

**BOROUGH OF MILLSTONE
MASTER PLAN OF 2005**

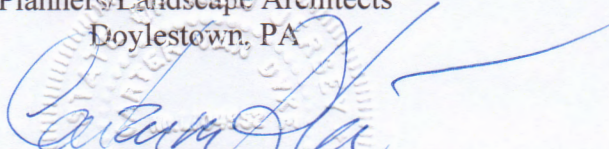
Adopted December 15, 2005

Amended December 18, 2008

Amended March 7, 2017

Millstone, Somerset County, New Jersey

Prepared by Carter van Dyke Associates
Planners/Landscape Architects
Doylestown, PA



Carter van Dyke, PP #04952

Table of Contents

Part One: Assessment

1. Revise and replace Subsection E. Land Use - Pages 47 - 55

Part Two: The Plan

1. Revise and replace Subsection B. Land Use Plan Element – Pages 68 - 73
2. Revise and Replace Subsection H. Community Facilities, Parks and Open Space Element – Pages 139 – 140A.

E. LAND USE (amended 3/7/2017)**Existing Land Use – updated 2017**

An inventory of existing land use was conducted using 1999 Millstone Borough tax maps, 2015 American Community Survey of the US Census, and a field survey (11/26/16). US Census records indicate a total of 183 separate housing units⁴ of which 173 are occupied (the Census defines a housing unit as a house, apartment, group of rooms or single room, which are occupied or intended as separate living quarters). Borough tax maps indicate approximately 185 tax parcels. Existing land use by category is listed below as a percentage of total acreage based on a figure of 486.4 total acres.⁵ Other than the new parsonage at St. Joseph's Church, there have been no appreciable changes or requests for building permits since the Master Plan was adopted in 2005.

TABLE 11
Existing Land Use

Assessed Category Properties	Total acreage (approx.)	Percent (%) total acreage (approx.)
Agriculture	40.6	8.4
Commercial	2.8	0.6
Parks and open space	132.9	27.3
Government-owned (other than parks and open space)	5.3	1.1
Religious use	11.6	2.4
Residential (current)	151.1	31.1
Vacant* (other than parks and open space)	75.7	15.6
Water (source: US Census Bureau)	14.1	3.0
Roads	29	6.0

* For the purposes of this report, vacant acreage is considered as land currently undeveloped or lots with structures that have been abandoned as of November 2016. The designation of vacant supersedes other categories. Thus, portions of undeveloped religious parcels may be considered in the above table as vacant, although they are designated for religious use.

Current vacant lots have been identified as block 2/lot 50; block 3/lot 1; block 6/lot 12; block 1/lot 8A, and portions of block 8/lot 4 and block 8/lot 1.

Source: Somerset County GIS and Carter van Dyke Associates GIS (2016)

⁴ Excludes Texas Eastern Pipeline and Bell Telephone tax roll designations. Also excludes property not assessed in Millstone.

⁵ Total acreage identified as per available tax records equate 375.7 acres, not including acreage in road right-of- ways, waterways, or other non-tax designated, fee simple properties. Total acreage of the Borough from the US Census Bureau figures is 486.4 acres.

As illustrated by this table, even though the majority of individual properties are developed for residential purposes, the total acres found in park/open space and agricultural land slightly exceeds that found in all residential properties (35.7% vs. 31.1%). Any development potential in the agricultural zone is severely limited by environmental constraints, lack of any potential for sanitary sewers, and zoning. Development plans for the Van Cleef Family partnership-owned land in the southwestern corner of the Borough (now mostly vacant) are governed by the Traditional Neighborhood Development district zoning discussed below. Properties assessed as commercial use currently make up only 2% of the available acreage. This amount is exceeded by the amount of property devoted to religious purposes and parsonages. There are no properties in the Borough classified as industrial.

Existing conditions are shown by general category on the following *Existing Land Cover* map. “Land cover” documents physical land type such as forest or open water. In this map “urban” uses refer to built-up land such as residential or commercial, while “agriculture” uses can include cropland and pasture. The *Current Land Use* map in this Plan indicates currently vacant parcels within the Borough, as defined above.

As illustrated, the majority of residential use is found along the eastern portion of Amwell Road (CR 650), with frontage on Ann Street, Van Doren Drive, Amwell Road, and Yorktown Road. A residential concentration is also found in the northeastern portion of the Borough along Beardslee Road and Maple Terrace. The Main Street (CR 533, also known as Millstone River Road) area also contains a number of residential dwellings, most of which are located in the historic district.

Commercial uses are restricted to only a few properties located near the intersection of the Amwell Road (Rt. 514) and Main Street (CR 533) and along North River Street. Two residential properties are being used for business purposes. At present, there are a few existing commercial sites that are no longer in business. The two residential businesses are a music studio and a taxidermist workshop

Government-owned property uses are made up of public oriented properties such as the municipal building, water quality basins, and the former “County garage” site located at the southwestern corner of Main Street (CR 533) and Amwell Road (CR 514). Park and open space parcels are owned by one of three entities: the Borough, Somerset County, and the State of New Jersey.

There is a scattering of small vacant or abandoned parcels located throughout the Borough; however, the majority of vacant land consists of the undeveloped portion of the TND/Van Cleef property and a portion of the tract owned by St. Joseph's Church. Several parcels on Main Street (CR 533) north of the Amwell Road intersection are owned by the Somerset County Improvement Authority.

The agricultural land use category, located mainly in the northwestern corner of the Borough, and

the permanent County open space form a virtual ring of open space as one views the Borough from its north, south, or western boundaries.

ASSESSMENT

Existing Land Use and Current Zoning

There are currently thirteen designated zoning districts identified in the Borough Land Development Ordinance. These are the R-A Rural Agricultural District, the R-1 Residential District, the R-2 Residential District, the R-20 Residential District, the R-8 Residential District, Traditional Neighborhood Development, Traditional Neighborhood Commercial, Institutional, and Park District; the Main Street Redevelopment Plan includes four zones: N. Main Street Residential Receiving, N. Main-Amwell Commercial, S. Main-Amwell Existing Commercial, and South River Street. There is also an overlay Historic District.

The following is an assessment of how the existing land use can be impacted by current zoning.

R-A Rural Agricultural: The developable portion of the Rural Agricultural District is located almost entirely in one lot (Block 1, Lot 6) located along the Borough's western boundary. The district permits farming, the processing and/or sale of farm products, the raising of farm animals, municipal buildings, and residential dwellings (as accessory uses). The current minimum lot size is 5 acres. Due to environmental constraints and the location of this zone outside of the proposed sewer service area, future development potential here is limited.

R-1 Residential: The R-1 District is located in the portion of the Borough west of Main Street (CR 533) and in the central and central south portions along Ann Street, Amwell and Yorktown Roads, and Van Doren Drive. The zone permits single-family dwellings, public libraries, schools, churches and other places of worship, parish houses, country clubs, museums, art galleries, municipal buildings, parks and playgrounds. The minimum lot area is one acre. With the exception of a few small parcels, this zone is entirely developed.

R-2 Residential: The R-2 District is located primarily in the southwestern corner of the Borough and between Main Street (CR 533) and the Millstone River south of the commercial district. There is also a small portion that borders Hillsborough to the south just west of Main Street (CR 533). This zone permits all uses permitted in the R-1 zone but also permits farm buildings and farm produce stands. The minimum lot size is 2 acres. This zone permits the reduction of lot sizes down to one acre provided that the overall density for a development tract remains at one unit per 2 acres. With the exception of a few small parcels, this zone is entirely developed.

R-20 Residential: The R-20 District is located primarily in the northern portion of the Borough between Main Street (CR 533) (CR 533) and the Millstone River. This zone permits all of the uses

within the R-1 District. The minimum lot size is 20,000 sq. ft. with public water and 1 acre without public water. Most of the area has been developed. Four new vacant parcels, currently owned by the Somerset County Improvement Authority (SCIA), have been created for the future transfer of residences from the floodplain.

R-8 Residential: The R-8 District is located west of Main Street (CR 533) in the vicinity of Ann Street and Amwell Road. This zone permits all of the uses within the R-1 District. The minimum lot size is 20,000 sq. ft. with public water and 1 acre without public water. Most of the area has been developed. Lots in this zone of at least 8,500 square feet in existence at the time of adoption of the Development Ordinance shall be considered conforming with regard to size; however, no amendment may be made to these lots which would further reduce lot size or decrease setbacks unless in conformance with the standards above for 20,000 square foot lots. This zone is entirely developed.

Traditional Village Commercial (TVC): The Traditional Village Commercial District zoning replaced the Village Commercial (VC) District in 2006. The purpose of this district was to provide for a diversity of uses, block sizes, second-floor apartments, and green spaces in a compact arrangement that promotes walkability. A variety of design elements, such as shade trees, shallow setbacks, on-street parking, and park linkages that emulate the character of historic villages, were included. Several of the lots in this district became part of the *Borough's Main Street Redevelopment Plan* of 2010. The District permits a variety of retail sales and service establishments, commercial and professional offices, personal services, banks, restaurants, inn, apartments, affordable housing, and institutional uses; some of these uses are limited to the second floor in order to encourage pedestrian and retail activity. When public sewers are installed, the zoning will encourage infill commercial development.

Traditional Neighborhood Development (TND): The Traditional Neighborhood Development zone, located in the southwestern corner of the Borough and consisting of several lots in Block 8 that were merged in a minor subdivision in 2008, was developed as part of the mediation agreement with the Van Cleef Family Partnership. The purpose of the TND district is to provide for a traditional neighborhood with green spaces in a compact arrangement that promotes walkability, to encourage new development which emulates the character found in the older and historic sections of the Borough of Millstone, and to provide inclusionary development. A stipulation between the Van Cleef Family Partnership and the Borough Council will require 92 age-restricted dwellings and additional affordable units that are COAH-qualified.

Institutional: The purpose of the Institutional District, established in 2006, is to provide a district and standards for government, institutional and religious uses, which may have a broad diversity of incidental and accessory uses. The zone permits municipal buildings and maintenance facilities,

libraries, museum, houses of worship, day care centers, and group homes in single-family and two-family structures. The minimum lot area is three acres.

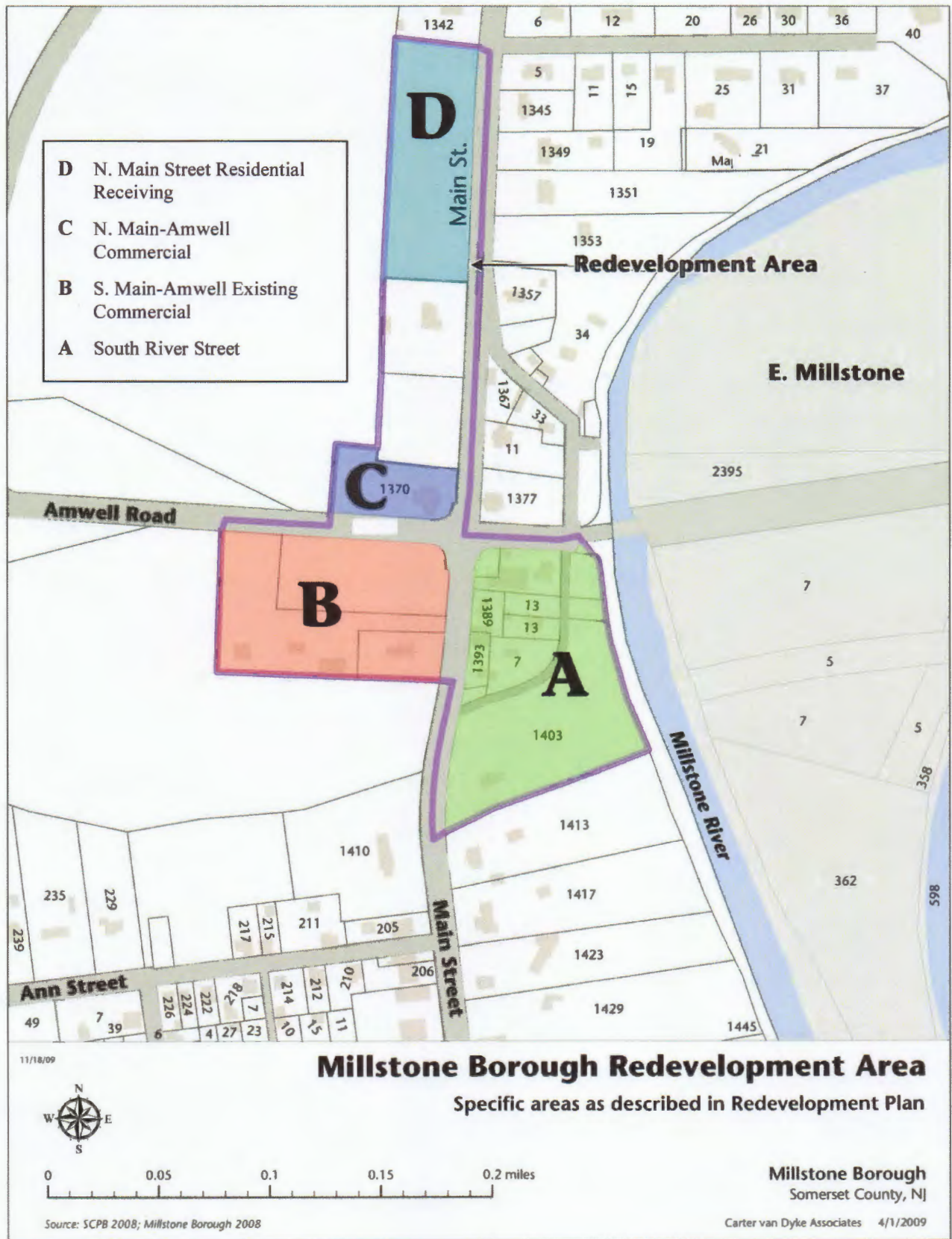
Park District: The purpose of the Park District, established in 2006, is to provide standards for passive and active recreational uses, open space, and conservation areas. Buildings may be erected or used, and a lot may be used or occupied, for the following purposes: open space, passive recreation, active recreation, or conservation. Public parking may be permitted in accordance with the ordinance. Not more than five percent of any lot may be occupied by impervious coverage including all buildings, parking, and accessory uses. The size of the Park District was increased dramatically by the purchase for open space of over 66 acres by Somerset County in 2009.

Main Street Redevelopment Plan

In 2010 the Borough adopted the *Main Street Redevelopment Plan* (included in the Appendix of this Plan) to help increase its tax base and provide residents with a retail “core” with stable local and other retail services, build upon its historic character with new development, create civic spaces, and increase recreational opportunities. The Plan creates four new zoning districts (N. Main Street Residential Receiving, N. Main-Amwell Commercial, S. Main-Amwell Existing Commercial, and South River Street). The County subdivided the N. Main Street Residential Receiving Area into 4 lots now owned by the Somerset County Improvement Authority that will accommodate any historic structures that can be relocated to protect them from flooding. The commercial area provides space for an inn/restaurant to serve local and regional visitors or potential tourists using the enhanced recreational services in Millstone and vicinity. An important goal of the plan is to provide a density of uses that will generate sufficient income to support sewer service in the Borough.

The plan was authorized under Section 7 of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-7); the Borough qualified as an “area in need of rehabilitation,” a designation which gives the Borough special powers in terms of permitted uses, design requirements such as landscaping, signage, building form, and historic preservation. Minimum lot sizes are based upon the first floor area of the principal building and range from 6,000 sq. ft. to 1.5 acres. If the plan is fully implemented, Millstone could anticipate up to a 200-seat restaurant/inn with 10 guest rooms, new commercial development, a relocated service station, and ten 2-bedroom second-floor apartments.

The *Main Street Redevelopment Plan* zoning map follows.



Previous Zoning Districts

Under previous zoning, up to 32 new single-family homes and up to 784,080 square feet of industrial/warehouse use could have been generated under the *LI-1 Light Industrial/Planned Village Development*: The former Light Industrial District, removed in 2007 and replaced by a *Mixed Use Mandatory Cluster District*.

The *Mixed Use Mandatory Cluster District*, comprised of residential, mixed-use, and open space components, was designated in 2007 as part of agreement to settle litigation in the event that the area north of Route 514 and fronting onto Somerset Courthouse Road was not purchased by the Green Acres Program. The lots involved were purchased by Somerset County as open space in 2009.

Significant Vacant / Agricultural / Underdeveloped Lands

The present survey indicates a total of 73.2 acres of privately-owned vacant, agricultural, or underdeveloped land. The Van Cleef TND property is included in this figure, but there are firm plans for its development once sewers have been obtained. Almost 33 acres are undeveloped on the St. Joseph's Church site; none of the undeveloped land except for a small portion that may, at some point in the future, provide a location for a group home, is in the Sewer Service Area designated by Somerset County's *Wastewater Management Plan-Phase 1*, adopted in 2013 by the New Jersey Department of Environmental Protection.

With the exception of Block 2/lot 50 on Beardslee Road (almost entirely within the Texas Eastern Transmission Corporation easement), there is little potential for major new development other than what may occur related to the *Main Street Redevelopment Plan*, because most parcels are already built-out and because there is limited opportunity for on-lot septic systems due to environmental constraints.

Significant Changes That Have Impacted Land Use

Millstone's pattern of land use has not significantly changed in the last 25 years because it is nearly built-out. The completion of the "Millstone Bypass" (Amwell Road/CR 514) in 1997 instigated a reassessment of prior planning assumptions for the area and initiated an opportunity for the Borough to reexamine past zoning policies, plan for, and direct the course of development in the area in a manner compatible with the current goals and objectives of the municipality.

However, several more recent significant changes have directed future development and redevelopment plans in the Borough. In 2007 the Borough settled two lawsuits that had the potential to greatly change the character of the Borough and almost double its population, one with the











acquisition by Somerset County of the approximately 66-acre Rezem site north of Amwell Road (CR 514), the other by resolving zoning for the Van Cleef Family parcel with a plan for an age-restricted traditional neighborhood. The Van Cleef settlement provides for 92 age-restricted units, a single-family detached unit, a twin home, and two 7-bedroom group homes. In 2010 the Borough adopted its *Main Street Redevelopment Plan*, described above.

In 2009 Millstone began the Plan Endorsement process, which culminated in 2013 in its designation as a Village Center in the State's Master Plan. Becoming a Village Center meant that the Borough was eligible to receive public sewers, rather than having to continue to rely on on-lot disposal. Not all of the Borough was included in the Sewer Service Area, however; specifically excluded were the agriculturally-zoned parcels in the northwestern corner of the Borough; the permanent open space area purchased by the County in 2009, with the exception of small sections along Amwell Road (CR 514) that could provide bathrooms for any visitor center that might be constructed to serve a future heritage park; and along Main Street (CR 533) north of Amwell Road where lots could serve as a residential receiving area for relocated historic structures. Also excluded was the undeveloped portion of the St. Joseph's parcel, as mentioned above. The provision of sewers will mean that both the Van Cleef TND and Main Street Redevelopment area can be developed; without sewers this is not feasible.



11/28/16

Millstone Borough Current Land Use

- | | |
|--|--|
|  Rural Agricultural |  Trad. Neighborhood Devel. |
|  R-2 Residential |  Trad. Village Commercial |
|  R-1 Residential |  Institutional |
|  R-20 Residential |  Park District |
|  R-8 Residential | |
| |  Vacant as of November 2016 |



0 0.05 0.1 0.15 0.2 miles


Source: SCPB 2008; Millstone Borough 2008

Millstone Borough
 Somerset County, NJ

Carter van Dyke Associates 11/06, 10/15/07, 8/25/09, 2/21/11, 1/7/13, 3/7/17

B. LAND USE PLAN ELEMENT *(amended 3/7/2017)*

This Land Use Plan Element, as amended in 2017, includes all of the modifications that have been developed since the Master Plan of 2005 was adopted. This updated Land Use Element incorporates the settlement of some major land use litigation and the *Main Street Redevelopment Plan* of 2010 authorized pursuant to Section 7 of the Local Redevelopment and Housing Law (N.J.S.A. 40A: 12A-7). In already developed residential and commercial areas, the intent of the Land Use Element of the Master Plan is to recognize existing conditions, while at the same time, modify land use designations to clarify the intended use of certain areas. The Master Plan also includes recommended bulk and design changes to reflect existing conditions and ongoing objectives of the Borough. Development guidelines for new development and redevelopment have been further developed within the Historic Preservation/Community Design Element of the Master Plan and the *Main Street Redevelopment Plan* of November 2010.

The Land Use Plan Element recommendations are based on the anticipated development within the next six-year planning period; recommendations are predicated upon the installation of public sewers within this period. If sewers are not available within the next six years, then the completion of the Land Use Element will continued to be delayed. The Land Use Plan is intended to cover the major portion of the remaining non-developed area in Millstone. Therefore, care has been taken to ensure a balanced community, with new commercial and residential development that will support the tax base without creating an unnecessary tax burden.

The proposed Land Use Plan is delineated in the Future Land Use Plan map and the zoning districts and modifications are described below:

RESIDENTIAL AREAS

RA Rural Agricultural

The RA Rural Agriculture District is located north and south of Amwell Road (CR 514) and adjacent to the western border of Millstone Borough. Because this district is directly adjacent to the area proposed as a heritage park, which may also include encampment sites dating from the Revolutionary War, this district is proposed for future acquisition as open space as a continuation of the regional park intended with the Borough. Until acquisition can be achieved, this district permits farms and farm related activity by right on a minimum lot size of five acres. Residential dwellings are permitted only as an accessory use to be constructed in conformance with cluster requirements. The proposed density is equivalent to one dwelling unit per five acres.

As part of the plan, clustering is permitted for residential uses in the RA District to increase design flexibility, reduce potential environmental disturbance, reduce road building and impervious cover,

THE PLAN

and preserve open space. The preserved land may also be used for agriculture in association with one of the permitted residential lots. Lots may be reduced in size to 1.5 acres provided that the minimum tract size for clustering is 10 acres. The number of lots permitted under a cluster arrangement would be no greater than that permitted for conventional development but would result in a large portion of the RA area being preserved as open space or agriculture. This district is not within Millstone's wastewater facilities plan amendment that Millstone and Hillsborough have jointly submitted to Somerset County.

R-2 Residential

The existing R-2 District permits conventional single-family detached development on two-acre lots. These areas include the lots bordering along the southwestern portion of Amwell Road (CR 650) where there are extensive wetlands in the rear of the lots. Another area of the district includes the existing large residential lots bordering along southern Main Street (CR 533), where there is a high incidence of flooding.

The intent of this district is to preserve the character of the existing residential development patterns within the Borough. Impervious surface, bulk, and building height criteria are added to discourage knockdowns and the potential development of large houses not in keeping with the character of the neighborhood or that would vastly increase the amount of impervious surfaces impacting the amount of flooding or water quality within the Borough.

Since the former large lots located in the southwest corner of the Borough are no longer included within this district, the provision for the cluster option had been deleted.

R-1 Residential

The R-1 District is designed primarily for single-family residential development on lots of one-acre. The district contains areas of existing residential development such as sections of Ann Street west of West Street, Amwell Road (CR 650) west of the existing R-8 District, and all of Yorktown Road and Van Doren Drive. The intent is to preserve the character of the existing residential development patterns.

The changes have been proposed to preserve the character of the existing residential development patterns. Impervious surface, bulk and building height criteria are added to discourage knockdowns and the potential development of large houses that are not in keeping with the character of the neighborhood or that would increase the amount of impervious surfaces that could impact the amount of flooding or water quality within the Borough.

R-20 Residential

The R-20 District is located in the northeastern area of the Borough in the vicinity of Beardslee

THE PLAN

Road and Maple Terrace. Lots in this area range in size from 0.37 acres to 3.12 acres with about half of the lots under $\frac{3}{4}$ acres in area. Until this area is sewerred, no new lots under one acre in area would be permitted. If a lot is served with public sewers, or if a lot is served with public water, a lot area may be reduced to 20,000 square feet.

The intent is to preserve the character of the existing residential development patterns for this district. Impervious surface, bulk and building height criteria are added to discourage knockdowns and the potential development of large houses that are not in keeping with the character of the neighborhood or that would increase the amount of impervious surfaces, affecting the amount of flooding or water quality within the Borough.

N. Main Street Residential Receiving

The N. Main Street Residential Receiving District was developed, as part of *Main Street Redevelopment Plan*, to receive the transfer of historic residences located within the 100-year floodplain and the South River Street District. There are a total of four lots within the N. Main Street Residential Receiving District; each which is intended to match the standards of the R-20 Residential District.

South River Street

The South River Street District was developed as part of the *Main Street Redevelopment Plan* to become a sending district of historic residences located within the 100-year flood plain and the South River Street District. There are two historic dwellings that can be transferred. The remaining vacated land would then become County property and would become public access to parkland adjacent to the Millstone River.

R-8 Residential

The R-8 District includes older development areas, particularly adjacent to Ann and West Streets and the alley between West Street and Main Street (CR 533), where the typical residential lot size ranges from a high of about 18,000 square feet to as small as 3,500 square feet. The average residential lot is less than $\frac{1}{4}$ of an acre, or 8,500 square feet. Most of all these lots are historic sites that were built prior to zoning. Existing lots of 8,500 square feet in area are considered as conforming lots. New lots of 8,500 square feet would be permitted with public water and sewer. However, no new lot would be permitted less than 20,000 square feet with only public water and no public sewer.

As in other residential districts in the Borough, the intent is to preserve the character of the existing residential development patterns. Impervious surface, bulk, and building height criteria are added to decrease the possibility of knockdowns or the development of large houses not in keeping with the character of the neighborhood; as elsewhere, increases in the amount of impervious surface that

THE PLAN

could impact flooding or water quality within the Borough are discouraged.

Traditional Neighborhood Development (TND)

The Traditional Neighborhood Development TND District includes approximately thirty-eight acres located in the southwestern corner of the Borough. Development is permitted provided that all vehicular access into the District is through Amsterdam Road in Hillsborough Township, pedestrian access is provided to Amwell Road in Millstone Borough. This district will be connected with the rest of Millstone by sidewalks, to provide pedestrian access throughout the entire Borough.

The intent of this district is to provide for a traditional neighborhood with a diversity of dwelling unit types, lot sizes, and green spaces in a compact arrangement that promotes walkability. This district will emulate the character found in the older and historic sections of the Borough of Millstone, and promote a streetscape quality that furthers the identity of the Millstone as a charming location in historic Somerset County. A minimum of 80% of the units shall be age-restricted for residents older than 55 years of age. The maximum allowable density is 2.75 du/ac. A mixture of single-family detached (minimum lot size 6,000 sq. ft.), two-family dwellings (4,500 sq. ft.), and manor houses are permitted. All lots are to be served with both public water and sewer. The development of the TND district shall be required to support a portion of the Borough's COAH obligations.

In order to maintain the architectural character evidenced in older portions of the Borough, residential buildings must relate to the context and fabric of existing places found within the National Historic District within the Borough. The size, proportion, and form of buildings shall emulate the historic character of these Millstone neighborhoods and shall follow the principals of appropriateness. Architectural drawings shall be reviewed before the Historic District Commission and the Borough Planning Board. All garages must be accessed from the rear of the lot. A minimum of 40% of the principal residential buildings shall include a front door accessing onto an unenclosed front porch with a minimum floor area of 60 square feet; these porches are to be covered by a permanent roof and may not be enclosed in the future. No principal building may include a flat roof. All buildings shall, at a minimum, consist of a portion of the building that is two stories. Significant roof pitches and variations in rooflines are required.

Non-Residential Areas

Traditional Village Commercial (TVC) and the *Main Street Redevelopment Plan*

The Traditional Village Commercial Zone is intended to provide for a diversity of uses, and block sizes, and with second-story dwelling apartments and green spaces in a compact arrangement. The goals of this district also inform the goals of the *Main Street Redevelopment Plan*. Three separate

THE PLAN

sub-areas were defined in Phase 2 of the *Redevelopment Plan*: **Sub-Area C: Existing Commercial Parcels**, **Sub-Area D: South Main Street/Amwell Road Commercial Site** (including Block 1/Lot 7, Block 1/Lot 8, and Block 1/Lot 8A) and **Sub-Area E: North Main Street/Amwell Road Commercial Site** (Block 1.01/Lot 5). While Sub-Area D is not a separate zoning district, because it is in the Redevelopment Area, it is subject to all the design constraints and standards of *Section VII: Design Requirements* the Main Street Redevelopment Plan.

The TVC and *Redevelopment Plan* provide for mixed-use development that is in keeping with the historic district that will allow for apartments on the second floor, a portion of which will include affordable housing to meet the requirements of the Borough's COAH plan.

There are only six parcels (northeast of the intersection of Amwell Road (CR 514) and Main Street) that are in the TVC and that are not part of the *Redevelopment Plan*. All new development there shall be based upon the design standards of the TVC. The minimum required lot size is 2,000 square feet with public water and sewer. The ordinance for the TVC includes design standards for on-street parking, street trees, sidewalks and alleys, and building form. All of the TVC is included within the Historic District of the Borough.

Design requirements in the *Main Street Redevelopment Plan* build upon those of the TVC but are more detailed in terms of actual standards for architecture, streetscape elements, landscaping, and street design. The *Main Street Redevelopment Plan* supersedes all provisions of the Zoning Ordinances of the Borough; the Planning Board has the authority to grant deviations from the requirements of the Plan.

The former Somerset County Garage property, which is currently vacant, is within the *Main Street Redevelopment Plan* area. This is a very prominent and important parcel that needs to be developed properly to set the character for the core of the Borough. Its development will play a major role in setting the stage for cultural tourism, providing services and amenities for residents, and the success of the economic revitalization plans.

S. Main-Amwell Existing Commercial

The S. Main-Amwell Existing Commercial District was developed, as part of *Main Street Redevelopment Plan*, to allow the relocation to the Traditional Village District of existing businesses that are currently within the 100-year flood plain and the S. Main-Amwell Existing Commercial District. The ownership of the remaining vacated land within the S. Main-Amwell Existing Commercial District would be transferred to Somerset County to become a public access park adjacent to the Millstone River.

The N. Main-Amwell Commercial

The N. Main-Amwell Commercial District was developed, as part of *Main Street Redevelopment*

THE PLAN

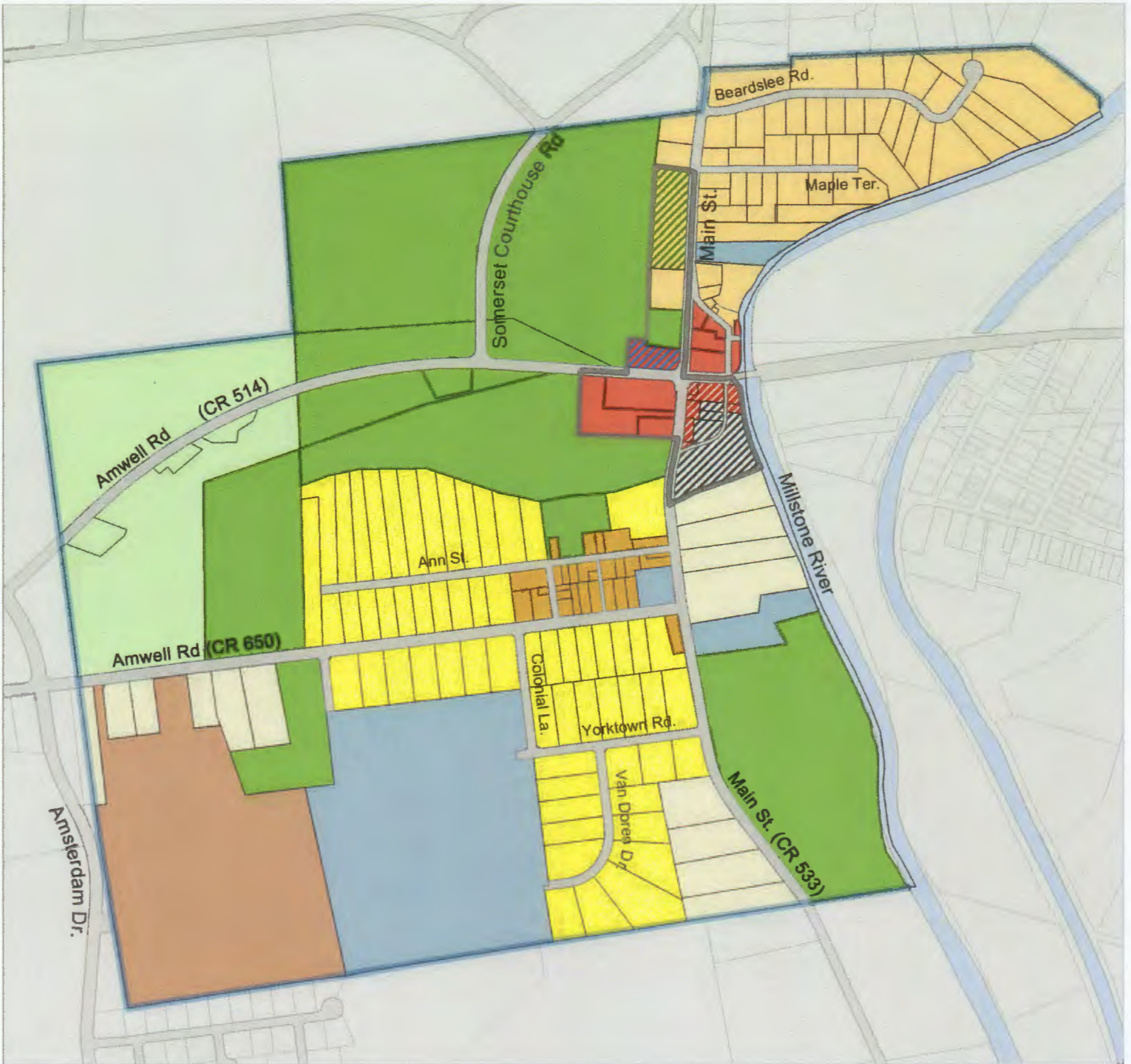
Plan, to allow the relocation of businesses that are currently located within the 100-year floodplain and the S. Main-Amwell Existing Commercial District plus a mixture of new businesses including retail, restaurant, offices, apartments, and a park visitor center. Design standards must be in keeping with the historic district and the requirements of the Traditional Village Commercial District.

Institutional District

Areas within the Borough, which are currently used for institutional uses, such as churches, nonprofits, social services, etc, are located within a separate district. Minimum lot size is three acres. A group home may be permitted on a limited basis within a single-family detached residence or duplex as a conditional use.

Park District

There are numerous open spaces within the Borough, some of which are owned by the Borough and others by Somerset County and the State of New Jersey. This district limits development of these areas to park and public uses. Due to the importance of the historic sites within the Borough, it is intended that the parks will be developed in a manner to preserve and enhance the cultural landscapes of the Borough in order to bring back the historic landscape of the Revolutionary period. Elements of the parks and open space shall include the preservation of the rural landscapes, developing walking paths to experience the encampment sites, explore archeological digs of campsites and hospital sites, the elimination of invasive plant material, restoration of wildlife habitats, and the restoration of landforms, such as the existing detention basins along Amwell Road (CR 514).



11/28/16

Millstone Borough Future Land Use



0 0.05 0.1 0.15 0.2 miles

Source: SCPB 2008; Millstone Borough 2008

- Rural Agricultural
- R-2 Residential
- R-1 Residential
- R-20 Residential
- R-8 Residential

- Trad. Neighborhood Devel.
- Trad. Village Commercial
- Institutional
- Park District

Main Street Redevelopment Plan

- N. Main St. Residential Receiving
- N Main-Amwell Commercial
- S Main-Amwell Exg. Commercial
- S River Street
- Redevelopment Area

Millstone Borough
Somerset County, NJ

Carter van Dyke Associates 11/06, 10/15/07, 8/25/09, 2/21/11, 1/7/13, 3/7/17

H. COMMUNITY FACILITIES, PARKS AND OPEN SPACE ELEMENT *(amended 3/7/2017)*

Plan Recommendations

The municipality should continue to pursue a possible link with adjacent local police. State police response time is very slow and Hillsborough and Franklin police only respond on the request of State Police. Under the current arrangement, they do not patrol in the Borough. If a formal arrangement could be reached, these units would not only patrol but include in their facilities and manpower planning, the need to cover the Borough. The need for more localized service will only increase as development continues.

Other than the municipal building with its limited space, there are no municipal offices in the Borough. Public works functions are provided by private contractors. While this arrangement is currently satisfactory, there may come a time when additional space is needed for various municipal needs. As part of any future planning efforts, the Borough should explore potential sites that may accommodate municipal needs.

The potential for adding parking to the municipal building site should be investigated. The existing parking lot may be redesigned and expanded to accommodate additional parking. Federal or other state grants or loans may be available to help develop needed facilities. Options for providing some parking at the existing open space along Main Street (CR 533) in the southern portion of the Borough should also be explored.

The *Parks and Open Space* map of 2017 includes what could become a future “Heritage Park” area in the Borough. This potential “Heritage Park” area is comprised of public land, with the majority of area formed by the open space purchased by Somerset County (the former Rezem Tract), borough-owned “Green Acres” property, by state conservation lands and by existing county-owned areas. These areas fortunately include most of the encampment sites from the Revolutionary War that are described and mapped in the historic element of this Plan. These areas remain available for future interpretive purposes and provide an excellent opportunity for the Borough to work in conjunction with county, state, and federal agencies in the development of a heritage park of statewide and national importance that would tell the story of the Revolutionary War.

Included on the *Potential Parks and Open Space* map is the future acquisition of the area designated as RA Agricultural. This area has limited development potential due to environmental constraints. But most importantly, it provides an important contextual relationship with the area with the highest concentration of encampment sites. It is of prime importance to preserve the contextual relationship of the central area of the encampment sites with the surrounding areas. Because of this importance, negotiations should be undertaken with Hillsborough, Somerset County, and Green Acres to preserve the lands to the north and west of Millstone Borough, which also include some of the encampment sites. It is recommended that a joint application be made by Hillsborough Township and Millstone

Borough for the future acquisition of these described lands that abut the area of the proposed heritage park.

Since the adoption of the Master Plan of 2005, the Millstone River Greenway has been established to promote open space preservation, recreation, and cultural and historic preservation within the Millstone corridor. Hillsborough Township has also developed various greenways that connect to the borders of Millstone Borough. The Somerset County Planning Commission can become an important partner that can assist Hillsborough Township and Millstone Borough to coordinate mutually beneficial open space and interconnected greenways that will help to unify these open space and historically significant regional landscapes.

Within the Borough there are natural areas that can also be described as a “greenway” that includes stream corridors, stream corridor buffer areas, wetlands and hydric soils, most of which is precluded from development due to State law. The preservation of these areas will provide a continuous open space linkage throughout the Borough, a wildlife corridor, increased stream/water quality protection and help preserve portions of the Borough’s natural beauty.

The maintenance of open space and native vegetation also helps to preserve the natural heritage of a community, while enhancing the value of property located near or adjacent to open space. While the greenway designation alone cannot preclude development short of public acquisition or dedication, most of the area contained within the delineated greenway is not practical for most forms of development, due to its relationship to natural and man-made features. A first priority will be to acquire Green Acre funds for the acquisition of these remaining lands. However, if any development should occur in these areas, the Board should attempt to obtain conservation easements through the subdivision and site design process, including clustering.

There are no playfields for softball, soccer or similar activities located within the Borough; however, Green Acres property may also be used for active recreation purposes and Green Acres grants or loans are available for recreation facilities. If additional recreation facilities are desired, the potential availability of this resource should be explored.

The following formal linkages are recommended. As part of the preliminary development plan for the Van Cleef tract, located within the Traditional Neighborhood Development District, a pedestrian link is proposed that will connect the proposed development through the adjacent Millstone-owned open space to Amwell Road (CR 650). A second proposed link from the Borough Tot Lot on Ann Street across Borough-owned open space would connect with Amwell Road (CR 650) next to the Traditional Commercial District and redevelopment area. Green Acres funding may be pursued to establish these recreational pathways.

