

Borough of Millstone

Plan Implementation Agreement, April 1, 2021 - Updated June 30, 2022 (Revised August 4, 2022)

Topic	Item No.	Activity	Local Effort	Assistance	Time Frame	Comment (updates in bold <i>italics</i> )
State Plan Map	1	State Plan Map is Updated	Petitioner receives and signs documents sends back to OPA	OPA	Yet to be addressed.	OPA publishes in NJ Register, sends to petitioner, updates GIS and posts on OPA website.
Land Use	A1	Update Master Plan, zoning ordinance and revise official zoning map based on current plans for rehabilitation, development and preservation. Also update MP to address issues discovered during PE: <b>Sustainability, Climate Change, Environmental Justice, Historic Preservation, Open Space, GHG, Circulation, Redevelopment, Economic Development, Housing, Farmland Preservation, etc.</b>	Planning Board and Municipal Committee	County, OPA and State Appropriate State Agency technical assistance	Within 2 years from Endorsement. Ongoing.	P.L.2021, c.6. was signed by Governor Murphy on 2/4/21 amending the M.L.U.L. <b>Millstone is currently working with FEMA on a Resiliency Plan that will update the Master Plan with the required Resiliency Plan amendment to the Master Plan.</b>  OPA & State Agencies will provide specific items to be addressed  Items that need to be addressed within a shorter time period should be added as new items on the PIA
Land Use	A2	Review and update Master Plan goals and objectives as directed by the MLUL. Add and update elements as needed	Planning Board and Municipal Committee	OPA	Ongoing	As required by the M.L.U.L. address updates P.L.2021, c.6. was signed by Governor Murphy on 2/4/21 amending the M.L.U.L.
Land Use	A3	Review parking and circulation plans to ensure that non-vehicular transportation is encouraged.	Planning Board and Borough Committee	NJDOT technical assistance	Ongoing	Main Street Redevelopment Plan for an Area in Need of Rehabilitation has proposed road improvements and has included new parking standards for the redevelopment area. <b>The Planning Board made an unsuccessful grant application to NJDOT for a technical assistance grant for the design of new sidewalks and associated traffic calming in the spring of 2022.</b>
Land Use	A4	Review ordinances, and make necessary modifications, to ensure that innovative roofing alternatives and materials (such as green roofs) are permitted. You may also consider approving incentives for using such innovative roofing alternatives and materials.	Planning Board and Municipal Committee and or Green Team	OPA, NJDEP technical assistance	Immediate and Ongoing	This could also gain points for Sustainable Jersey Certification. <b>This element will be incorporated into the Sustainability Plan.</b>

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Land Use	A5	Review ordinances and Green Building Plan, and make necessary modifications, to ensure that innovative and sustainable construction alternatives and materials (such as green roofs) are permitted. You may also consider approving incentives for using such innovative roofing alternatives and materials.	Planning Board and Borough Committee	OPA, NJDEP technical assistance	Immediate and Ongoing as part of Resiliency Plan	
Land Use	A6	Adopt/Update an Open Space & Recreation Plan (OSRP) and/or ROSI.. Explore open space and recreation opportunities by working with the State, County and the neighboring community of Hillsborough. Explore purchases of additional properties for active recreation or preservation as well establishing easements.	Work with Somerset County	Green Acres Funding	Ongoing. Now that Hillsborough has acquired over 400 acres adjacent the Borough there is an opportunity to work with the County and expand the historic lands from the Revolutionary War to create a larger park.	Borough has been working closely with the Somerset County Improvement Authority, the purchaser of the open space formerly known as the Rezem tract. Four lots have been subdivided from the property to serve as “receiving lots” for any properties that are relocated out of the flood zone of the Borough. The Borough is working with County Counsel to draft agreements for the trading of the receiving lots and the “sending lots,” which will become County property and permanent open space. The Chair of the Planning Board has continued discussions with Hillsborough Township regarding future open space in Hillsborough Township that is adjacent the Millstone Borough open space.
Land Use	A7	Provide documentation detailing recent, upcoming, or pending development within the borough	Planning Board and Borough Committee	OPA	Ongoing	As required by the M.L.U.L. <b>However, there have been no recent developments. The Van Cleef development may be upcoming, but this is entirely dependent upon the successful funding and implementation of sewers.</b>
Housing	B1	Implement affordable housing plan from the 2015 Housing Element and the 2018 Court settlement	Prepare a Housing Element	NJDCA and Somerset County	Ongoing with Van Cleef Developers.	Ensure that affordable housing is not planned or built in flood prone areas, Submit a status report at the beinnial review. <b>There have been no new developments regarding the implementation of the 2015 Housing Element. Again, this is subject to the successful funding and implementation of sewers.</b>
Transportation	C1	Continue to explore options to address circulation along County Route 514 / Amwell Road.	Planning Board and Borough Committee	Somerset County	Ongoing. Borough in the process of developing traffic calming initiatives and patitioning County for slower traffic speeds.	Status at biennial review. <b>The borough is seeking assistance from an upcoming NJIT meeting scheduled for July 12th 2022.</b>

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Transportation	C2	Examine traffic calming measures Update complete Streets Policy to consider green streets per DOT guidance. Link the green streets initiative to stormwater control plan.	Borough Committee (Main Street Rehabilitation Plan) -Apply for appropriate funding programs or seek NJDOT assistance	When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	On going	Main Street Redevelopment Plan for an Area in Need of Rehabilitation of 2010 has proposed a number of traffic calming measures, including on-street parking and street trees, for the redevelopment area. The implementation of traffic calming measures will depend largely on when new development can begin in the center of the Borough, which in turn depends on the provision of sewers to Millstone. In 2017 the Borough adopted a Complete Streets initiative as an amendment to the Master Plan of 2005, as amended.
Transportation	C3	Improve pedestrian mobility	Engineer, Borough Committee -Apply for appropriate funding programs or seek NJDOT technical assistance	When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	Ongoing. Borough made application for technical assistance in January, but did not receive the assistance. Now currently developing plans for review by County for implementation.	
Transportation	C4	Explore, where applicable, the appropriateness of developing Access Management Plans for pertinent sections of state highways as provided for in the State Highway Access Management Code	Engineer, Borough Committee - Apply for appropriate funding programs or seek NJDOT technical assistance	When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	Yet to be addressed	

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Transportation	C5	Revise Circulation Element of Master Plan to address opportunities for shared parking, truck traffic, improvements to bicycle and pedestrian access along with continued growth in the community.	Planning Board	NJDOT, Somerset County	Number addressed and still working on it.	The Main Street Redevelopment Plan for an Area in Need of Rehabilitation of 2010 has developed shared parking and sidewalk standards for the redevelopment area. In addition, the TND design for the Van Cleef tract includes a pedestrian connection between the residences and the commercial center of the Borough.
Transportation	C5	Develop a Complete Streets Implementation Plan	Engineer, Municipal Committee -Apply for appropriate funding programs or seek NJDOT technical assistance	When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	On going. - In 2 years from Endorsement, since Complete Streets Policy already adopted	<b>The Planning Board made an unsuccessful grant application to NJDOT for a technical assistance grant for the design of new sidewalks and associated traffic calming in the spring of 2022. The Planning Board will be seeking further funding and technical assistance at an upcoming NJIT meeting scheduled for July 12th 2022.</b>
Transportation	C6	Monitor Complete Streets Implementation Plan	Engineer, Municipal Committee -Apply for appropriate funding programs or seek NJDOT technical assistance	When requested, NJDOT will give priority consideration to providing assistance consistent with program requirements and subject to the availability of funding and staff resources	Ongoing after Complete Street Implementation Plan is adopted	Taking Complete Streets further, possible Sustainable Jersey points. <b>The Planning Board will be seeking further funding and technical assistance at an upcoming NJIT meeting scheduled for July 12th 2022.</b>
Infrastructure - Utilities	D1	Keep to up to date, the a 6 year capital improvement plan	Planning Board	NJDCA and OPA	Borough has recently completed plans for new sewers and completion of the public water plans. Ongoing - in the process of obtaining funding.	<a href="https://www.nj.gov/dca/divisions/dlgs/resources/rules_docs/5_30/njac_5304.pdf">https://www.nj.gov/dca/divisions/dlgs/resources/rules_docs/5_30/njac_5304.pdf</a>

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Infrastructure - Utilities	D2	Evaluate and update the Stormwater Pollution Prevention Plan and Stormwater Management Plan and Stormwater Control Ordinance to be sure that they comply with current rules.	Engineer, Borough Committee and Planning Board	NJDEP and Somerset County technical assistance	Plan submitted and Ordinance 2005-004	Although completed confirm that it is up to date at the biennial review.
Infrastructure - Utilities	D3	Evaluate and update the Stormwater Pollution Prevention Plan and Stormwater Management Plan. Ensure that Stormwater Control Ordinance is up to date and reflects current rules	Engineer, Municipal Committee and Planning Board	NJDEP and County technical assistance	Number yet to be addressed, but on schedule for fall of 2022.	
Infrastructure - Utilities	D4	Confirm the condition and capacity of the stormwater drainage system through creation of a Utilities Element of the Master Plan	Planning Board	NJDEP	Yet to be addressed.	The Borough's Master Plan of 2005 has a Utility Element that should be updated to reflect progress in sewer acquisition. This has been addressed as a recommendation in the 2015 Master Plan Reexamination Report adopted November 2015.
Infrastructure - Utilities	D5	At Millstone Borough's request, DEP can help in identifying potential financial sources for water system projects that may also result in water conservation. DEP recommends Millstone Borough review the information at <a href="http://www.nj.gov/dep/watersupply/loanprog.htm">http://www.nj.gov/dep/watersupply/loanprog.htm</a> . DEP is requested to provide information to the County and Borough that demonstrates the existing or anticipated water supply deficit.	Planning Board and Borough Committee	NJDEP & Somerset County	Ongoing. The Borough has contracted with Suburban Engineering to develop funding sources and grants.	
Infrastructure - Utilities	D6	Work with NJDEP to develop and adopt a wastewater management plan	Planning Board and Borough Committee	NJDEP, Somerset County, NJ Infrastructure Bank	Ongoing	<b>The borough has developed a waste water plan for the borough with cost estimates. The borough is currently working with New Jersey Infrastructure Bank for funding the sewers.</b>
Infrastructure - Utilities	D7	Develop a water supply plan	Planning Board and Borough Committee	NJDEP, Somerset County, New Jersey Infrastructure Bank	This has been addressed and still working on this.	<b>The borough has developed an updated public water plan with cost estimates. The borough is currently working with New Jersey Infrastructure Bank for funding the public water improvements.</b>

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Economic Development	E1	Implement municipal rehabilitation plans.	Planning Board and Borough Committee	NJEDA, DCA, NJIT	Yet to be addressed.	Implementation of the rehabilitation plans for the heart of Millstone is still in the planning stage. The Borough and a potential developer, however, remain committed to the plan. Acquisition of sewers will be a major factor in the date at which the plan is put into action. DEP does not have 2010 Redevelopment Plan. <b>The borough will be seeking funding and technical assistance for the implementation of the Redevelopment Plan at a NJIT meeting scheduled for July 12, 2022.</b>
Economic Development	E2	Promote public art in public spaces	Borough Committee could place provision in redeveloper agreements	NJ Arts Council & OPA, Somerset County Cultural & Heritage Commissioner	Yet to be addressed.	By 2023, model ordinance to be provided
Economic Development-Historic Resources	E3	Enhance streetscape in the Historic Central Business District	Planning Board	Identification of grant sources, SHPO, Main Street New Jersey	Ongoing	OPA, Somerset G35County Hillsborough, Franklin and Manville

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Economic Development-Historic Resources	E4	Some suggestions to expand Historic Preservation efforts: 1. Millstone shall continue working with the State Historic Preservation Office and Somerset County to evaluate alternatives for the appropriate use of the former Rezem tract as well as coming up with alternatives for historic properties that are identified as repetitive loss properties. 2. DEP recommends that Millstone continue to work on innovative historic preservation planning and incentive programs. 3. If the Borough has not done so already, the historic preservation ordinance should be changed to conform more closely to state nomenclature and conform more strictly to the MLUL, certified local government requirements, the preserving New Jersey recommendations, and Open Public Meetings Act requirements (as identified on page 23 of the Borough's Master Plan). 4. DEP will provide technical assistance, at Millstone's request, in efforts in expanding the Town's Historic District and determining the proper placement and use of historic sites and if additional listings are appropriate for the National and State Registers of Historic Places.	Historic Advisory Committee and Borough Committee	SHPO, Somerset County	Yet to be addressed.	1 year after endorsement at biennial review provide a list of ordinances that need to be updated and then within 2 years adopt new ordinances. <b>The Historic Preservation Ordinance needs to be amended and updated per current law and practices. The borough has a source of model ordinances that it can use.</b>
Economic Development-Historic Resources	E5	Review the NJ Historical Commission's (NJ Department of State) grant program at <a href="http://www.nj.gov/state/divisions/historical/grants">http://www.nj.gov/state/divisions/historical/grants</a> .	Historic Advisory Committee and Borough Committee	SHPO, Somerset County	Yet to be addressed.	
Economic Development-Historic Resources	E6	Review and update Historic and Cultural Resources Inventory to reflect new locations of relocated assets and the Historic Preservation Plan Element of the 2005 Master Plan.		SHPO	Yet to be addressed.	Status at biennial review
Economic Development-Historic Resources	E7	Develop and adopt a Historic Preservation Ordinance		SHPO	Yet to be addressed. - 2 years after endorsement	Work with SHPO to develop an ordinance. Some guidance is provided at <a href="https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID_14078r.pdf">https://www.nj.gov/dep/hpo/images/_MULT_DG_32_v2_ID_14078r.pdf</a>

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Environmental - Conservation	G1	<p><b>Adopt and/or update following Conservation ordinances if not already adopted where applicable:</b></p> <ul style="list-style-type: none"> <li>•Permit sustainable construction alternatives and materials (green roofs)</li> <li>•Adopt a Pet Waste Management</li> <li>•Tree Protection</li> <li>•Community tree save</li> </ul>	Planning Board and Borough Committee	DEP technical assistance	Ongoing - If not adopted by biennial review status and explanation	<p>Municipal Stormwater Control ordinances are require to be updated by March 3, 2021 for green infrastructure. The model stormwater control ordinance can be found at: <a href="https://www.njstormwater.org/bmp_manual2.htm">https://www.njstormwater.org/bmp_manual2.htm</a></p> <p>Flood Damage Protection with the current NJ Riverine Model Ordinance at <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a> in order to stay compliant with NFIP. The model Riverine Model ordinance provided by NJDEP was updated in December 2020 at: <a href="https://www.nj.gov/dep/floodcontrol/modelord.htm">https://www.nj.gov/dep/floodcontrol/modelord.htm</a></p> <p>DEP needs to provide model ordinances for Tree Protection and Community Tree Save</p>
Environmental - Conservation	G2	Implement a Community Forestry Program		NJDEP	Ongoing for your consideration	DEP has a Community Forestry Program that is available for reference at <a href="https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html">https://www.state.nj.us/dep/parksandforests/forest/community/Information_for_Municipalities.html</a>
Environmental - Conservation	G3	<b>The Borough will assess whether a Septic Management Plan is necessary, because the Borough will be switching to a sanitary sewer service via SRVSA and the Hillsborough Utility Authority. If it is deemed necessary, they will implement the Septic Management Plan.</b>	<b>Borough Committee and Planning Board</b>	<b>NJDEP - Office of Water Resource Management Coordination</b>	<b>Assessment- 1 year after sewer construction</b>	The final determination regarding need for Septic Management Plan will be in consultation with Office of Water Resources. Status updates at biennial review.
Environmental - Conservation	G4	Continue to identify flood prone, severe loss, and repetitive severe loss properties to address in the flood control plan and continue to work with Blue Acres to mitigate properties		NJDEP, Blue Acres	Ongoing	Blue Acres information can be found at <a href="https://www.nj.gov/dep/greenacres/blue_flood_ac.html">https://www.nj.gov/dep/greenacres/blue_flood_ac.html</a>
Environmental - Conservation	G5	Continuemto participate in in the National Flood Insurance Program (NFIP)	Planning Board and Borough Committee	NJDEP & Somerset County	Ongoing	Report in biennial review
Environmental - Conservation	G6	Update the Flood Control Plan to account for increased flooding associated with climate change		NJDEP	TBD	
Environmental - Conservation	G7	Update the Natural Resource Inventory and Conservation Plan from the 2005 Master Plan		NJDEP & Somerset County	Yet to be addressed.	Things to address: CES Overlay and climate change

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Environmental Justice & Social Equity	H1	Work with NJDEP to develop , adopt, and implement an Environmental Justice Action Plan in accordance with the PE Guidelines		NJDEP	Yet to be addressed.	
Environmental Justice & Social Equity	H2	Work with NJDEP to evaluate and update all ordinances to consider environmental justice and social equity accordingly.		NJDEP	Yet to be addressed.	Information on Environmental Justice can be found at <a href="https://www.nj.gov/dep/ej/">https://www.nj.gov/dep/ej/</a> .
Energy	I1	To address greenhouse gas (GHG) emissions, conduct energy audits of municipal facilities and operations, at a minimum, and community-wide audits, if feasible, and 2) using the results of these audits, develop action plans for reducing municipal energy consumption and GHG emissions (using NJ's 2020 GHG emissions reduction target as a goal). The Board of Public Utilities (BPU) Clean Energy Program provides funding for municipal energy audits ( <a href="http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit">http://www.njcleanenergy.com/commercial-industrial/programs/local-government-energy-audit/local-government-energy-audit</a> ).	Governing body	DEP, BPU	Yet to be addressed.	Although Millstone supports these efforts, the only public building in Millstone is the Municipal Building which has no air conditioning and is on the Historic Register. Adopting a GHG Reduction Plan is still required by the Guidelines. The town may possibly request a partial waiver from OPA for vehicle fleet requirements and building/facility decarbonization and energy efficiency requirements, but should still implement applicable recommendations in renewable energy generation and develop a strategy. The borough can still take actions to promote use of EV's and renewable energies.
Energy	I2	The North Jersey Transportation Planning Authority prepared a greenhouse gas (GHG) inventory for the geographic area covered by that MPO ( <a href="http://www.njtpa.org/plan/Element/Climate/documents/NJTPAGHGInventoryFINALReport_pdf.pdf">http://www.njtpa.org/plan/Element/Climate/documents/NJTPAGHGInventoryFINALReport_pdf.pdf</a> ). This inventory provides county and municipal-level GHG emissions information for the various major community sectors/activities (e.g., residential, transportation, waste generation). It is recommended that Millstone acquire its local inventory data and use this information as the basis for developing a community GHG reduction action plan, including GHG reduction targets. A number of models and case studies are available to guide this process.	Planning Board and Borough Committee	DEP - Bureau of Sustainability, NJTPA	Although Millstone support these efforts, the only public building in Millstone is the Municipal Building which has no air conditioning and is on the Historic Register.	

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Open Space and Recreation	J1	Identify options for improving pedestrian access to the Millstone River, village retail area, and Colonial Park.	Planning Board Borough Committee and Somerset County	DEP - Bureau of Sustainability	Ongoing	The Main Street Redevelopment Plan of 2010 includes provisions for increasing pedestrian access within the Borough itself. With the completion of the lot swap with Somerset County, there is a potential for a direct linkage between Borough streets and the Millstone River.
Recycling	K1	Continue to expand recycling efforts through education and by developing innovative ways to reduce waste and promote recycling for homeowners and businesses. Update Recycling Statement of Consistency to comply with current PE guidelines	Planning Board and Borough Committee	DEP - Bureau of Recycling and Hazardous Waste Management, Bureau of Sustainability & Somerset County	2023	Should be updated, because Recycling Ordinance was last updated in 2012
Climate Resilience Planning	L1	Continue to work to take steps to minimize future asset exposure, by changes to zoning, land development requirements or other methods.			Ongoing	
Climate Resilience Planning	L2	Work with NJDEP to develop, adopt, and implement a Local Resilience Strategy in accordance with the PE Guidelines		NJDEP	Ongoing	
Climate Resilience Planning	L3	Work with NJDEP to evaluate and update all ordinances to consider climate change impacts accordingly.		NJDEP	Ongoing	Information on climate change can be found at <a href="https://www.nj.gov/dep/climatechange/">https://www.nj.gov/dep/climatechange/</a> .
Intergovernmental Coordination	M1	After adoption, the Petitioner shall submit any new or modified land use ordinance or other planning document that supplements previously submitted material.	Planning Board and governing body	OPA, Somerset County Hillsborough and Franklin	Ongoing	
Intergovernmental Coordination	M2	Continue to work with Somerset County to advance the implementation of the County Investment Framework.	Planning Board and governing body	Somerset County	Ongoing	
Report to SPC	N1	By FIX DATE and biennially thereafter, report to the SPC about the status of your planning efforts.	Planning Board and Borough Committee	OPA	1 year after PE and then every 2 years after	