

DRAFT CHESTER BOROUGH IMPLEMENTATION PLAN AND SCHEDULE FOR FULL PLAN CONFORMANCE BY TASK	Applicable? (√) or N/A	Approximate Budget (for future use)	Anticipated Completion Date	Responsible Entity	Status and Comments
1. Housing Element & Fair Share Plan (Module 3)					
a. Summary of Fair Share Plan	√		March 1, 2010	Chester/HC/COAH	
b. Draft Housing Element	√		March 1, 2010	Chester/HC/COAH	
c. Highlands RMP Adjusted Growth Projection (incl. calculations)	√		March 1, 2010	Chester/HC/COAH	
d. Review and narrative of sites and/or mechanisms to meet prior round and projected growth share obligation	√		March 1, 2010	Chester/HC/COAH	
e. Municipally approved and adopted Housing Element and Fair Share Plan (incl. COAH submittals)	√		June 8, 2010	Chester/HC/COAH	
f. Completed copies of the Growth Share Calculations	√		June 8, 2010	Chester/HC/COAH	
g. Module 3 Appendix C submittal (if applicable under draft RAHDPP guidelines)	√		June 8, 2010	Chester/HC/COAH	
2. Highlands Environmental Resource Inventory (Module 4) – Adopted	√			Chester/HC	Revised DRAFT complete with Highlands Council Staff comments incorporated
3. Environmental Resource Inventory – Integrated	√			Chester/HC	see above
4. Highlands Element of Municipal Master Plan (Module 5) – Adopted	√			Chester/HC	DRAFT complete; Highlands Council Staff comments required
5. Municipal Master Plan Elements (if applicable - specific elements may not be necessary if already exist and adopting Highlands Element model to supplement existing master plan)					
a. Land Use Plan Element	√			Chester/HC	DRAFT complete; Highlands Council Staff comments required
b. Conservation Plan Element	√			Chester/HC	
c. Circulation Plan Element	√			Chester/HC	
d. Land Preservation and Land Stewardship Plan Element – including updated preserved land inventory and map	√			Chester/HC	
e. Agriculture Retention/Farmland Preservation Plan Element – including updated preserved farmland inventory and map	√			Chester/HC	
f. Community Facilities Plan Element	√			Chester/HC	
g. Sustainable Economic Development Plan Element	√			Chester/HC	
h. Historic Preservation Plan Element	√			Chester/HC	
i. Development Transfer Plan Element (incl. receiving zones, optional)	√			Chester/HC	Will prepare Development Transfer Plan (including receiving zones)
6. Highlands Land Use Ordinances (Module 6) – Adopted	√			Chester/HC	DRAFT complete; Highlands Council Staff comments required
7. Board of Health Ordinances					
a. Septic System Maintenance	√			Chester/HC	Not Available
b. Potential Contaminant Source Management	√			Chester/HC	Not Available
8. Implementing Ordinances for Management Plans and Programs					
a. Water Use and Conservation Management Plan Ordinance	√			Chester/HC	Not submitting at this time
b. Habitat Conservation and Management Plan Ordinance	√			Chester/HC	Not submitting at this time
c. Septic System Management/Maintenance Plan Ordinance	√			Chester/HC	Not submitting at this time
d. Lake Restoration Management Plan Ordinance (if applicable)	√			Chester/HC	Not submitting at this time
e. Tree Clearing Ordinance	√			Chester/HC	Not submitting at this time
f. Right to Farm Ordinance (if applicable)	√			Chester/HC	Not submitting at this time

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g. Transfer of Developments Right Ordinance (if applicable)	√			Chester/HC	Not submitting at this time
h. Other Ordinance Provisions (specify)					
9. Zoning Map and Schedule of Requirements – Adopted	√			Chester/HC	Not submitting at this time
10. Official Map – (Adopted - if exists)	√			Chester/HC	
11. Septic System Yield Allocation (if applicable)	√			Chester/HC	
12. Cluster Development for Agricultural Resource Areas					
a. Grant Application for Cluster Development Program	√			Chester/HC	
b. Municipal Cluster Development Plan	√			Chester/HC	
c. Municipal Cluster Development Ordinance and Design Guidelines	√			Chester/HC	
13. Redevelopment and Brownfields Opportunities (optional)					
a. Highlands Redevelopment Area Petition	√			Chester/HC	
14. Resource Management Plans and Programs					
a. Water Use and Conservation Management Plan	√			Chester/HC	
b. Habitat Conservation and Management Plan	√			Chester/HC	
c. Stream Corridor Protection/Restoration Plan (optional)	√			Chester/HC	
d. Wastewater Management Plan (County WMP may be used)	√			Chester/HC	
e. Septic System Management/Maintenance Plan	√			Chester/HC	
f. Lake Restoration Management Plan (if applicable)	N/A			N/A	N/A
g. Scenic Resource Management Plan (optional)	N/A			N/A	N/A
h. Municipal Stormwater Management Plan	√			Chester/HC	
i. Regional Stormwater Management Plan (if applicable)	√			Chester/HC	
j. Land Preservation and Land Stewardship Program (funding, stewardship, and monitoring for open space and agricultural resources)	√			Chester/HC	
15. RMP Updates (optional)					
a.	√			Chester/HC	
16. Map Adjustments (optional)					
a.	√			Chester/HC	
17. Municipal Planning and Regulatory Documents and Supporting Materials (based on the list of existing documents and petition submittals, list separately)					
a.	√			Chester/HC	
18. Discretionary Documents or Requests (financial and technical assistance requests from the municipality)					
a.	√			Chester/HC	
19. Submission of Plan Conformance Grant Application	√			Chester/HC	
20. Submission of Revised Petition (to be determined by the Highlands Council and the municipality)	√			Chester/HC	
21. Final Consistency Review and Recommendations Report (to be determined by the Highlands Council)	√			Chester/HC	

BOROUGH OF CHESTER, MORRIS COUNTY, NEW JERSEY
HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE

DRAFT MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK	Amended Grant Agreement Task #	Priority (√) or N/A	Remaining Approved Budget	Estimated Completion Timeframe	Municipally Proposed Completion Date	Actual Completion Date	Status and Comments
<p align="center">Any work other than Items 2, 3 and 5 below (Modules 4, 5 and 6) must have a scope of work approved by the Highlands Council prior to any work being conducted. The Highlands Council is not responsible for the reimbursement of any work conducted on any item without an approved scope of work.</p>							
1.	Housing Element & Fair Share Plan (Module 3) Updates	√	\$25,000	2 - 4 Months			Reflects Module 2, 3 7 Updates
2	Highlands Environmental Resource Inventory (Module 4)	√	\$2,000	60 days			
3	Highlands Element of Municipal Master Plan (Module 5)	√	\$3,000	4 - 6 Months			Planning Board adoption prior to the adoption of the Highlands Land Use Ordinance
	a. Master Plan Reexamination Report	√	\$4,000	2 - 4 Months			
4.	Municipal Master Plan Elements (as applicable)						
	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						
	f. Community Facilities Plan Element						
	g. Sustainable Economic Development Plan Element		\$20,000	TBD			To be completed only after adoption of Planning Area Petition Ordinance and Reexamination Report
	h. Historic Preservation Plan Element		\$10,000	TBD			To be completed only after adoption of Planning Area Petition Ordinance and Reexamination Report
	i. Development Transfer Plan Element						
	j. Septic System Yield Allocation (if applicable)						
5.	Highlands Land Use Ordinances (Module 6)	√	\$10,000	6 Months			
	a. Adopt Planning Area Petition Ordinance	√	\$500	1 Month			Required for Planning Area conforming towns only
	b. Adopt Highlands Municipal Referral Ordinance (Checklist) (optional)	√	\$1,000	2 Months (if required)			For use only where a municipality expects significant delays in the adoption of the complete Highlands Land Use Ordinance only
	c. Highlands Area Exemption Ordinance (optional)	√	\$1,000	Optional			
6.	Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)	√	\$5,000				
7.	Resource Management Plans and Programs						
	a. Water Use and Conservation Management Plan		TBD				With Highlands Council approved scope of work only
	b. Habitat Conservation and Management Plan						
	c. Stream Corridor Protection/Restoration Plan (optional)		TBD				
	d. Wastewater Management Plan		\$3,000				Highlands Council to assist municipality with DEP 7:15 WMP adoption using Highlands WMP template document.
	e. Septic System Management/Maintenance Plan						
	f. Lake Restoration Management Plan (if applicable)						

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g. Scenic Resource Management Plan (optional)							
h. Municipal Stormwater Management Plan			\$15,000	TBD			Highlands Council scope of work information available.
i. Regional Stormwater Management Plan (if applicable)							
j. Land Preservation and Land Stewardship Program							
k. Forest Stewardship Plan (optional)							
8. Board of Health Ordinances							
a. Septic System Maintenance							
b. Potential Contaminant Source Management							
9. Implementing Ordinances for Management Plans and Programs							
a. Water Use and Conservation Management Plan Ordinance							
b. Habitat Conservation and Management Plan Ordinance							
c. Stream Corridor Ordinance							
d. Lake Restoration Management Plan Ordinance							
e. Tree Clearing Ordinance							
f. Right to Farm Ordinance (if applicable)							
g. Transfer of Developments Right Ordinance (if applicable)							
h. Scenic Resource Mgmt Ordinance (if applicable)							
i. Stormwater Management Ordinance							
j. Other Ordinance Provisions (specify)							
10. Redevelopment and Brownfields Opportunities (optional)							
11. RMP Updates (optional)							
12. Map Adjustment Request(s) (optional)							
13. Highlands Center Planning (optional)							
14. Submission of Municipal Planning and Regulatory Documents							
15. Discretionary Documents or Requests (financial and technical assistance requests from the municipality)							
16. Attendance at Highlands Council Training Sessions							
a. Municipal Exemption Determinations (optional)			\$1,000				
b. Ordinance Administration: Application Procedures, Implementation, Enforcement			\$1,500				
			Total Approximate Budget				
			\$102,000				

This Plan will be altered over time, to reflect the municipality's progress toward implementing 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.