

Topic	Item No.	Activity	Local Effort	Assistance	Time Frame	Comment
Land Use	A2	Update Master Plan and zoning ordinance based on current plans for rehabilitation, development and preservation.	Planning Board and Borough Committee	County, OPA and NJDEP technical assistance	Immediate and Ongoing	Borough has reviewed its 2005 Master Plan and adopted a reexamination report at its regularly scheduled meeting in November 2015. A major recommendation is that the Master Plan be updated to include the Main Street Redevelopment Plan for an Area in Need of Rehabilitation (2010) and actions to protect historic structures in the center of the Borough. The Redevelopment Plan was adopted as an amendment to the Borough’s Development Ordinance.
Land Use	A4	Review and update Master Plan goals and objectives as directed by the MLUL.	Planning Board and Borough Committee	N/A	Immediate and Ongoing	The Borough has reviewed its 2005 Master Plan and adopted a reexamination report at its regularly scheduled meeting in November 2015.
Land Use	A5	Revise the official zoning map and ordinances based on the Land Use Plan.	Planning Board and Borough Committee	N/A	Immediate and Ongoing	As part of the Master Plan Reexamination, the official zoning map has been reviewed.
Land Use	A6	Review parking and circulation plans to ensure that non-vehicular transportation is encouraged.	Planning Board and Borough Committee	DOT 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.
Land Use	A7	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 Borough Committee	OPA, NJDEP technical assistance	Immediate and Ongoing	
Land Use	A8	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	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.

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Housing	B1	Address affordable housing needs of the community: <ul style="list-style-type: none"> <li>• Identify opportunities to create diverse housing opportunities and affordable housing</li> <li>• Continue to rehabilitate housing units</li> <li>• Develop an action plan to meet affordable housing goals</li> <li>• Adapt housing strategy as needed</li> <li>• Update the Housing Element of the Master Plan</li> </ul>	Prepare a Housing Element	DCA and Somerset County	2009 Fairshare Housing plan Ongoing	The one large-scale residential development proposed within the Borough, the “Van Cleef “ property, has a number of affordable units included in its plan. The Redevelopment Plan (Main Street Redevelopment Plan 2010) also has provisions for affordable units. The Master Plan Reexamination, adopted November 2015, has recommended that the Housing Element of the Master Plan be updated as needed.
Transportation	C1	Continue to explore options to address circulation along County Route 514 / Amwell Road.	Planning Board and Borough Committee	Somerset County		
Transportation	C2	Examine traffic calming measures	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		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.
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		
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	Ongoing	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.

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Infrastructure	D1	Develop and adopt a Stormwater Pollution Prevention Plan and Stormwater Management Plan	Engineer, Borough Committee and Planning Board	DEP and Somerset County technical assistance	Plan submitted and Ordinance 2005-004	<b>Completed</b>
Infrastructure	D3	Develop a five year capital improvement plan with a five year planning horizon per the Municipal Land Use Law 40:55D-29	Planning Board	Technical assistance		
Infrastructure	D4	Confirm the condition and capacity of the stormwater drainage system through creation of a Utilities Element of the Master Plan	Planning Board	DEP	Ongoing	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	D5	Enhance streetscape in the Historic Central Business District	Planning Board	Identification of grant sources, SHPO, Main Street New Jersey	Ongoing	Frequent flooding from the Millstone River and consequent damage to many of its historic structures has created a major threat to the integrity of the Borough's historic qualities. The Borough has been working with FEMA and NJ SHPO to develop ways to protect its historic assets without destroying its streetscape. At this writing, several properties are slated for elevation, and there are two potential candidates for relocation outside the flood zone. The Borough has negotiated with SHPO and the Borough HDC to produce a plan that is acceptable to all parties.
Economic Development	E1	Implement municipal rehabilitation plans.	Planning Board and Borough Committee	NJEDA, DCA	Ongoing	Two factors—the Great Recession and current lack of sewers—have slowed implementation of the rehabilitation plans for the heart of Millstone. 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.
Economic Development	E2	Promote public art in public spaces	Borough Committee could place provision in redeveloper agreements		Ongoing	

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Intergovernmental Coordination	F1	After adoption, the Borough of Millstone shall submit any new or modified land use ordinance or other planning document that supplements previously submitted material.	Planning Board and governing body		Ongoing	As part of the ordinance re-codification project, the Borough delivered to Somerset County a complete set of all land use ordinances in October 2015. When the re-codification project is complete, the revised Development Ordinance will also be submitted to the State OPA.
Intergovernmental Coordination	F2	Continue to work with Somerset County as they develop Countywide "Priority Investment Area Framework," which is being developed in anticipation of the adoption of the State Strategic Plan.	Planning Board and governing body		Ongoing	
Historic Preservation	G1	<p>Some suggestions to expand Historic Preservation efforts:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. DEP recommends that Millstone continue to work on innovative historic preservation planning and incentive programs.</li> <li>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).</li> <li>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.</li> </ol>	Historic Advisory Committee and Borough Committee	SHPO, Somerset County	Ongoing	<p>The Borough has developed an innovative program to protect frequently-flood-damaged assets by relocating them out of the floodplain and converting their original sites into protected open space.</p> <p>The Planning Board understands the need to update its historic preservation ordinance—one of the first in the State—to conform to more modern language and standards. In lieu of this update, however, the Main Street Redevelopment Plan of 2010 includes specific traditional design standards and stipulates that all development buildings in the Area shall be subject to review and recommendations by the Millstone Borough Historic District Commission and the approval of the Borough Planning Board. Discussions about updating the historic district ordinance have occurred, but as of this writing, the update has not been funded.</p>

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Historic Preservation	G2	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	Ongoing	
Environmental	H1	Adopt a Pet Waste Management ordinance	Borough Committee and Planning Board	DEP technical assistance	Ordinance No. 2012-004	<b>Completed</b>
Environmental	H2	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	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.	
Environmental	H3	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 - Office of Planning and Sustainable Communities, 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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Environmental	H4	Sustainability Recommendations: <ul style="list-style-type: none"> <li>• Review plans and ordinances and remove impediments to, and encourage, green design throughout the Town.</li> <li>• Borough of Millstone could require “green buildings” (LEED, Green Globes) in redevelopment areas, to the extent practicable.</li> <li>• Develop education programs for local residents, homeowners, and property owners on ecologically sound landscaping techniques, composting, etc.</li> <li>• Develop and adopt a Green Buildings and Environmental Sustainability Master Plan Element.</li> <li>• Continue participating in the Sustainable Jersey program.</li> </ul>	Planning Board and Borough Committee	DEP - Office of Planning and Sustainable Communities, Sustainable NJ	Ongoing	The Master Plan Reexamination Report adopted 2015 has recommended that a Sustainability Element be added to the Master Plan of 2005.
Environmental	H5	Continue to expand recycling efforts through education and by developing innovative ways to reduce waste and promote recycling for homeowners and businesses.	Planning Board and Borough Committee	DEP - Office of Planning and Sustainable Communities & Somerset County	Ongoing	Ordinance 2012-005 Regulating Source Separation and Recycling was passed to further the Borough’s recycling program.
Open Space	H6	Identify options for improving pedestrian access to the Millstone River, village retail area, and Colonial Park.	Planning Board Borough Committee and Somerset County	DEP - Office of Planning and Sustainable Communities	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.
Environmental	H7	Adopt a Tree Protection Ordinance that implements goal in the master plan	Borough Committee and Planning Board	DEP - Office of Planning and Sustainable Communities	Ongoing	In 2014 Millstone Borough added the Environmental and Resource Protection Code of the Borough of Millstone Ordinance (2014-003) to its Development Ordinance. The ordinance amendment covers three main areas: protection of steep slopes, riparian zones, and tree protection, all of which are of critical importance to the health of the Millstone River and the protection of water quality in the Millstone River Corridor.

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Environmental	H8	The Borough will assess whether a Septic Management system 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 system.	Borough Committee and Planning Board	DEP - Office of Planning and Sustainable Communities	Five years after receiving PE	The Borough has negotiated for the necessary sewer capacity with Hillsborough Township and the Somerset Raritan Valley Sewage Authority, so that the Borough can start planning for its own sewer system. As of this writing, participants are awaiting a decision by the NJ DEP regarding capacity.
Water Supply	I2	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	DEP & Somerset County	Ongoing	
Hazard Planning	J1	It is recommended that Millstone participate in the National Flood Insurance Program (NFIP), if it is not already.	Planning Board and Borough Committee	DEP & Somerset County	Participates	Completed
Hazard Planning	J2	Develop a Flood Protection Ordinance	Planning Board and Borough Committee	DEP	Ordinance No. 2007-006	Completed
Report to SPC	K1	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	