

TOWNSHIP OF LOPATCONG
AMENDED HIGHLANDS IMPLEMENTATION PLAN AND SCHEDULE

MUNICIPAL IMPLEMENTATION PLAN AND SCHEDULE FOR PLAN CONFORMANCE BY TASK		FY 2011 -2012 Priority (✓) or N/A	Approximate Budget	Anticipated Completion Date	Responsible Entity	Status and Comments
1.	Housing Element & Fair Share Plan (Module 3)		\$1,500			
	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	✓	\$1,500	60 days	Envl Comm., Planning Board	Amended Plan Conformance Grant
3.	Highlands Element of Municipal Master Plan (Module 5) – Adopted	✓	\$5,000	60 days 6 months	Planning Board	Amended Plan Conformance Grant
	a. Master Plan Reexamination Report – Prepared and Adopted	✓	\$2,500	60 days	Planning Board	Highlands Council model provided.
4.	Municipal Master Plan Elements (as applicable)			FY 2011 2012	Planning Board	FY 2011 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	✓	\$10,000	FY 2011 -2012+	Planning Board	Amended Plan Conformance Grant; to further Ag Pres/Retention in the Township, primarily focused on lands meeting SADC criteria for Tillable Land and Soils, and including integration of Rt 57 corridor study into Ag Planning/implementation. Funds to be released upon approval of scope of work.
	f. Community Facilities Plan Element					
	g. Sustainable Economic Development Plan Element	✓	\$20,000			Development of plan to enhance and provide for sustained economic viability (in conjunction with 11a and 14 below, as applicable) and optimization of the Township's limited growth capacity. Funding to be released upon approval of scope of work by the Executive Director.
	h. Historic Preservation Plan Element					
	i. Septic System Yield Allocation (if applicable)					
5.	Highlands Land Use Ordinances (Module 6) – Adopted	✓	\$15,000	120 days 6-12 months	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	✓	\$1,000	60-90 days	Planning Board, Governing Body	Amended Plan Conformance Grant; completion to follow adoption of Highlands Master Plan Reexamination Report, per #3a, above; model available, which should be modified to reference consistency of development applications with Highlands Ctr provisions.
6.	Zoning Map Update – Adopted (Update to reflect Highlands Overlay Zones, Districts)	✓	\$3,500	120 days 6-12 months	Planning Board, Governing Body	Amended Plan Conformance Grant; coinciding with or immediately following adoption of Highlands Area Land Use Ordinance, #5 above.
7.	Cluster Development for Agricultural Resource Areas					
	a. Municipal Cluster Development Plan	✓	\$5,000	FY 2011	Planning Board	Analysis of feasibility/ Planning to maximize protection of agricultural potential in Conservation Zone parcels through provide for clustering, site design and layout, and other of cluster development techniques. Funds to be released upon approval of scope of work.
	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			

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	b. Habitat Conservation and Management Plan	√	\$12,000	FY 2012+	Planning Board, Env'l Comm.	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)	√	\$10,000	FY 2012+		Development of plans to protect/restore streams and associated lakes, 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	√	\$5,000	NJDEP Schedule		NJDEP Administrative Order 2010-03 (Local WMP)
	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+		Township ordinance will be submitted for review.
	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 8e
	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	FY 2012+		*Following completion of 8.b
	c. Stream Corridor Ordinance		TBD	FY 2012+		*Following completion of 8.c
	d. Tree Clearing Ordinance		TBD	FY 2012+		
	e. Right to Farm Ordinance		--	FY 2012	Governing Body	Township ordinance will be submitted for review.
	g. Scenic Resource Mgmt Ordinance (if applicable)			*		*Following completion of 8f, if selected
	h. Stormwater Management Ordinance			*		*Updates only, as needed to incorporate RMP provisions; following 8g
	i. Other Ordinance Provisions (specify)		TBD	Local schedule		
11.	Redevelopment and Brownfields Opportunities (optional)					
	a. Highlands Redevelopment Area Planning	√	\$10,000	FY 2011 -2012+		Ingersoll Rand Site and analysis for other redevelopment opportunities and potential Highlands Redevelopment Area designation. Funds to be released upon approval of scope of work.
12.	RMP Updates (optional)					
	a.			Local schedule		
13.	Map Adjustment Petition(s) (optional)					
	a.			Local schedule		
14.	Highlands Center Petition (optional)					
	a. Lopatcong Township Highlands Center	√	\$10,000	Local schedule FY2012		Highlands Center planning; refinement; development of land use categories; intended permitted uses, development densities, set-asides; in conjunction with 4g, above and for inclusion of provisions in Highland Master Plan Element (#3) and Land Use Ordinance (#5), above. Funds released upon approval of scope of work.
15.	Submission of Municipal Planning and Regulatory Documents and Supporting Materials (based on the list of existing documents and petition submittals, list separately)			45 days		2009 Plan Conformance Grant
	a.					

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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 Total Approximate Budget			\$110,000			
Prior Approval			\$86,500			

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

Lopatcong Township

12/19/2011

Account of Highlands Council Grant Awards

Type of Grant	Status	Resolution Date	Grant Amount	Tasks	Payments
Council on Affordable Housing	Closed	October 6, 2005	\$ 7,500.00	Fair Share Plan	\$ 7,500.00
Transfer of Development Rights	Closed	September 20, 2007	\$ 24,500.00	TDR Report	\$ 24,500.00
Initial Assessment	Closed	July 10, 2008	\$ 15,000.00	IA Report	\$ 16,037.00
Plan Conformance	Executed	December 18, 2008	\$ 100,000.00	Module 1 -	\$ 23,177.10
				Module 2 -	\$ 6,291.10
				Module 3 -	\$ 30,775.15
				Module 4 -	\$ 5,129.50
				Module 5 -	\$ 13,363.90
				Module 6 -	\$ 8,031.20
				Module 7 -	\$ 9,708.00
				<i>Subtotal</i>	\$ 96,475.95
				<i>Balance</i>	\$ 3,524.05

Grant Award Total \$ 147,000.00

TOTAL REIMBURSEMENT AMOUNT \$ 144,512.95

Anticipated Expenses, 2011-2012 Amended Plan Conformance Grant

Completion of Module 3 – COAH Certification	\$ 1,500.00
Completion of Module 4 – Finalize/Adopt ERI	\$ 1,500.00
Completion of Module 5 – Highlands Element	\$ 5,000.00
Completion of Module 6 – Land Use Ordinances	\$ 15,000.00
Master Plan Reexamination Report	\$ 2,500.00
Planning Area Petition Ordinance	\$ 500.00
Checklist Ordinance	\$ 1,000.00
Sustainable Economic Development Plan	\$ 20,000.00
Ag Retention/Farm Preservation Plan	\$ 10,000.00
Cluster Development for Ag. Resource Areas	\$5,000
Municipal Zoning Map Update	\$ 3,500.00
Habitat Conservation and Management Plan	\$ 12,000.00
Stream Corridor Restoration Plan	\$ 10,000.00
Wastewater Management Plan	\$ 5,000.00
Highlands Redevelopment Area Planning	\$ 10,000.00
Highlands Center Designation Planning	\$ 10,000.00
Highlands Council Training Sessions	\$ 2,500.00
TOTAL	\$ 110,000.00

Agreement Task#

Plan Conformance Grant Balance Forward	\$ 3,524.05
Municipal Response/Related Expenses	\$ (3,233.00)
Estimate of Available Funds	\$ 291.05

Amended Plan Conformance Grant

Anticipated 2011-2012 Expenses	\$ 110,000.00
Estimate of Available Funds	\$ (291.05)
Estimated Total Need	\$ 109,800.00