

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)						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						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)			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.
	1. Innovative Alternative Wastewater Evaluation		\$12,000				Innovative Wastewater approach evaluation. Scope of Work Required.

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
e. Septic System Management/Maintenance Plan							
f. Lake Restoration Management Plan (if applicable)							
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 and							
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				
			\$114,000				

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.