

# Borough of Millstone Planning and Implementation Agreement

## BOROUGH OF MILLSTONE DRAFT PIA

OPA Draft: 12/10/12)

NOTE: Let the OPA Planner know if there are additions, questions or issues

Topic	Item No.	Activity	Local Effort	Assistance	Time Frame
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
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
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
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
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

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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
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	
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	

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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	Ongoing
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
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
Infrastructure	D5	Enhance streetscape in the Historic Central Business District	Planning Board	Identification of grant sources, SHPO, Main Street New Jersey	Ongoing
Economic Development	E1	Implement municipal rehabilitation plans.	Planning Board and Borough Committee	NJEDA, DCA	Ongoing
Economic Development	E2	Promote public art in public spaces	Borough Committee could place provision in redeveloper agreements		Ongoing
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
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

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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
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

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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	<p>Sustainability Recommendations:</p> <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
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
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
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
Environmental	H8	<b>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.</b>	<b>Borough Committee and Planning Board</b>	<b>DEP - Office of Planning and Sustainable Communities</b>	<b>Five years after receiving PE</b>

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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
Hazard Planning	J2	Develop a Flood Protection Ordinance	Planning Board and Borough Committee	DEP	Ordinance No. 2007-006
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