

**DRAFT - HOLLAND ACTION PLAN**

4-Jun-08

Item No.	Subject	Action Item	Deliverable	Municipal Deadline *	Completion Date	Agency Review Timetable (Days from Municipal Submission) *	Status
A1	Municipal Self Assessment	The Township shall conduct a Municipal Assessment using the OSG Assessment Report Template. The Municipal Assessment should recognize the Highlands Region Preservation and Planning Areas and Highlands Resources as identified in the Highlands RMP. This assessment will use data from the Highlands RMP consistent with the Office of Smart Growth guidelines approved October 17, 2007.	Municipal Assessment Report	8/29/2008		15	
A2	Opportunity and Constraints Analyses	Based on the Holland Township, Municipal Assessment Report, OSG, NJDA, DOT and DEP will perform Opportunity and Constraints Analyses with input from the Highlands Council staff. The opportunity and constraints analyses, where appropriate, shall recognize Highlands resources in accordance with the Regional Master Plan (RMP) consistent with the Highlands/OSG/SPC MOU and the OSG guidelines approved October 17, 2007.	General Capacity and Trend Analysis by State agencies and Highlands staff. The review will compare the Municipal Self-Assessment Report with the most up-to-date regional and statewide data to determine whether trend growth is sustainable based on the resources and infrastructure available in the municipality, region and state.			60 days from MSA submission. This is longer than usual due to coordination with Highlands Council.	
A3	Center Concepts	The OSG will conduct Center Education session in the Township, so that the public will fully understand the concepts of the State Development and Redevelopment Plan (SDRP) and how they apply to the Township. The Highlands Council will be invited to be in attendance at Center Education sessions to serve as a resource.	Summary Report produced by OSG	8/14/2008		45	
A4	Center Concepts	The Township shall prepare preliminary concepts for the Town Center(s) based on the public Center Education meeting that adequately accommodate or accept the growth potential of the environs as proposed by the Township's Master Plan. State Agencies and the Highlands Council will provide recommendations regarding the draft center(s) based on the SDRP and the Highlands Regional Master Plan (RMP).	Narrative statement and map(s).	12/12/2008		45	

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A5	Center Concepts	The Township should be mindful of environmental resources and characteristics for the proposed Center(s).	Mapping and revised projections if necessary.	12/12/2008		45	
A6	Center Concepts	The Township shall ensure that the Center(s) or environs (where appropriate) are sufficient to accommodate prior-round affordable housing obligations and growth share.	Mapping and revised projections if necessary.	12/12/2008		45	
A7	Center Concepts	The Township shall consider water supply, wastewater capacity, infrastructure and environmental resource protection when preparing preliminary concepts for the Center(s).	Narrative statement and map(s).	12/12/2008		45	
B1	State Plan Policy Map	The Township shall work with state agencies and the Highlands Council, in support of Center designation and to ensure consistency with the SDRP and the Highlands RMP as outlined in the Office of Smart Growth's Plan Endorsement Guidelines and the Highlands/OSG/SPC MOU.	Center boundaries	1/11/2009		45	
C1	Sewer Service	In conjunction with Item B1, the Township shall provide information to support the revision of sewer service areas so that they are aligned with growth areas. All wastewater plan amendments are required by NJDEP rules at N.J.A.C. 7:38-1.1 to receive a recommendation or , upon RMP adoption, a statement of consistency from the Highlands Council in both Preservation and Planning areas before the NJDEP makes a determination. Thus, in order to avoid future conflicts, the Township should work to achieve consistency with the Highlands RMP for any amendment.	Narrative statement.	1/11/2009		45	

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C2	Conservation Agriculture Zone	State Agencies and the Highlands Council will provide recommendations regarding the Draft Conservation Agriculture (CA) District ordinance based on the SDRP and the Highlands RMP. Update and adopt the CA District ordinance.	Final Conservation Agriculture (CA)	1/11/2009		30	

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D1	Farmland Retention	<p>The Township shall work with county and state agencies to satisfactorily complete an agriculture retention plan that meets the requirements of the SADC Municipal Planning Incentive Grant application.</p> <p>The Agriculture Retention Plan should include, but not be limited to:</p> <ul style="list-style-type: none"> <li>_ An inventory of farm properties in the municipality and a map illustrating the significant areas of agricultural land;</li> <li>_ A detailed statement of existing farming characteristics and potential direction for the future based on recent trends;</li> <li>_ A detailed statement showing that municipal plans and ordinances support and promote agriculture as a business;</li> <li>_ A plan projecting the acreage to be preserved in year one, year three, year five and year 10 by leveraging monies made available by the Garden State Preservation Trust Act;</li> <li>_ A description and illustration of how the areas targeted for preservation relate to the areas targeted for growth in the municipality and region based on the county's growth projections;</li> <li>_ Plans, adopted by the municipality, to enhance the development of the agricultural industry in the municipality;</li> <li>_ A description of how the Ag Retention Plan addresses the 23 agricultural policies of the State Plan;</li> <li>_ A list with descriptions of all planning techniques adopted by the municipality that channel growth into mixed-use compact development forms, including small scale clustering in agricultural areas;</li> <li>_ A description of the buffer requirements as adopted by the municipality that separate agricultural uses from other land uses;</li> <li>_ A description of strategies, adopted by the municipality, that support and encourage farmer participation in State and Federal farm conservation programs;</li> <li>_ Illustration of periodic outreach strategies, adopted by the municipality, including the use of landowner surveys and educational forums; and</li> <li>_ Documentation reflecting how the municipality supports the implementation of the Right-to-Farm Act adopted by the municipality.</li> </ul>	Agriculture Retention Plan		Jan-08	Completed	Completed
D2	Farmland Retention	Adopt a Right to Farm Ordinance comparable to SADC's Right to Farm ordinance.	Right to Farm Ordinance	1/11/2009		45	
D3	Farmland Preservation	Adopt an Agricultural Advisory Ordinance.	Agricultural Advisory Ordinance	2/10/2009		45	

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Item No.	Subject	Action Item	Deliverable	Municipal Deadline *	Completion Date	Agency Review Timetable (Days from Municipal Submission) *	Status
E1	Petition Report Update	Elements of the petition report will be accurately updated based on the fulfillment of this action plan. These elements shall include but are not limited to: consistency with State Plan goals and policies, PIA, population projections, center delineation criteria, the Highlands Act, NJDEP Highlands Preservation Area Rules at N.J.A.C. 7:38, and the Highlands RMP.	Petition report.	3/12/2009		60	
E2	Petition Report Update	Due to the extent of change involved to make the petition consistent with the State Plan, the Township shall provide detail of public participation for the various action items, and pass a resolution supporting the revised petition.	Petition report.	3/12/2009		60	
E3	Petition Report Update	The Township shall improve the Statement of Planning Coordination section to discuss how future center-based development, infrastructure & capacity, and environmental protection will be coordinated with adjacent municipalities. This section shall also address cross-border issues such as development impacts and potential for shared services. The Statement of Planning Coordination section shall also address the Highlands RMP and the Highlands/OSG/SPC MOU and the Office of Smart Growth's guidance which requires that "The section shall discuss how the municipality's plans and related activities are coordinated with the plans of neighboring municipalities, the county, regional planning agencies, and the State." This section shall also briefly describe how the municipality's planning fits in the regional context, to be discussed in greater detail in the relevant sections.	Petition report.	3/12/2009		60	
E4	Petition Report Update	The Township shall provide a narrative on water availability	Petition report.	3/12/2009		60	
F1	Plan Implementation Agreement (PIA)	The Township and the OSG will complete a Plan Implementation Agreement that recognizes the exclusive role of the Highlands Council in the Preservation Area.	PIA	3/12/2009		45	

\*The above deadlines are subject to negotiation.