ 5,000.00	Anticipated 2011-2012 Expenses	\$ 94,000.00
Habitat Conservation and Management Plan	\$ 5,000.00		\$ (35,840.18)
Wastewater Management Plan	\$ 3,000.00	Estimated Total Need	\$ 58,200.00
Highlands Center Designation Planning	\$ 10,000.00		
Highlands Council Training Sessions	\$ 2,500.00		
TOTAL	\$ 94,000.00		

* - A reimbursement voucher for Modules 3, 5 and 7 was submitted to Alpha Borough for signature on 7/19/2011

** - Funding for completion of Modules 5 and 6 are accounted for in the \$35,000 allocated for Module 5.