

# Millstone Township Master Plan Reexamination Report

November 2, 2026

**ADOPTED BY PLANNING BOARD:**

**Prepared by MJ Planning LLP**

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November 2, 2026

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*The original of this report was appropriately signed and sealed in accordance with N.J.S.A. 45:14A.*

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# INTRODUCTION

A master plan is a planning document providing a comprehensive framework that drives the physical, economic, and social development of a community. The master plan is directed by the MLUL (N.J.S.A. 40:55D-28) and organized into chapters called "elements." At a minimum, the MLUL requires a master plan to include 1) "[a] statement of objectives, principals, assumptions, policies, and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based;" and 2) a land use element. A housing element must also be adopted for a municipality to adopt a zoning ordinance. Additional elements, such as circulation, utility, community facilities, conservation, etc. may be added but are not required.

The New Jersey Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-89 requires that a municipality "shall, at least every ten years, provided for a general reexamination of its master plan and development regulations by the planning board, which shall prepare and adopt by resolution a report on the findings of such reexamination". Failure of the planning board to adopt such a report results in a legal presumption that the municipality's development regulations are no longer reasonable. It is therefore critical that a reexamination report be prepared within the 10-year period prescribed by the MLUL to ensure a presumption of validity of the municipal zoning and land use regulations.

The purpose of the reexamination Report is to provide a periodic review of the municipality's planning documents and policies associated with planning and development that provide the foundation for the municipal land use and zoning ordinances and guide investment and development within the municipality. The reexamination report provides an opportunity to review current opportunities and challenges a community faces, as well as the progress the town has made in achieving previous land use goals and objectives.

Millstone Township prepared its first Master Plan in 1971. Subsequent comprehensive Master Plans were adopted in 1995 and 2002. Since the 2002 Plan was adopted, there have been a number of updates and amended elements prepared. In 2017 a comprehensive update to the 2002 Master Plan was prepared to address the rapid growth the Township experienced in the preceding decade and a half.

This document serves as the 2026 Master Plan Reexamination Report in accordance with N.J.S.A. 40:55D-89. This Reexamination Report has been prepared in tandem with a new Land Use Element and a Natural Resource Inventory (NRI). A new Stormwater Management Plan was also prepared on a parallel track by the Township's engineering consultants, Leon S. Avakian, Inc. It is the intent that the four documents work together and in support of one another.

## *PUBLIC OUTREACH*

A public outreach initiative was undertaken to solicit feedback from stakeholder groups as well as from the public. Two public meetings were held, the first on May 13, 2026 and the second on October 14, 2026, a digital survey was issued, and questionnaires were issued to all Millstone Township groups, including the Agricultural Advisory Council, the Environmental Commission, the Historic Preservation Commission, The Open Space Preservation Council, the Parks and Recreation Commission, and the Shade Tree Commission.

There was significant turnout at both public meetings and 206 residents and business owners responded to the digital survey. Of the 2016 survey respondents, 87% were Millstone residents who worked outside the Township, while an additional 10% of respondents were individuals who both live and work in Millstone. Forty-seven (47%) percent of those who identify as residents have lived in Millstone for more than 20 years, indicating

the deep roots of the community. The following summary outlines the results of the engagement with the detailed summaries of all public outreach and engagement available in the Appendix of this Plan.

### Major Themes in Responses During Public Engagement

In response to the open-ended question "My favorite thing about Millstone is…" approximately **92%** of respondents included a reference to at least one of the following three themes:

| Major Theme | Words and Phrases Used | % of Responses to Reference Theme | |
|---|---|---|---|
| **Rural Character** | Rural character, rural, rural living, country living, rural setting | 38.4% | **92%** |
| **Open Space** | Open space, open land, parks, trails | 30.6% | |
| **Farmland** | Farms, farmland, horse farms, agriculture | 22.7% | |

In a related response, when asked what respondents are most concerned about in Millstone, **49%** of responses included "loss of farmland" and **45%** of responses included "loss of natural areas."

In response to the open-ended question "The single biggest challenge facing Millstone over the next 10 years is…" approximately **84%** of responses included refence to at least one of the following three themes:

| Major Theme | Words and Phrases Used | % of Responses to Reference Theme | |
|---|---|---|---|
| **Over Development** | Development, data centers overdevelopment, development pressure, commercial growth, urban sprawl, warehouses, overpopulation | 55.1% | **84%** |
| **Maintaining Rural Character** | Preserving open space, maintaining rural character, keeping rural atmosphere, losing open space | 14.8% | |
| **Affordability and Taxes** | Cost of living, affordability, housing costs, keeping taxes reasonable, property taxes, taxes, increased taxes, | 13.9% | |

Other major themes found in the responses to the digital survey and the public meetings included:

- Strong consensus to **preserve Millstone's** rural character and **limit large-scale development**, both commercial and residential.
- **Road maintenance and traffic** safety were among the most frequently cited as major concerns that need addressing.
- Support of appropriate commercial development in appropriate locations with a **preference to small, local businesses**.
- Support for **existing residential character** and large-lot neighborhoods.
- A desire for a **stronger community identity** through improvements to parks, recreation, and local events.

# MASTER PLAN REEXAMINATION REPORT

The Municipal Land Use Law ("MLUL") at N.J.S.A. 40:55D-89 requires that a master plan reexamination report provide for the following:

a. The major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report.

b. The extent to which such problems and objectives have been reduced or have increased subsequent to such date.

c. The extent to which there have been significant changes in the assumptions, policies, and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives.

d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared.

e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

f. The recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

## *I. STATUS OF LAND DEVELOPMENT PROBLEMS AND OBJECTIVES*

The following section identifies the major problems and objectives relating to land development in Millstone in the 2017 Master Plan. The section also reviews the extent to which such problems and objectives have been reduced or have increased subsequent to adoption of the 2017 plan, fulfilling the requirements of sections 'a' and 'b' of the MLUL at N.J.S.A. 40:55D-89

### A. Master Plan Principles

The 2017 Master Plan provides for the following six principles intended to guide all planning policy and land development actions:

1. Millstone Township has a long and rich history as an agricultural community. The community-wide, purposeful commitment to maintaining agriculture as an active industry and way of life makes it a unique place in New Jersey and Monmouth County, both of which are seeing ever-more farmland lost to development pressure. The goals, objectives, and recommended action items in the Master Plan prioritize farmland preservation and the maintenance of the rural character and quality of life of Millstone Township.

2. Open space and conservation areas are essential to maintaining a healthy environment, controlling suburban sprawl, and preserving the rural character of Millstone Township and its natural and cultural resources. A Township network of permanently preserved open spaces and conservation lands is needed to provide public recreation, to maintain biodiversity, to protect water quality, to control flooding, and to conserve the community's significant scenic, cultural, and natural features.

3. As a rural environmentally sensitive place, the Township supports the State Plan's policies related to Planning Area 4-B communities, which are targeted for land preservation and development that is limited to centers. The Township supports its regional role by taking local actions that are committed to the protection of its farmland and natural and cultural resources. Areas with steep slopes, stream corridors, wetlands, floodplains, forests, agriculture, and areas valuable as scenic, historical, cultural, or recreational resources will be preserved.

4. The Township is uniquely located and serves as the origin for one-quarter of New Jersey's twenty major watershed areas. The Township recognizes the regional importance of Millstone Township as the convergence zone for central New Jersey watersheds and supports actions that protect its exceptional high-quality water resources.

5. The Township will plan for the full array of agricultural, residential, commercial, office, light industrial, recreational, and public and quasi-public land uses in such a manner as to achieve beneficial development that respects the rural character of Millstone. Private lands, community facilities, active recreation, economic development, and all other built infrastructure are developed to fit into sensitive environmental areas with as low of an impact on natural features as possible.

6. The Township will make decisions regarding the provision of infrastructure that seek to limit its impact on environmentally sensitive features and agricultural areas and to prevent inefficient and expensive sprawl development.

***Current Status:*** **These principles remain relevant and are carried forward.**

## B. Master Plan Goal Statements and Objectives

The following outlines the stated goals and objectives for each element of the 2017 Master Plan and their current statuses

### *Land Use Element*

2017 Goal Statement: The Township implements land use policies that are compatible with the maintenance and enhancement of Millstone as a rural, environmentally sensitive community.

***Current Status:*** **It is recommended the overarching land use goal be replaced with a statement that more accurately reflects the current desires and vision of the public, as expressed during the Master Plan outreach process. The Township's rural character, its open space, and its farmland were identified more often than any other topic during the process. It is therefore recommended the Land Use Goal be replaced with the following:**

> **The Township implements land use policies that maintain Millstone's rural, agricultural, and low-density community character, directing context-sensitive development to appropriate locations in appropriate development patterns that do not undermine the community's established composition.**

2017 Objectives:

***Current Status:*** **While the 2017 objectives remain generally relevant, it is recommended they be amended to reflect firmer, clearer, and more direct policy commitments for Millstone's land use. The below provides amendments for each objective.**

a. Promote the establishment of appropriate rural population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities, and regions and preservation of the environment.

   **Maintain appropriate rural population densities and development patterns that support the well-being of residents and neighborhoods, protect environmental resources, and prevent development patterns that place undue hardship and pressure on municipal services and infrastructure.**

b. Promote the conservation of historic sites and districts, open space, energy resources, and valuable natural resources and to prevent urban sprawl and degradation of the environment through improper use of land.

   **Protect and preserve the Township's open space, agricultural land, historic sites and districts, energy resources, and other valuable natural resources to prevent suburban sprawl, fragmentation of open lands, and degradation of the environment through improper and incompatible land uses and development patterns.**

c. Continue to enforce and implement site design regulations and performance standards related to land conservation and the mitigation of environmental impacts.

   **Require compliance with site design regulations and performance standards that minimize land disturbance, reduce environmental impacts, and incorporate measures for stormwater management, habitat protection, and resource conservation.**

d. Encourage cluster development options and other flexible development controls that provide incentives for preserving larger tracts of contiguous open space.

   **Prioritize cluster development options and other flexible development controls in appropriate locations that incentivize the preservation of larger contiguous tracts of open space while ensuring appropriately scaled residential development.**

e. Continue to make public investments that maintain the bucolic atmosphere of the Township by preserving open space, parkland, and farmlands.

   **Prioritize public investments in acquisition, preservation, maintenance, and stewardship of open space, parkland and farmlands in order to permanently protect the Township's rural landscape and agricultural heritage.**

f. Protect water quality by limiting impervious surface rates and requiring buffers along streams and other environmentally sensitive features.

   **Protect water quality and resources by limiting impervious coverage and requiring adequate buffers along streams, waterways, wetlands groundwater recharge areas, and other environmentally sensitive features.**

g. Maintain a desirable visual environment through design guidelines that require new development to match existing aesthetic and architectural patterns with the Township.

**Maintain and protect the Township's distinctive visual and rural character by requiring new development to be compatible with established community patterns, including architecture, building scale, landscaping, materials and site layout.**

h. Encourage Township actions that will guide the appropriate use and management of lands within Millstone Township in a manner which will promote the public health, safety, morals and general welfare.

i. Provide sufficient space in appropriate locations within the Township for agricultural, residential, business, office, light industrial uses, public and quasi-public uses, and open space in a manner which will provide for balanced Township growth and development and meet public needs.

j. Encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies.

k. Encourage the coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and of increasing the efficient use of land.

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***Housing Element***

The 2017 Master Plan acknowledges that the Township's Affordable Housing and fair Share Plan is adopted a separate document but did provide a general goal statement and objective for the purposes of the Master Plan update.

2017 Goal Statement: The Township meets its responsibilities under the Fair Housing Act, and continues to provide for its fair share of the regional lower income housing need consistent with the State Plan designation of the Township as a rural environmentally sensitive planning area.

2017 Objectives:

a. Work with affordable housing providers to achieve the development of affordable housing projects in accordance with the zone plan.

***Current Status:*** **The general goal and objective remain relevant and valid and are carried forward. Updates regarding the affordable housing process in New Jersey can be found in Section III of this Plan.**

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***Circulation Element***

2017 Goal Statement: The Township balances the need for well-designed transportation routes that promote the free flow of traffic with the imperative to protect the natural environment from the adverse impacts of additional lanes and impervious surface.

***Current Status:*** **The overarching circulation goal should be updated to reflect current Township conditions and concerns as they relate to roadways and transportation. The Circulation Element Goal should be replaced with the following:**

**Millstone strives to improve roadway safety and continued maintenance, as well as address traffic management and pedestrian safety so that the Township can preserve the character of its rural road network and protect the natural environment.**

2017 Objectives:

a. Encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight.

b. Promote adequate pedestrian infrastructure in commercial areas.

c. Promote the development of established routes for recreational cyclists. Establish "share the road" programs to make routes safe for these types of users.

***Current Status:*** **During the public outreach process, there was a mix of responses regarding encouragement of bicycle programs and concerns regarding safety on Millstone's narrow winding roads. It is therefore recommended that objective 'c' be updated as follows:**

**Promote the development of established routes for recreational cyclists that recognize the safety challenges posed by Millstone's narrow and winding roads. Establish "share the road" programs that balance the needs of cyclists, motorists, and other users while identifying and implementing measures to improve safety along designated routes.**

d. Encourage limited public transit operations that target specific under-served communities with limited mobility, such as senior citizens.

***Current Status:*** **The Circulation Element objectives remain relevant and valid and are carried forward with the proposed update to objective 'c'.**

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***Community Facilities Element***

It is noted that an amendment to the Community Facilities Element was prepared in 2020 to reflect the change in policy that the Millstone Fire District assumed primary responsibility as the Emergency Medical Service (EMS) provider and ambulance service in the Township. The goal statement and objectives from the 2017 Master Plan did not change as a result of this update.

2017 Goal Statement: The Township ensures that adequate public community facilities are in place such that municipal services adequately provide for the health, safety, education, and welfare of the current and projected future population.

2017 Objectives:

a. Continually evaluate the adequacy of community facilities in serving the needs of Township residents.

b. Work with the Board of Education to anticipate changes in the school-aged population and plan facilities accordingly.

c. Collaborate with the Board of Education to share facilities and services to the mutual benefit of the Township, the school system, and residents.

d. Incorporate the use of community facilities into emergency management plans and procedures.

e. Ensure that any new community facilities are located outside of high environmental hazard areas.

***Current Status:*** **The Community Facilities Element general goal and objectives remain relevant and valid and are carried forward.**

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***Historic Preservation Element***

2017 Goal Statement: The Township continues to expand its historic preservation efforts, ensuring that cultural resources representative of the Township's agricultural past continue to exist and provide a reference point for Millstone's unique history and community character.

2017 Objectives:

a. Coordinate local historic preservation efforts with regional initiatives, such as the Monmouth County Scenic Byways program.

> ***Current Status:*** **While the 2016 Monmouth County Master Plan recommended three new scenic byways, all of which would extend into Millstone, the 2018 Monmouth County Master Plan Reexamination Report notes that the three proposed byways have been converted into virtual, online tours, which are posted on the County's website. Objective 'a' should therefore be updated as follows:**
>
> > **Coordinate with broader initiatives to ensure the Township's role in the County and State's history is preserved for future generations.**

b. Support the efforts of the Historical Commission in researching Township history, inventorying historic properties, and promoting Millstone's historical and cultural resources.

c. Explore the establishment of a state-designated historic district in Clarksburg.

***Current Status:*** **The Historic Preservation Element general goal and objectives remain relevant and valid and are carried forward with the proposed update to objective "a."**

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***Open Space, Recreation, and Conservation Element***

2017 Goal Statement: The Township continually seeks new opportunities to permanently preserve environmentally sensitive natural features and open space, ensuring that the Township's character and aesthetic will remain intact as additional development occurs. The Township has adequate facilities and programs to serve the recreational needs of all populations, age-ranges and abilities residing in Millstone.

2017 Objectives:

a. Prioritize open space preservation that has the dual benefit of conserving environmentally sensitive natural features.

b. Create a true network of environmental features and open space areas by pursuing purchase or easement of linear bridal paths as well as large land tracts.

c. Encourage recreational activities that build off Millstone's inherent natural and scenic qualities, such as long-distance cycling, bird watching, and other similar forms of recreation.

d. Establish scenic corridors that respect and showcase the natural beauty and environmental qualities of the Township.

e. Promote recreational activities that reach currently underserved populations in the Township, such as teenage children and senior citizens.

f. Ensure that active recreational parks with structures, fields and improvements have minimal impact on surrounding natural areas.

***Current Status:*** **The Open Space, Recreation, and Conservation Element general goal and objectives remain relevant and valid and are carried forward.**

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***Farmland Preservation Element***

The 2017 Master Plan acknowledges that the Farmland Preservation Plan was prepared and adopted as a separate document but did provide a land use-related goal statement and relevant objectives that are reviewed below.

2017 Goal Statement: The Township provides its active support and encourages local participation in State and County farmland and open space preservation programs to preserve as much of Millstone's open space and farmland as possible.

2017 Objectives:

a. Actively pursue all opportunities for farmland preservation within the Township's ADA in order to achieve the one-year, five-year and ten-year acreage targets contained in the Millstone Farmland Preservation Plan.

b. Work with the County on an ongoing basis to accomplish farmland preservation.

c. Proactively approach property owners and advertise farmland preservation opportunities.

2020 Farmland Preservation Plan Main Objective: to guide Millstone Township's continuing efforts to preserve its remaining farmland and maintain a viable agricultural industry. Farming is a significant component of the Township's economy, and farmland is an irreplaceable natural resource.

***Current Status*****: The Farmland Preservation Element general goal and objectives remain relevant and valid and are carried forward.**

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***Economic Development Element***

2017 Goal Statement: The Township builds off its existing economic base to promote the agricultural industry and complementary retail and service establishments.

2017 Objectives:

a. Promote agrotourism and ecotourism.

b. Support the Township's agricultural industry.

c. Support new businesses within existing commercial areas and areas zoned for commercial uses.

***Current Status:*** **The Economic Development Element general goal and objective remain partially valid but should be amended as follows:**

> **Goal Statement: The Township builds off its existing economic base to promote the agricultural industry and complimentary retail and service establishments that are sensitive to the environmental context of the Township and intended to promote Millstone's agrarian community.**
>
> **Objectives:**
>
> **a. Promote agritourism by supporting the diversification of farm-related activities.**
> **b. Promote ecotourism through conscious planning of visitor sites that allow visitors to learn about the Township's ecological heritage.**
> **c. Support the Township's agricultural industry.**
> **d. Support new businesses within existing commercial areas and areas zoned for commercial uses in a way that promotes the Township's commitment to small-scale commercial ventures, which complement the rural, small-town culture of Millstone.**

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***Utility Service Element***

2017 Goal Statement: The Township controls the location and expansion of infrastructure to conserve the rural character of the Township and discourages the extension of sewer and water service into the municipality.

2017 Objectives:

a. Continue to limit the extension of sewer and water service, the installation of which would interfere with the Township's environmentally sensitive features, rural make-up, and is not in accordance with the State Plan's vision for a PA-4B community given that there are no existing designated centers in Millstone.

b. Promote the utilization of renewable energy resources in appropriate locations.

***Current Status:*** **The Utility Service Element general goal and objectives remain relevant and valid and are carried forward.**

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***Recycling Element***

2017 Goal Statement: The Township achieves the maximum practicable recovery and recycling of recyclable materials from municipal solid waste.

***Current Status:*** **The Recycling Element general goal and objectives remain relevant and valid and are carried forward.**

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***Relationship to Other Plans***

2017 Goal Statement: The Township ensures that the development within Millstone does not conflict with the general welfare of neighboring municipalities, the county, and the State as a whole.

***Current Status:*** **The above-listed general goal and objectives remain relevant and valid and are carried forward.**

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## C. Master Plan Planning Policy and Land Development Recommendations

***2017 Zoning Map Recommendations***

The 2017 Master Plan did not recommend any changes to the zone plan, stating "The Township's existing zone plan has proven to operate as intended since its last significant amendments were implemented in accordance with the build-out analysis and recommendations of the 2003 Master Plan. No zone changes are anticipated or needed at this time. Thus, the Land Use Plan Map (Map 12) is the same as the Township's existing Zoning Map."

***2017 Land Use Recommendations***

1. Increase the minimum buffer requirement between commercial and residential uses.

   ***Current Status:*** **This recommendation generally remains relevant but was partially addressed through Ordinance 22-05. This recommendation was originally included in the Township's 2002 Master Plan and was reiterated in the 2017 Master Plan. Neither of the previous plans provide specific context or discuss specific areas of concern. The Master Plan Subcommittee, based on experiences with applications, has provided further context on the current issues noting that the current buffer requirements between commercial and residential uses are vague, not consistent, and should be clarified. The recommendation is modified to consider modifying the standards for clarity and consistency.**

2. Where soil conditions are suitable, continue to require development to provide recharge rather than retention or detention facilities for stormwater run-off. Require developments to use natural basins, where applicable, to enhance views, help recharge and reduce maintenance.

   ***Current Status:*** **This recommendation remains relevant and valid and is carried forward.**

3. Continue to expand the series of greenways and wildlife corridors requiring development easements throughout the Township using steam corridors as the spine of the network.

   ***Current Status:*** **This recommendation remains relevant and continues to be implemented as any application for development is required to put environmentally sensitive areas within conservation easements which prohibit future development. Ordinance Section 35-11-13.2 requires placement of conservation easements on environmentally sensitive land, §35-11-13.4 gives the reviewing board the discretion to require strips of land be dedicated to wildlife corridors, and §35-11-13.5 gives the reviewing board the discretion to require horse trail easements.**

4. Establish an EMF (Electric and Magnetic Field) buffer of 300' from high tension power lines.

***Current Status:*** **This recommendation is no longer valid as the high-tension power line rights-of-way are already established within the Township. This recommendation was originally included in the Township's 2002 Master Plan and reiterated in the 2017 Master Plan. During discussions with the Master Plan Subcommittee, it was determined that this may put an unnecessary burden on residents: since the rights-of-way are already established, the burden would come down to the residents who would be required to ensure they do not build within the buffer area.**

5. Review, revise, or establish impervious coverage limits and building floor area ratio limits in commercial and business park areas to better protect water quality and the environment.

   ***Current Status:*** **This recommendation was achieved through the 2022 amendment to the PCD Planned Commercial District and the BP Business Park District zoning standards (Ordinance 22-05), which requires new development in these zones to calculate lot coverage, building coverage, and FAR pursuant to "buildable lot area" and "maximum tract yield." Buildable lot area is the area exclusive of significant environmental constraints.**

6. Amend the Zoning District regulations for all commercial zones to require that fire flow calculations be submitted at the time of application, and that on-site detention (for water supply purposes rather than storm water management) may be required if determined by the Township to be warranted.

   ***Current Status:*** **This recommendation remains relevant and valid and is carried forward.**

7. In commercial areas, generally prohibit permanent outdoor sales areas and storage areas of merchandise, excepting plant nurseries and agriculturally related uses.

   ***Current Status:*** **This recommendation was achieved through the 2024 amendment to Section 35-4-6 "Outdoor Storage" (Ordinance 24-05), which prohibit outdoor sales area in the Business and Industrial Zones and regulates outdoor product displays.**

8. Amend the site plan and subdivision submission regulations to require submission of computer generated plans at the time of application in addition to the current requirement for such files at the time of final approval. Further amend site plan and subdivision submission requirements to require submission of aerials for those areas within 1000 feet of the subject property.

   ***Current Status*****: This was partially achieved through Ordinance 20-10, which now requires digital files to be submitted with each application.**

9. Continue to expand the Township's land development regulations related to environmental conservation.

   ***Current Status:*** **This recommendation remains relevant and valid and is carried forward. While there have been updates to the Township's Land Use and Development Ordinance in support of the environmental conservation (e.g. Ordinance #22-05), the Township should continue to review the land use ordinance to determine where further updates can be made.**

10. Review impervious coverage limits in all zones to better protect water quality and the environment.

    ***Current Status:*** **This was partially addressed through Ordinance 22-05, which amended the PCD and BP Zones to reduce the amount of impervious coverage permitted on a site. The general concept of this application remains relevant as the Township should continue to review the land**

**development regulations to determine appropriate updates that would further the environmental conservation goals and objectives of the Master Plan.**

11. Continue to strongly discourage or prohibit the extension of sewer service and public water service into areas of the Township that are classified State Plan Planning Area 4-B.

***Current Status*: This recommendation remains relevant and valid and is carried forward.**

### *2017 Circulation Recommendations*

While the 2017 Master Plan does not provide a formal list of circulation recommendations, the following are derived from in-text narratives.

- Pavement Management Plan
    - Township had improved most of the roads on the Township's 2003 list and "will continue to monitor and improve roadways as required."

***Current Status*: The Township continues to pave and improve Township roadways each year. Since the year 2000, the following roadways have been paved:**

**2020:**

- **Nurko Road (Imlaysltown Rd to Roosevelt Borough)**
- **Hickory Drive Subdivision**
- **Gravatt Circle**
- **Ivins Lane**
- **Fillmore Drive**
- **Pine Hill Road**
- **Michael Court**
- **Chadwick Road**
- **Graham Place**
- **Algonquin Terrace**

**2021:**

- **Millstone Road (950 ft past Stagecoach Rd to Bittner Rd, Sweetmans Ln to Barc Lane)**
- **Arrowhead Way**
- **Sedona Court**
- **Wending Creek Drive**
- **Olde Noah Hunt (Trenton Lakewood Rd. to halfway past Joan Dr)**
- **Bruere Circle**
- **Baird Rd (Stillhouse Rd to Millstone Rd, Rue Court to halfway past Cuomo Court)**

**2022:**

- **Millstone Road Phase II (Sweetmans Ln to Pinehill Rd, Baird Rd to HW RT 33)**
- **Forman Road**
- **Pittinger Court**
- **Merkin Drive**
- **Yeger Court**

**2023:**

- **Backbone Hill (Schoolhouse Rd to Charleston Spring Rd)**

**2024/25:**

- **Paint Island Spring Road**
- **Spring Road (Red Valley Rd to Trenton Lakewood Rd)**
- **Stillhouse Road (Stage Coach Rd to Paint Island Spring Road)**
- **Horseshoe Drive**
- **Disbrow Hill Road**

- **VanArsdale Circle**
- **Olde Noah Hunt (Trenton Lakewood Rd. to halfway past Joan Dr)**
- **Bruere Circle**

**This recommendation should be formalized as follows:**

**The Township should continue its roadway improvement program and make conscious efforts each year to upgrade roadways that are within a financially mindful and feasible plan.**

- Township Scenic Roadway Corridor Program (SRCP)
    - The Township should initiate a SRCP to identify and delineate scenic roadway corridors throughout Millstone. The program should be modeled after and coordinated with the County scenic roadway program to promote Township-wide efforts to maintain the rural character of the Township, to protect environmentally sensitive lands, to preserve open space, to strengthen existing street tree and natural vegetation preservation efforts and to preserve and protect the remaining aesthetic character of area along public roadways to the greatest extent possible.
    - The Township Scenic Roadway Corridor Program should first establish the local definition of scenic roadway corridor. The Township should then establish criteria for local scenic roadway corridor designation. Criteria for scenic roadway corridor designation may include prescribing a minimum length of roadway, evaluation of existing and proposed land uses including rural character, historic value, proximity to public lands, development potential, and aesthetic quality. The Township should initiate a study to identify local scenic corridors and to establish land use regulations to support the designation and preservation of scenic roadway corridors.

      ***Current Status:*** **The New Jersey Scenic Byway Program designates eight scenic byways in the State. Sponsors can nominate roadways for designation. It is recommended the Township work with the various Township committees, including the Historic Preservation Commission, the Open Space Preservation Council, and Shade Tree Commission to determine whether any roadways within Millstone would be appropriate for nomination.**

- Bikeways
    - The Township should work with the State in identifying roads suitable for the expansion of the High Point to Cape May Bicycle Route to the Monmouth Heritage and Henry Hudson Rail Trail including local points of interest.

      ***Current Status:*** **This recommendation remains partially relevant. While an expansion of the various trails identified may not be feasible, it would be appropriate to review establishing designated route for cycling through the Township. Many roadways that traverse the Township are narrow, windy, and lack shoulders creating potentially dangerous conditions for cyclists. Any designated routes should take into account safety conditions and improvements.**

***2017 and 2020 Community Facilities Recommendations***

The following provides for recommendations from the 2017 Master Plan as well as the updates that were made in the 2020 amendment to the Community Facilities Plan.

1. Implement the desired changes articulated by the Fire Department, including:

    a. Ensure all new developments provide water supply for fire protection in accordance with NFPA 1142, Standards on Water Supplies for Suburban and Rural Firefighting and Section 508 of the International Fire Code 2006, New Jersey Edition

    ***Current Status:*** **This recommendation remains relevant and valid and is carried forward with the following updates to the code sections:**

    > **Ensure all new developments provide water supply for fire protection in accordance with NFPA 1142, Standards on Water Supplies for Suburban and Rural Firefighting and Section 507 of the International Fire Code 2018 (or most recent version), New Jersey Edition.**

    b. Implement shorter cul-de-sacs or alternative fire/emergency access for cul-de-sacs over 1,000 feet long.

    ***Current Status:*** **This recommendation remains relevant and valid and is carried forward.**

    c. Consult the Fire Prevention Bureau before any street names are approved.

    ***Current Status:*** **This recommendation remains relevant and valid and is carried forward.**

    d. Enact a driveway ordinance that provides access for fire equipment to residences.

    ***Current Status:*** **This recommendation remains relevant and valid and is carried forward.**

    e. Require new roadways to be paved (basecoat) to comply with Section 503 and Section 1410 of the International Fire Code 2006, New Jersey Edition, before building permits are issued, and require fire safety improvements to be installed before any CO's are issued.

    ***Current Status:*** **This recommendation remains relevant and valid and is carried forward with the following updates to the code section:**

    > **Require new roadways to be paved (basecoat) to comply with Section 503 and Appendix D of the International Fire Code 2018 (or most recent version), New Jersey Edition, before building permits are issued, and require fire safety improvements to be installed before any CO's are issued.**

    f. Evaluate tree plantings for new subdivisions with the purpose of ensuring that the initial placement and project long-term tree growth will not impact road widths in such a way as to restrict fire department access.

    ***Current Status:*** **This recommendation remains relevant and valid and is carried forward.**

    g. Consider the placement of speed reduction devices such as speed bumps and the impact they have on responding emergency vehicles.

    ***Current Status:*** **This recommendation remains relevant and valid and is carried forward.**

h. Subject site plan and subdivision applications to the review and approval of the Fire Prevention Bureau.

***Current Status:*** **This recommendation is being implemented. It remains relevant and valid and is carried forward. The Board Secretary sends all applications to the Fire Chief for comments prior to any Board hearing for a major site plan or subdivision application.**

2. Investigate potential new storage areas for First Aid and EMS equipment.

   a. 2020 Update: The former First Aid Squad building is now being used as storage for vehicles and equipment. The Township should continue to evaluate the additional space for storage for all emergency equipment as the need arises.

   ***Current Status:*** **This recommendation remains relevant and valid and is carried forward. The current firehouse is aging, built in 1977, and emergency vehicle storage is taxed to capacity with additional vehicles stored at the EMS annex building at 911 Perrineville Road. The Township should evaluate and plan for additional and upgraded facilities for EMS and Fire.**

3. Study the issue of understaffed daytime shifts of the First Aid Squad so that the Millstone Community always has access to adequate emergency services.

   a. 2020 Update: With the acquisition of the First Aid Squad by the Fire Department in 2020, this issue has lessened. However, the Township should continue to monitor and evaluate the shifts to ensure efficient emergency services to the Township.

   ***Current Status:*** **At the time of the 2020 update, there had not been sufficient time to analyze the staffing issues of the First Aid Squad. However, with six additional years to review, the Millstone Fire Chief confirmed the EMS understaffing issues have been mitigated with the Fire Department assuming the role of the EMS provider in 2020. A contract exists with the Fire Department for EMS services. This mechanism provides appropriate monitors to ensure the community receives professional and efficient emergency services.**

4. Continue practices that have a positive impact on air and water quality, such as implementing ordinances related to environmentally sensitive areas, cooperating with NJDEP permitting processes, and preserving open space and sensitive natural features.

   ***Current Status:*** **This recommendation remains relevant and valid and is carried forward.**

5. Many communities are giving greater attention to public health concerns when planning their development patterns and infrastructure. The Township can study examples of health planning for small, rural communities, such as the Healthy Communities Toolkit issued by the Eastern Highland Health District of Connecticut, for developing healthy community policies in a rural setting.

   ***Current Status:*** **This recommendation remains relevant and valid and is carried forward but is amended to include more references to New Jersey resources. In 2022, the New Jersey Department of Health partnered with the NJDEP and came out with a Healthy Community Planning website, which provides municipal-level reports with a snapshot of a municipality's**

**health and environmental data to help promote a healthy and safe environment. The goal is to assist local communities in planning for a healthy future.**

**Plan4HealthNJ is another local resource that provides planning toolkits for communities to help integrate public health considerations into local planning and decision-making. The website has an extensive network of information as well as sample goals and objectives and ordinance language (https://plan4healthnj.org/toolkits/).**

6. Continue to consider the location of floodplains when siting new facilities.

***Current Status:*** **This recommendation remains relevant and valid and is carried forward.**

***2017 Historic Preservation Recommendations***

1. The Historic Commission should review the original 68 properties inventoried in 1993 to determine which, if any, have lost historical status via subdivision. If portions of properties still have historic landmark status post-subdivision, their block and lot information should be updated.

2. Obtain final State Register listings for the sites that have received SHPO opinions but are not yet registered.

3. Survey the Township for potential historical sites with archeological significance, particularly the stream corridors. Suggest other possible areas for SHPO opinions related to archaeological resources. Consider how the Township's development ordinance might require applicants to address potential sites of archeological importance.

4. Development Review - The impact of public or private projects on landmarks should be a factor in evaluating the design and layout of development proposals. Appropriate language should be included within the Township development regulation to require that applications for development provide for the appropriate utilization and preservation of designated landmarks. Where, removal, demolition, or inappropriate alteration of the landmark is proposed, the environmental impact statement shall be required to review the alternatives which were considered to preserve the landmark. The municipal development agency may require alternative approaches to site development which would enable the landmark to be preserved and maintained on site.

5. Zoning Designation - The zoning ordinance may designate a land mark and provide design criteria to be used to regulate the development or alteration of landmark property.

6. Support - Sites eligible for the National Register of Historic Places should be supported.

7. Documentation - As recommended in the Historic Resources Report further site-specific research of primary source materials as well as oral history should continue

8. Community Education - The Township should sponsor programs of community education which would include recognition of landmarks through the award of landmark certificates to the owners of such properties and recognition of individual landmark preservation efforts.

9. Historic Site/Open Space Links - The Township should investigate opportunities for creating trail/greenway linkages within Millstone Township between historic sites and open space area, thus combining heritage education and recreation. Interpretive materials such as trail markers and brochures can be developed to provide education about historic and natural resources along the trail.

***Current Status:*** **The Historic Preservation recommendations remain relevant and valid and are carried forward.**

***2017 Open Space, Recreation and Conservation Plan***

The below provides for updates to the Open Space, Recreation, and Conservation Plan. Section D of this plan recommends the preparation of a new Open Space and Recreation Plan in accordance with Green Acres standards. The preparation of such plan would allow for an in-depth review and analysis of the Township's open space goals, objectives, policy priorities, and recommendations.

General Recommendations

1. The Township should pursue an aggressive program to acquire land and easements to implement the open space, recreation, and conservation plan. The Township should systematically approach and negotiate with property owners for the acquisition or right of first refusal for lands identified as potential park and recreation sites or greenways. The acquisition program should be reviewed annually by the Township to assess progress in implementing the open space, recreation, conservation, and farmland preservation plan and to determine whether the sites identified in the plan for acquisition should be modified to reflect changes in the availability of land or new opportunities for meeting the plan objectives.
2. The Township should cooperate with Monmouth County in the implementation of the County Open Space Plan and with the State in the implementation of the Crossroads of the Revolution Program for open space preservation and greenway protection in Millstone.
3. The Township should continue to coordinate open space and farmland preservation planning. Millstone will work with the Monmouth Agriculture Development Board to market the farmland preservation program to local farmers and it should contribute to the costs of preservation. The Township can facilitate farmland preservation by using local funds to fast track the acquisition of development rights. The Township should also take the lead in providing information, assistance, and support to local farmers who are interested in making application for preservation funding.

***Current Status*****: The general recommendations remain relevant and valid and are carried forward.**

Policy Recommendations

1. Acquire additional lands for open space conservation, particularly lands that contain environmentally sensitive natural features.
    a. Millstone should acquire additional land for open space preservation and conservation in order to adequately protect significant natural features and the Township's rural community character.

        ***Current Status*****: This recommendation remains relevant and valid and is carried forward.**
2. Preserve natural areas throughout Millstone that are vital habitats of threatened or endangered species or that are outstanding examples of the forest resources within the Township.
    a. While the wetland areas of the Township are protected by State regulation, the upland forest areas are particularly vulnerable to development. These forest resources enhance the community aesthetically as well as environmentally.

***Current Status*: This recommendation remains relevant and valid and is carried forward.**

3. Cooperate with State and County agencies to establish a system of greenways linking public parks and conserving the natural environment, rural landscape, and heritage of the Township.

    a. By coordinating their efforts, the Township, the State, and the County can create a greenway open space network that provides opportunities for active and passive recreation, flood control, and historic trails. It can also conserve environmentally sensitive habitat needed for water quality, air quality, and biodiversity.

    ***Current Status*: This recommendation remains relevant and valid and is carried forward.**

4. Regulate and manage Township watershed areas to improve and maintain water quality.

    a. Minimizing impervious areas, reducing development disturbance, and providing stream corridor protection will improve and maintain water quality in the Township.

    ***Current Status*: This recommendation remains relevant and valid and is carried forward. This recommendation was supported by the adoption of Ordinance 22-05, which amended the way maximum tract yields are calculated in the BP Business Park Zone and PCD Planned Commercial District. The ordinance requires developers to net out environmentally sensitive areas when calculating coverage and FAR, resulting in smaller permitted building footprints and less impervious coverage.**

5. Acquire an additional 106 acres of land for public access, development, enjoyment and dedication as community park and recreation areas.

    a. Millstone should acquire an additional 106 acres of land for active recreation in order to meet the 3% threshold for active recreation established by the New Jersey Balanced Land Use Standards.

    ***Current Status*: The recommendation has been satisfied. Since the 2017 Master Plan, the Township has acquired the following properties:**

    **Millstone Park: An additional 122 acres was added to Millstone Park along Spring Road. The land was acquired via a fee simple purchase in partnership with the Township, the New Jersey Department of Environmental Protection Green Acres Program, the Monmouth Conservation Foundation, and Monmouth County. The purchase was authorized in 2022 and the property was acquired in August 2023.**

    **Barnegat Bay Preserve: The Township received matching grant funds from the New Jersey Department of Environmental Protection Green Acres Program in 2021 to improve the 13-acre Barnegat Bay Preserve, including creating a trail through the property, which provides access to a tributary of Toms River. Interpretive signage and an ADA-accessible bird blind for birdwatching was installed along with a small parking lot.**

    **Burnt Tavern Road: An additional 11.2 acres were preserved on Burnt Tavern Road through partnership with the Monmouth Conservation Foundation.**

**<u>Brookside Road:</u> An additional 82 acres on Brookside Road were recently purchased by the Township for preservation.**

6. Locate park and recreation areas in proximity to residential areas and provide safe and convenient access for residents.

    a. Park and recreation areas should be within or within a reasonable travel distance of residential development. Parks within easy and safe walking or bicycling distance of residential areas are especially desirable since school age children are frequent users of parks. Multi-use trails or bike lanes that link residential areas and parks should be planned as part of the overall park design.

    ***<u>Current Status</u>*: This recommendation remains relevant and valid and is carried forward.**

7. Encourage alternative, natural-resource based recreation that draws on the Township's protected natural areas.

    a. Resource protection areas that are suitable to include a passive open space component should be designed to provide opportunities for resource-based recreation such as trails, fishing, nature study, bird watching, and scenic enjoyment, particularly as these types of recreational uses are gaining in popularity as the population ages. More active uses, such as long-distance cycling on Township Roads, are also encouraged by the general natural atmosphere of the Township, and should be supported in the Township's open space, recreation, and circulation planning efforts

    ***<u>Current Status</u>*: This recommendation remains relevant and valid and is carried forward with the additional narrative associated with cycling that has been addressed in previous sections of this Plan. Safety considerations should be a top priority in any designated cycling routes.**

8. Cooperate with the Millstone Township Board of Education to promote the joint use of public recreational facilities.

    a. A cooperative relationship between the Township and the school districts to promote the joint use of recreational facilities both increases the available recreation opportunities within the community and makes the most economical use of public resources.

    ***<u>Current Status</u>*: This recommendation remains relevant and valid and is carried forward.**

9. Balance conservation and recreation land use with farmland preservation.

    a. The Township should work to encourage additional participation and secure funding to preserve as much farmland as possible, especially where doing so serves the dual purpose of protecting its environmentally sensitive landscape.

    ***<u>Current Status</u>*: This recommendation remains relevant and valid and is carried forward.**

10. Maintain a stable source of Township funding to preserve local open space and supplement those funds with other revenue sources.

    ***<u>Current Status</u>*: This recommendation remains relevant and valid and is carried forward.**

11. Balance the needs of development with the needs of the natural environment.

    a. To meet this objective, the Township should use recent data on natural resources, such as the data included in the Township Natural Resource Inventory, to designate areas that are more and less suitable for development. The Township's Environmental Commission and Shade Tree Commission should continue to provide high-quality input into the review of development applications that affect environmentally sensitive areas.

       ***Current Status*: This recommendation remains relevant and valid and is carried forward. An update to the Township's Natural Resource Inventory is being prepared on a parallel track to this Reexamination Report.**

12. Control the location and expansion of infrastructure to conserve the rural character of the Township.

    a. Infrastructure expansions should be limited to restrain the development pressures on the rural areas of the Township, and to help achieve the Township land and water conservation and farmland preservation objectives.

       ***Current Status*: This recommendation remains relevant and valid and is carried forward.**

13. In the face of increasing concern for the ability of the Township to prepare and respond to environmental hazards, the Township recognizes the relationship between open space lands, environmental features, and resiliency.

    a. Open space, conservation, and recreation planning will support hazard mitigation efforts, as well as use planning strategies that minimize the potential for damage to recreational facilities during storm and other severe weather events.

       ***Current Status*: This recommendation remains relevant and valid and is carried forward. In 2021, the Municipal Land Use Law was updated to require a Climate Change Related Hazard Vulnerability Assessment (CCRHVA) as a component of a Master Plan Land Use Element. A CCRHVA has been prepared in accordance with the MLUL and is included in 2026 Land Use Element has been prepared in tandem with this Reexamination Report.**

Bridle Path Network Recommendations

1. Identify, develop and preserve a network of bridle paths in Millstone Township, which will connect municipal, county and state recreation areas.

2. Promote the preservation and conservation of natural resources in conjunction with bridle path greenways.

3. Encourage the Bridle Path Network Plan of the Master Plan when the Township acquires property and when new applicants approach various Township Boards seeking land use approvals.

4. Consider amending current regulations that would not result in lots becoming nonconforming if a bridle path is established in a proposed development.

5. Adopt a policy to encourage property owners to participate in the bridle path plan through the donation or sale of trail easements in the Township.

6. Notify the owners of targeted trail greenways that the Township would like an opportunity to discuss the public purchase of the greenway segment or easement on them prior to any private sales.

7. Investigate and pursue sources of funding, including national, state, county and private, to be used for multi-use trail development.

***Current Status*: The bridle path recommendations remain relevant and valid; however, should be addressed in detail in an updated Open Space and Recreation Plan.**

***2017 Economic Development Recommendations***

General Recommendations:

1. Given its environmental and infrastructure constraints, the Township needs to plan more effectively to promote patterns and types of commercial land use that expand the economic base of the community, are compatible with the road and highway infrastructure and maintaining the free flow of traffic, protect the environment, and promote a visual character that enhances the image of the Township as a community committed to conserving its environment, its scenic qualities and its rural character.

   ***Current Status*: This recommendation remains relevant and valid and is carried forward. During the public outreach process, there was considerable feedback that supported limited and appropriate commercial development. Small-scale neighborhood-based commercial establishments were strongly favored over large-scale commercial uses such as warehouses.**

2. A Market Feasibility study of the economic potential of Route 33 was conducted in 2007. The Township should consider an updated study for this portion of the Township in order to understand changed market conditions.

   ***Current Status*: This condition is no longer relevant. The Land Use Element provides for review, discussion, and recommendations for amendments to the permitted uses along the Route 33 corridor. The Township does not wish to pursue a specific feasibility study at this time.**

3. Light industrial development should be provided in business park areas.

   ***Current Status*: This recommendation remains relevant and valid and is carried forward. Feedback during the public outreach process indicated a favoritism toward light industrial uses, such as flex space in the Township's existing BP Business Park Zoning District.**

4. Consistent with State and County efforts to maintain and promote the agricultural economy of New Jersey, Millstone should maintain a large portion of the Township in agricultural land use. The Township should support County initiatives that support the agricultural industry, such as facilitating participation in the Grown in Monmouth program and designation for individual farmers.

   ***Current Status*: This recommendation remains relevant and valid and is carried forward. Support of farming and the Township's agricultural uses was a strong theme during the public participation.**

***2017 Utility Recommendations***

All of Millstone Township should be designated by the Monmouth County Water Quality Management Plan and the Wastewater Management Plan to be served by septic systems with the exception that the areas of the Township planned for business park and planned commercial development can be served by appropriate on-

site systems so that alternative systems, such as a "cyclette system", may be possible to support larger commercial uses.

***Current Status*: This recommendation remains relevant and valid and is carried forward. The current Wastewater Management Plan does not include any part of Millstone within a sewer service area.**

***2017 Recycling Recommendations***

In order to ensure that future development is designed to accommodate the recycling of solid waste, the site plan and subdivision regulations of the Township should require the following:

1. Each application for residential development of single, or multi-family housing should include at least twelve square feet of floor area per family conveniently arranged and located as a holding area for a week accumulation of recyclable materials. Such an area may be within a hidden laundry room, basement or garage.

2. Each application for non-residential use which utilizes 1,000 square feet or more of land must include provisions for the collection, disposition and recycling or recyclable materials. Each application shall quantify the amount of recyclable material it will generate as part of its weekly generation including newspapers, mixed office paper, glass, aluminum, tin and bimetal cans, corrugated cardboard, and #1 and #2 plastic containers. The application shall provide a storage area sized to contain a one-week accumulation of recyclable materials and be suitably screened from view if located outside a building.

3. An area of at least 2,000 square feet should be designated in the Township as a Recycling Facility to allow residents the opportunity to dispose of recyclables only. This facility is staffed on selected weekdays and on the weekends, as a supplement to the county facility. Electronics devices, hazardous materials may be taken to the County Reclamation Center in Tinton Falls. Some items require an appointment.

***Current Status*: The Recycling recommendations remain relevant and valid and are carried forward. The Township's Planning and Zoning Boards continue to require appropriate locations for both refuse and recycling materials.**

## *II. SIGNIFICANT CHANGES IN ASSUMPTIONS IMPACTING THE MASTER PLAN*

The following section identifies the extent to which there have been significant changes in assumptions, policies, and objectives forming the basis for the Master Plan or development regulations as last revised. The analysis pays particular attention to the density and distribution of population and land uses. Housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition, and recycling of designated recyclable materials, and changes in State, county and municipal policies and objectives are also reviewed.

This section fulfills the requirements of section 'c' MLUL" at N.J.S.A. 40:55D-89.

### A. State Policies and Regulations

***2017 - Rideshare Programs***

In 2017, New Jersey adopted regulations establishing statewide standards for ridesharing companies like Uber and Lyft. The law includes procedures designed to protect the consumer, such as criminal background checks for drivers and standards for insurance coverage.

***2021 – New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act***

This legislation established licensing, land use regulations, taxation, penalties, and a regulatory commission to govern the sale of adult-use cannabis in New Jersey. Municipalities were given 180 days to adopt an ordinance either permitting or prohibiting one of the five established classes of marijuana licensure (i.e. municipalities were required to either "opt-in" or "opt-out" of permitting cannabis land uses). The legislation invalidated any previous municipal ordinances regarding cannabis operations. The new laws also allowed municipalities to enact a local cannabis tax, not to exceed 2% for cannabis cultivators, manufacturers, and retailers, and not to exceed 1% for wholesalers.

***2023 - NJDEP Inland Flood Protection Rule***

New rules were adopted by NJDEP, effective July 17, 2023, intended to support smart investment and development in a sustainable manner considering current and future flood risks. The rules raised the Design Flood Elevation (DFE) for fluvial (i.e. non-tidal) flood elevations mapped by NJDEP by two feet. The flood elevations are generally three feet higher than FEMA maps.

***2024 – Fair Housing Act Amendment***

On March 20, 2024, Governor Murphy signed amendments to the Fair Housing Act (FHA) into law. These amendments modified the affordable housing planning process for the "Fourth Round" encompassing the period of July 1, 2025 through June 30, 2035 and subsequent rounds. The Amended FHA updated the process by which statewide and municipal affordable housing obligations are determined, formally abolished the Council on Affordable Housing (COAH), which had been moribund for over a decade, and gave new roles and responsibilities to the Department of Community Affairs ("DCA") and New Jersey Housing and Mortgage Finance Agency (NJHMFA). A strict timeline was put in place for municipalities to adopt Fourth Round Housing Elements and Fair Share Plans, followed by deadlines to adopt the implementing resolutions and ordinances.

Millstone Township adopted its Fourth Round Housing Element and Fair Share Plan on June 24, 2025 and submitted it to dispute resolution program, which was created by the Amended FHA to oversee the certification of municipal plans and any disputes that may arise related to establishing and planning for municipal obligations.

***2025 - State Development and Redevelopment Plan (SDRP)***

A new SDRP was adopted by the State Planning Commission on December 17, 2025. The SDRP represents the first comprehensive state planning update since 2001 and reviews the planning policies at various government levels with the purpose of establishing consistency among local, county, and State planning practices. The SDRP allocates land into five (5) different categories called planning areas.

Millstone Township remains almost entirely within the PA 4B Rural Environmentally Sensitive Planning Area with a small portion of land located within the Parks and Natural Area. According to the SDRP, Planning Area 4B is intended to maintain the environs as large contiguous areas of farmland, open space, and forested areas as well as enhance habitats and sensitive lands. The protection and support of local agricultural communities also remain a top priority.

The SDRP is unique in that its policy recommendations are not binding but instead guide state-level development and redevelopment policy in addition to local and regional planning efforts. The 2025 SDRP includes the following category-based goals:

Economic - Promote economic growth that benefits all residents of New Jersey.

Housing - Provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing that meet their needs and offer ready access to the full range of supportive goods and services.

Infrastructure - Economic opportunity through nation leading infrastructure.

Revitalization and Recentering - Revitalize and recenter the state's underutilized developed areas.

Climate Change - Effectively address the adverse impacts of global climate change.

Natural and Water Resources - Protect, maintain, and restore the state's natural and water resources and ecosystems

Pollution and Environmental Clean-Up - Protect the environment, prevent and clean up pollution

Historic and Scenic Resources - Protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, or recreational value

Equity - Implement equitable planning practices to promote thriving communities for all new jersey

Comprehensive Planning - Foster sound and integrated planning and implementation at all levels statewide

***2026 - NJDEP Resilient Environments and Landscapes (REAL)***

New rules were adopted by NJDEP on January 20, 2026. The new rules impact the state's Coastal Zone Management rules, Freshwater Wetlands Protection Act rules, Flood Hazard Area Control Act rules, and Stormwater Management rules. As of June 1, 2026, the NJDEP published a rulemaking proposal that will extend legacy provisions of the REAL regulations to July 20, 2027. Millstone is not directly impacted by these coastal rules.

***2026 - Stormwater Management Rules***

The state's stormwater management rules have been updated several times since the 2014 Reexamination Report. The rules changed substantively in 2021 with new requirements for the use of green infrastructure best management practices (BMPs). An update in July 2023, and the most recent update in January 2026, are connected to the Inland Flood Protection rule and REAL rule respectively.

***2026 Incentive Program for Master Plan Amendments to Encourage Denser Residential Development***

In August 2026, Governor Sherrill signed A-3877 into law, which establishes a program to incentivize municipalities to amend their master plans and development regulations by incorporating certain housing strategies to enhance the development potential of denser residential property. Alternative housing strategies for municipalities to consider include accessory dwelling units, allowing for two- and three-unit dwellings in single-family zones, eliminate or reduce off-street parking requirements, eliminate or reduce minimum lot requirements, permit multi-unit development or mixed-use in commercial zones and at transit stops, and permit multi-unit development on at least 10% of the developable land within the municipality.

The legislation directs the DCA to establish a preference in the award of State financial assistance to those municipalities that have amended their development regulations in accordance with the new law.

Given Millstone's significant environmental constraints and sensitive lands, the Township does not intend to amend its development regulations to allow for an increase in density.

### *Municipal Land Use Law (MLUL) and Local Redevelopment and Housing Law (LRHL) Amendments*

#### 2017 AMENDMENTS

1. Modifications were made to the requirements of the Master Plan Land Use Element at Section 40:55D-28.b to require that land use elements include a statement of strategy concerning smart growth, storm resiliency, and environmental sustainability.

2. Modifications were made to regulations concerning performance and maintenance guarantees required for developers: "the developer shall furnish a performance guarantee in favor of the municipality in an amount not to exceed 120% of the cost of installation *of only those improvements* required by an approval or developer's agreement, ordinance, or regulation to be dedicated to a public entity, and that have not yet been installed." Additionally, the amendment authorized two additional types of guarantees: a temporary certificate of occupancy guarantee and a safety and stabilization guarantee. The new law also capped the term of maintenance guarantees to two years, and such guarantee will automatically expire at the end of the established term. Finally, municipalities can now require developers to post money in escrow for inspections and to add funds if the amount in escrow is insufficient.

#### 2019 AMENDMENTS

1. Modifications were made to various sections, including the Master Plan Land Use Element (40:55D-28.b) and the Master Plan Reexamination Report (40:55D-89), to include requirements related to public electric vehicle charging infrastructure. A Land Use Element is now required to show "the existing and proposed location of public electric vehicle charging infrastructure."

2. A Municipal Public Access Plan (MPAP) Element was added as an optional element of the Master Plan. This element establishes a municipal vision and plan for providing public access to tidal waterways and shorelines within the municipal boundaries. The MPAPs are developed in accordance with the Coastal Zone Management Rules and in keeping with the Public Trust Doctrine, which establishes the public's right to full use of the seashore.

3. Supplemental zoning boards are permitted on a temporary basis when necessary to meet statutory deadlines.

4. Provisions for electric vehicle charging stations were included:

    a. The requirements for Land Use Element (N.J.S.A. 40:55D-28) were updated to show the "existing and proposed location of public electric vehicle charging infrastructure.

    b. The requirements for a Master Plan Reexamination Report (N.J.S.A. 40:55D-89) were updated to add a new section "f," which requires Reexamination Reports to state "recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure

    c. Effective November 6, 2019, the Local Redevelopment and Housing Law was amended to update the requirements of a Redevelopment Plan (N.J.S.A. 40A:12A-7). Paragraph a.8. was added to require a redevelopment plan to include "proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network."

5. Criterion "b" of the LRHL was expanded to include the discontinuance or abandonment of buildings used for retail, shopping malls and office parks, as well as those buildings which have had significant vacancies for at least two (2) consecutive years.

#### 2020 AMENDMENT

The Permit Extension Act related to the Covid-19 Pandemic was enacted. This Act determined it was appropriate to pause the time period of development approvals in order to "prevent the abandonment of approved projects and activities, and the waste of public and private resources that come with it, as well to be ready to quickly resume projects when it is safe to restart normal business and government activity."

#### 2021 AMENDMENTS

1. Various amendments were enacted that provided for electric vehicle charging infrastructure, including:
    a. Definitions and standards at section 40:55D-66.1 were added to the MLUL.
    b. The definition for "inherently beneficial use" was amended to include "electric vehicle charging infrastructure."
    c. Electric vehicle supply equipment or "make-ready" parking spaces are considered permitted accessory uses and structures in all municipality zoning districts. Use variance approvals shall not be required.
    d. LRHL updates to require EV infrastructure in redevelopment plans.
2. Land Use Element – A Climate Change Related Hazard Vulnerability Assessment (CCRHVA) was defined and added as a required component of a Master Plan Land Use Element (N.J.S.A. 40:55D-28). The municipal CCRHVA requires an assessment of existing vulnerabilities, their potential impacts, and design standards and strategies to address them. The forthcoming comprehensive master plan will include a new land use element that includes the required CCRHVA.

#### 2024 AMENDMENTS

1. In 2024, updates were made to clarify certain aspects of the electric vehicle charging requirements in the MLUL and LRHL.
2. Amendments to the MLUL and LRHL were made as part of the Fair Housing Act amendments.
3. Premises expansion permits for outdoor sales – This amendment permits businesses licensed to serve alcoholic beverages to use outdoor spaces as an extension of their business premises. The outdoor spaces may be owned or leased, contiguous to the main premises or non-contiguous subject to compliance with other regulations. Further, the installation and continuous use of tents, canopies, umbrellas, tables, chairs, and other fixtures on private property or public property and right-of-way designated for that use by the municipality, shall be permitted.

#### 2025 AMENDMENTS

1. The Peter J. Barnes III Wildlife Preservation Commission is required to appoint alternate members.
2. Members of Historic Preservation Commissions are required to take a course in historic preservation planning.
3. Updates to the MLUL and LRHL require that publication of hearing notices shall be made on the municipality's official website as of March 1, 2026.

## B. Monmouth County Changes

### *2018 Monmouth County Master Plan Reexamination Report*

Monmouth County adopted a comprehensive Master Plan in 2016 and a Reexamination Report in 2018. The 2018 Reexamination Report represents "is to be viewed as a consultative and supportive document that contains current dates, emerging issues, new discussions, and recommended changes that may eventually be considered by the [Monmouth County Planning Board] for official incorporation into the next countywide comprehensive master plan." The goals and objectives of the 2016 Master Plan were not altered or changed in the Reexamination Report.

### *2022 Monmouth County Farmland Preservation Plan*

The 2022 Monmouth County Farmland Preservation Plan updated the previous 2008 Farmland Preservation Plan. Since 2008, the County had preserved thousands more acres of farmland. Development threats and the potential for loss of farmland were a major cause for concern and the County recognized the benefit and importance of creating an updated plan. Pursuant to the State Agriculture Development Committee's (SADC) requirements and guidelines, the 2022 plan includes new and updated components to address "the County's agricultural land base, its agricultural industry, land use planning, an overview of the Farmland Preservation Program, the future of farmland preservation, economic development, natural resource conservation, and agricultural industry sustainability, retention, and promotion."

### *2026 PIG Update*

On September 15, 2026, the Monmouth County Agriculture Development Board (MCADB) released a draft update of the County's Planning Incentive Grant (PIG) target farms list and requested feedback from its municipalities by November 16, 2026. The final submission to the SADC is due by December 15, 2026. The draft includes the following targeted properties in Millstone:

**Millstone-Manalapan-Freehold Project Area:**

- Block 47 Lot 5; 76 acres
- Block 46 Lot 22; 25 acres
- Block 17 Lot 19; 40 acres
- Blocks 26 and 42 Lots 5.01; 1, 4, 8.01, 9; 269 acres
- Block 28 Lots 17,18; 62 acres
- Block 39.01 Lots 10, 15.01; 101 acres
- Block 44 Lot 2; 119 acres
- Block 42 Lots 5.01 , 5.02; 29 acres
- Block 46 Lot 7; 114 acres
- Block 46 Lot 10; 61 acres
- Blocks 39.01 and 40 Lots 17; 6; 133 acres
- Block 17 Lot 24; 83 acres
- Block 17 Lot 6; 111 acres
- Block 16 lot 3; 148 acres
- Block 41 Lot 2; 37 acres
- Block 41 Lot 1.09; 22 acres

**Roosevelt-Northern Millstone Project Area:**

- Block 11 Lot 11; 30 acres
- Block 11 Lot17; 211 acres

**Upper Freehold-Western Millstone Project Area:**

- Block 57.01 Lots 1.01, 1.02, 1.03, 1.04, 1.05, 1.06; 58 acres
- Block 57.01 Lot p/o 26; 75 acres
- Block 3 Lot 1; 35 acres

### *2026 Safe Streets Monmouth Safety Action Plan*

In July 2026, Monmouth County prepared a plan entitled Safe Streets Monmouth Safety Action Plan. The purpose of the plan is to "create an actionable data-driven roadway safety plan that is based on the principles and elements of the Safe System Approach," which is a framework adopted by the US Department of Transportation designed to address roadways safety. The system builds multiple layers of protection for road users to prevent crashes and mitigate harm caused in crashes.

## C. Millstone Township Changes

### *Demographics*

#### POPULATION TRENDS

The general population trends in Millstone show minimal difference from the adoption of the last Master Plan in 2017 but show significant changes over from 2000. The population increased by over 20%, the median age increased by over 15%, and the number of households increased by more than 23%. The significant changes mostly occurred between 2000 and 2010.

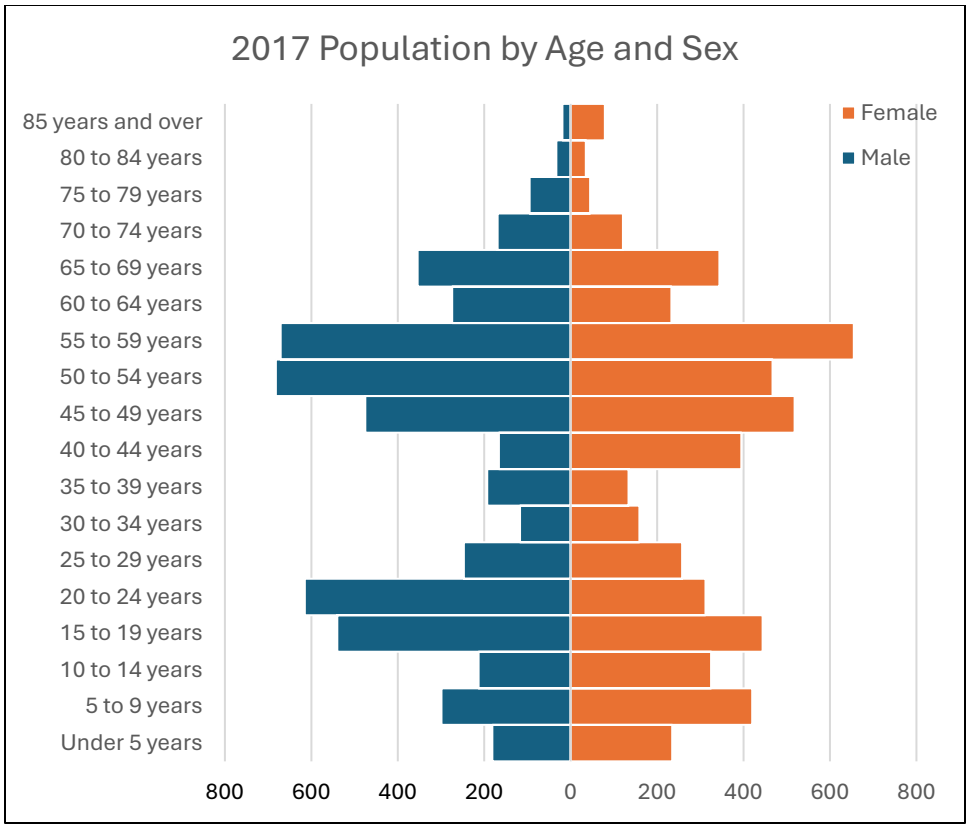
**TABLE 1 - POPULATION TRENDS, MILLSTONE TOWNSHIP 2000-2024**

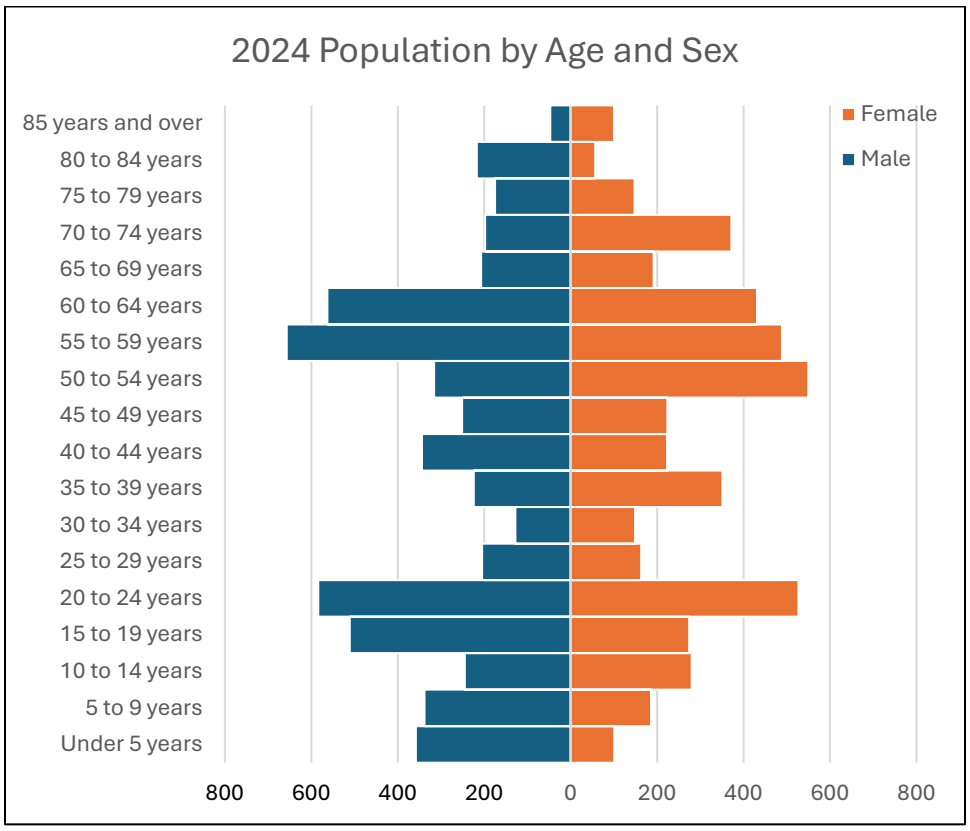
| | 2000 | 2010 | 2017 | 2020 | 2024 | Change 2017 to 2024 | Change 2000 to 2024 |
|---|---|---|---|---|---|---|---|
| **Population** | 8,970 | 10,566 | 10,522 | 10,375 | 10,385 | **-1.3%** | **21.3%** |
| **Median Age** | 37.1 | 42.6 | 45.1 | 45.6 | 45 | **0%** | **15.7%** |
| **Households** | 2,708 | 3,301 | 3,288 | 3,324 | 3,352 | **1.9%** | **23.7%** |

The 2017 column represents the data from the year the last Master Plan was adopted, and the 2024 column represents the most recently available data.

#### DISTRIBUTION OF AGE BY SEX 2017 VS 2024

As indicated in the previous section, the total population of the Township decreased slightly between 2017 and 2024. The median age of the population is generally the same, and the distribution of age cohorts is similar. The Township's population shows significant clusters in the 50-64 range and 15-24 range, which likely reflects family dynamics of middle-aged parents with high school and early college aged children.




*Source: American Community Survey 5-Year Estimates, Table S0101 2013-2017 and 2020-2024*

### DISTRIBUTION OF POPULATION BY RACE AND ETHNICITY 2017 VS 2024

Between 2017 and 2024, the American Community Survey (ACS) data shows several trends in the racial and ethnic makeup of Millstone's population. Most notably, the population identifying as Asian more than doubled and the Hispanic or Latino population nearly doubled. As the Township's population slightly declined, the marked increase in the Asian and Hispanic or Latino populations was offset by an approximately 12 percent decrease in the White population.[1]

**TABLE 2 - RACE AND ETHNICITY, MILLSTONE TOWNSHIP 2017 AND 2024**

| | 2017 | 2024 | Change 2017 to 2024 |
|---|---|---|---|
| **Race alone or in combination with one or more other races** | | | |
| Total population | 10,522 | 10,385 | -1.3% |
| White | 9,685 | 8,634 | -12.2% |
| Black or African American | 381 | 442 | 13.8% |
| American Indian and Alaska Native | 75 | 7 | -971.4% |
| Asian | 428 | 880 | 51.4% |
| Native Hawaiian and Other Pacific Islander | 22 | 12 | -83.3% |
| Some other race | 196 | 1,606 | 87.8% |
| **Hispanic or Latino and Race** | | | |
| Total population | 10,522 | 10,385 | -1.3% |
| Hispanic or Latino (of any race) | 699 | 1,263 | 44.7% |
| Not Hispanic or Latino | 9,823 | 9,122 | -7.7% |
| White alone | 8,917 | 7,272 | -22.6% |
| Black or African American alone | 200 | 244 | 18.0% |
| American Indian and Alaska Native alone | 17 | 0 | |
| Asian alone | 401 | 830 | 51.7% |
| Native Hawaiian and Other Pacific Islander alone | 22 | 0 | |
| Some other race alone | 1 | 435 | 99.8% |
| Two or more races | 265 | 341 | 22.3% |

*Source: American Community Survey 5-Year Estimates, Table DP05 2013-2017 and 2020-2024*

### HOUSEHOLD TYPE, OCCUPANCY AND TENURE

The housing stock in Millstone overwhelmingly consists of single-family residential units according to the ACS. There are several planned and under development 100% affordable multi-family and inclusionary residential projects outlined in the Township's Housing Element and Fair Share Plan that will increase the share of apartments and modestly diversify the Township's housing stock. About two-thirds of the homes in the Township were built between 1960 and 1999, with another 20 percent built between 2000 and 2009. The age of

[1] It should be noted that beginning with the 2020 Decennial Census and ACS, the US Census Bureau made changes that may account for differences in how responses related to race and ethnicity were submitted and reported. The demographic shift observed here may be impacted by the methodology change and how respondents addressed questions.

the housing stock tracks with broader trends in suburbanization in New Jersey and Monmouth County and the housing market boom in the 2000s. The characteristics remain generally unchanged since 2017.

**TABLE 3 - HOUSING UNITS, MILLSTONE TOWNSHIP 2024**

| | 2024 | Percentage |
|---|---|---|
| **Occupied housing units** | **3,352** | |
| **Units in structure** | | |
| 1, detached | 3,330 | 99.3% |
| 1, attached | 9 | 0.3% |
| 2 apartments | 0 | 0.0% |
| 3 or 4 apartments | 13 | 0.4% |
| 5 to 9 apartments | 0 | 0.0% |
| 10 or more apartments | 0 | 0.0% |
| Mobile home or other type of housing | 0 | 0.0% |
| **Year structure built** | | |
| 2020 or later | 0 | 0.0% |
| 2010 to 2019 | 33 | 1.0% |
| 2000 to 2009 | 685 | 20.4% |
| 1980 to 1999 | 1,547 | 46.2% |
| 1960 to 1979 | 727 | 21.7% |
| 1940 to 1959 | 275 | 8.2% |
| 1939 or earlier | 85 | 2.5% |

*Source: American Community Survey 5-Year Estimates, Table S2504 2013-2017 and 2020-2024*

Nearly all of the housing stock in Millstone consists of detached single-family homes and likewise nearly all of the housing stock is owner-occupied. Between 2017 and 2024, there was a small increase in the number of households and a corresponding small decrease in the average household size.

**TABLE 4 - HOUSING UNITS, MILLSTONE TOWNSHIP 2024**

| | 2017 | 2024 |
|---|---|---|
| **Housing tenure** | | |
| Owner-occupied housing units | 96.7% | 98.1% |
| Renter-occupied housing units | 3.3% | 1.9% |
| **Households** | | |
| Total households | 3,288 | 3,352 |
| Average household size | 3.19 | 3.08 |
| **Selected households by type** | | |
| Households with one or more people under 18 years | 39.0% | 33.7% |
| Households with one or more people 60 years and over | 37.3% | 50.5% |
| Householder living alone | 11.1% | 9.2% |
| 65 years and over | 4.1% | 6.1% |

*Source: American Community Survey 5-Year Estimates, Table S1101 2013-2017 and 2020-2024*

### RESIDENTIAL DEVELOPMENT ACTIVITY – BUILDING PERMITS

**TABLE 5 - HOUSING UNITS AUTHORIZED BY BUILDING PERMIT, MILLSTONE TOWNSHIP 2017-2024**

| Year | 1 & 2 Family | Multi Family | Mixed-Use | Total |
|---|---|---|---|---|
| 2017 | 8 | 0 | 0 | 8 |
| 2018 | 7 | 1 | 0 | 8 |
| 2019 | 13 | 0 | 1 | 14 |
| 2020 | 7 | 0 | 0 | 7 |
| 2021 | 11 | 0 | 0 | 11 |
| 2022 | 4 | 0 | 0 | 4 |
| 2023 | 7 | 0 | 0 | 7 |
| 2024 | 0 | 66* | 0 | 0 |
| **Total 2017-2024** | **57** | **67** | **1** | **125** |

*Source: State of New Jersey Department of Community Affairs Building Permits: Yearly Summary Data*

**The 66-unit of multifamily development was not indicated in the DCA data; however ,in 2024 the Township issued building permits for the 66-unit 100% affordable development located at 27 Burnt Taver Road.*

**TABLE 6 - HOUSING UNITS DEMOLISHED BY BUILDING PERMITS, MILLSTONE TOWNSHIP 2017-2024**

| Year | 1 & 2 Family | Multi Family | Mixed-Use | Total |
|---|---|---|---|---|
| 2017 | 2 | 0 | 0 | 2 |
| 2018 | 5 | 0 | 0 | 5 |
| 2019 | 3 | 0 | 0 | 3 |
| 2020 | 7 | 0 | 0 | 7 |
| 2021 | 0 | 0 | 0 | 0 |
| 2022 | 1 | 0 | 0 | 1 |
| 2023 | 1 | 0 | 0 | 1 |
| 2024 | 0 | 0 | 0 | 0 |
| **Total 2017-2024** | **19** | **0** | **0** | **19** |

*Source: State of New Jersey Department of Community Affairs Building Permits: Yearly Summary Data*

Since the last master plan, 125 residential units were issued building permits while 19 demolition permits were issued, resulting in a net gain of 106 units.

### SCHOOL ENROLLMENT

The Millstone Township School District has a Primary School that offers Pre-Kindergarten through 2nd Grade, an Elementary School with 3rd through 5th Grades, and a Middle School with grades 6-8. The district has a sending/receiving relationship with Allentown High School for students in grades 9-12.

Between 2017 and 2026, the district-wide enrollment was essentially flat with ten fewer students in the 2025-2026 school year than in the 2016-2017 year. Within the schools, the Primary and Elementary School enrollments both grew by about 6 percent while the Middle School declined by nearly 14 percent over the last ten years.

**TABLE 7 - SCHOOL ENROLLMENT TRENDS, MILLSTONE TOWNSHIP 2016-2017 AND 2025-2016**

| | 2016-2017 | 2025-2026 | Change 2017 to 2026 |
|---|---|---|---|
| **Primary School** | | | |
| Pre-K | 60 | 76 | 21.1% |
| K | 90 | 95 | 5.3% |
| 1 | 91 | 99 | 8.1% |
| 2 | 97 | 91 | -6.6% |
| ***Total*** | ***338*** | ***361*** | ***6.4%*** |
| **Elementary School** | | | |
| 3 | 99 | 133 | 25.6% |
| 4 | 113 | 110 | -2.7% |
| 5 | 128 | 120 | -6.7% |
| ***Total*** | ***340*** | ***363*** | ***6.3%*** |
| **Middle School** | | | |
| 6 | 156 | 107 | -45.8% |
| 7 | 155 | 137 | -13.1% |
| 8 | 148 | 159 | 6.9% |
| ***Total*** | ***459*** | ***403*** | ***-13.9%*** |
| **DISTRICT TOTAL** | **1,137** | **1,127** | **-0.9%** |

### ***Development Trends***

Since the 2017 Master Plan, Millstone has seen a significant number of larger warehouse applications and development, with over 2.2 million square feet of warehouse approved by the Planning or Zoning Board and 1.6 million square feet constructed. The majority of the warehouse square-footage has been approved/constructed in the Planned Commercial Development Zone along State Highway 33. Given Millstone's significant environmental constraints and lack of public sewer or water, the scale of development has raised concerns for many residents in Millstone.

While non-residential development has seen major increases in warehouse construction, residential development within Millstone has slowed, as seen in Table 5. It is noted an exception to this trend is several municipally sponsored 100% affordable developments that have occurred in association with the Township's Court-approved Third Round settlement agreements.

***Zoning and Land Use Ordinances Adopted since the 2017 Master Plan***

**ORDINANCE 19-01 AMENDING PERFORMANCE GUARANTEES**

Section 35-13 "Guarantees and Inspection" was updated to revise the provisions for Performance Guarantees, Inspections, and Maintenance Guarantees to reflect the amendments to the Municipal Land Use Law regarding performance and maintenance guarantees for developers.

**ORDINANCE 20-10 AMENDING DEVELOPMENT APPLICATION REQUIREMENTS**

Ordinance 20-10 was adopted during the COVID-19 pandemic and updated section 9-2 "Development Application Requirements" to require all documents and application forms be submitted electronically in addition to the required hard copies.

**ORDINANCE 20-11 AMENDING DEFINITIONS**

Ordinance 20-11 amended the definition for "Detached Dwelling Single-Family," removed the definition for "Technical Review Committee" as one does not exist in the Township, and added definitions for "Accessory Building or Structure" and "Accessory Use."

**ORDINANCE 20-12 ACCESSORY STRUCTURES**

Ordinance 20-12 provided updates to Chapter 35 for accessory structures in order to permit them in non-residential zones as the ordinance previously did not allow them anywhere except in residential areas. Specific standards were also added for generators in non-residential zones.

**ORDINANCE 20-13 AMENDING SEWER AND WATER LANGUAGE**

Ordinance 20-13 amended certain sections and removed other sections of Chapter 35 to bring the Township's Land Use and Development chapter into conformance with the recommendations of the 2017 Master Plan regarding the absence of public water or sewer infrastructure. The removed or amended sections were inconsistent with the 2017 Master Plan and the Township's well-established policy of not extending public water and sewer into the municipal boundaries.

**ORDINANCE 21-01 STORMWATER MANAGEMENT**

This ordinance replaced the previous Township stormwater management ordinance in order to comply with the New Jersey DEP regulations.

**ORDINANCE 21-04 DEVELOPMENT APPLICATION REQUIREMENTS**

Ordinance 21-04 provides amendments to the development application forms to require digital submissions of all materials. The previous ordinance, Ordinance 20-10, had not provided for updates to the actual forms.

**ORDINANCE 21-09 CANNABIS**

As required by the 2021 New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, Millstone adopted Ordinance 21-09 amending Chapter 35 to prohibit all classes of cannabis establishments within Millstone. Definition for the various classes of cannabis establishments were also added.

**ORDINANCE 22-05 AMENDMENTS TO THE PCD PLANNED COMMERCIAL DEVELOPMENT ZONE AND THE BP BUSINESS PARK ZONE**

Ordinance 22-05 updated standards in the BP and PCD Zones to increase setbacks, lower permitted building heights, and include new definitions and standards for calculating building lot area and maximum tract yields.

The ordinance provided for the following specific changes to the bulk standards for the PCD and BP Zones:

**PCD Zone for non-planned development:**

Minimum Rear Yard Setback was increased from 75 feet to 100 feet.

**BP Zone:**

| Standard | Previously Required | Required Per Ord#22-05 |
|---|---|---|
| Maximum Height | 40 feet / 3 stories | 30 feet / 2 stories |
| Maximum Percent Lot Coverage | 70% | 50% |
| Maximum Percent Building Coverage | 40% | 30% |
| Minimum Building Setback to Residential Properties/Zones | N/A | 300 feet |

The ordinance now requires developers to calculate lot area, building area, and FAR exclusive of wetlands, wetland transitional buffers, one-hundred-year floodplains, topographic slopes of 15% or greater, waterways, and stream corridor buffers as required by the Delaware & Raritan Canal Commission, Millstone Township, Monmouth County, and/or the State of New Jersey. The purpose of these amendments was to provide additional controls to help reduce the impacts of commercial development on the Township's environmentally sensitive areas.

#### ORDINANCE 23-16 TREE CLEARING AND PRESERVATION

Ordinance 23-16 replaced the Township's "Tree Preservation" section (Section 35-11-25) with a new section entitled "Tree Removal." Additionally, Section 35-11-32 "Tree Clearing," was also removed in its entirety. The new sections provide for updates to the requirements for tree removal and replacement in Millstone.

#### ORDINANCE 23-17 FEES FOR DEVELOPMENT APPLICATIONS

Ordinance 23-17 amends the fees for development applications and related activities within Millstone, as well as time of submission and responsibility for publication of the notice of decision.

#### ORDINANCE 23-18 SALT SHEDS

Ordinance 23-18 amends Article 4 "Regulations Applicable to All Zoning Districts" to add a new section regarding privately owned salt storage. The NJDEP Stormwater Discharge Mater General Permit Renewal requires all Tier A municipalities (which includes Millstone) to adopt this ordinance.

#### ORDINANCE 24-03 HEIGHT AMENDMENT FOR MUNICIPALLY SPONSORED AFFORDABLE HOUSING DEVELOPMENTS IN THE BP ZONE

Ordinance 24-03 amended the bulk standards for municipally sponsored affordable housing uses in the BP Zone to increase the permitted height of multi-family buildings from 2 stories / 30 feet to 3 stories / 40 feet. This revision was due to changes in programming to the proposed Court-approved 100% affordable housing development at 27 Burnt Tavern Road. The development was approved in a Court order to increase the number of affordable units from 49 to 66, thereby triggering the need for additional height.

#### ORDINANCE 24-05 AMENDING PROVISIONS ASSOCIATED WITH TRAILERS, RVS, PODS, AND OUTSIDE STORAGE AS WELL AS FEES

Ordinance 24-05 amended the fee schedule (Chapter 5), deleted Chapter 16 "Trailers and Mobile Homes", and amended Chapter 35 to include standards for RVs/Watercraft Storage, Trailer Storage, Outside Storage, and Mobile Home provisions. Amendments including adding definitions for a variety of uses, including "Boat or Watercraft Trailer," "Manufactured/Prefabricated Home," "Mobile Home," "Motor Vehicle," "Recreational

Vehicle or Camper, Visiting," "Trailer," "Trailer, Office," "Vehicle, Recreational," and "Watercraft." Standards were added regarding the storage of the above listed vehicles as well as portable home storage "POD" or similar in residential zones. Additional standards were added to non-residential districts regarding outside storage of goods and materials. The standards regarding mobile homes were moved to Chapter 35.

#### ORDINANCE 24-10 STORMWATER MANAGEMENT

Ordinance 24-10 replaced the previous stormwater management ordinance to comply with updated New Jersey Department of Environmental Protection regulations.

#### ORDINANCE 24-11 ACCESSORY BUILDINGS AND USES

Ordinance 24-11 updated various sections of the Township's Land Use and Development Regulations (Chapter 35) to address certain accessory uses. Definitions were added for farm stand, garage, commercial garage, private residential garage, pool house, storage barn, and storage building. Additional amendments were made to clarify height standards for accessory structures and add provisions to allow for a finished, accessory usable space contained within a permitted detached accessory structure. The purpose of these standards was to provide clarification for both residents and Township's staff and professionals.

#### ORDINANCE 25-13 GENERAL ZONING AMENDMENTS, INCLUDING ACCESSORY BUILDINGS AND USES

Ordinance 25-13 updated various sections of the Township's Land Use and Development Regulations (Chapter 35) to further address standards associated with accessory uses. Definitions were added for kitchen/kitchenette, tavern, and wet bar. Clarifications were made to what constitutes an attached accessory building, and height standards were further amended. Edits were made to the farm building section and a new section governing pool houses and pool decking was added to the private swimming pool section. New standards were added to the section governing the size of accessory buildings. Further edits were made regarding permitted accessory uses.

A key amendment in this ordinance was addressing a long-standing concern from both farmers and the Township regarding housing facilities for farm workers. The permitted accessory uses in the R-170 Zone, RU-P Zone, RU-C Zone, and the R-130 Zone were updated to remove the vague language associated with "transient housing facilities for farm works" and replace it with standards for "farm labor housing units".

#### ORDINANCE 26-15 PROHIBITING DATA CENTERS AND DEFINING WAREHOUSES

Ordinance 26-15 updates the definitions and prohibited use sections of the Chapter 35 to define "Data Center," "Data Center, Micro/Mini," and "Warehouse and Distribution Center." The ordinance additionally prohibits data centers / micro and mini data centers on the basis that Millstone Township is an environmentally constrained community with limited resources and is not an appropriate location to support the development of a resource-aggressive use such as a data center. Ordinance 26-15 additionally provides a definition for "warehouse and distribution center" as none previously existed, leaving to ambiguity in what constitutes a warehouse. The Township also wanted to ensure the difference between a data center and warehouse was stated clearly in the Land Use Ordinance.

### *Affordable Housing Ordinances Adopted since the 2017 Master Plan*

Since the 2017 Master Plan, a number of ordinances were adopted in accordance with the requirements of the Third Round court-approved settlement agreement with the Fair Share Housing Center and Showplace Farms as well as Fourth Round requirements of the Program. The below are a list of those ordinances, many of which established new zoning standards for affordable housing.

#### ORDINANCE 20-02 ACCESSORY APARTMENTS

Ordinance 20-02 established the Township's Accessory Apartment Program, which is available to Township residents to construct an accessory apartment on their property and rent it to a qualified affordable household.

#### ORDINANCE 20-03 ADOPTING THE UNIFORM HOUSING AFFORDABILITY CONTROLS

Ordinance 20-03 incorporated the Uniform Housing and Affordability Controls (N.J.A.C. 5:80-26.1 et. seq.) into the Township land use code.

#### ORDINANCE 20-04 ESTABLISHING THE R-MF RURAL-MULTIFAMILY ZONE

Ordinance 20-04 established a new zone called the R-MF Rural Multifamily Zone over Block 11 Lot 19 and Block 9 Lot 7. The purpose of the zone is to provide for the opportunity to construct an inclusionary multifamily development through townhouse and multifamily buildings up to 242 total units, of which a minimum of 48 shall be affordable to low- and moderate-income households. This rezoning was a component of the court-approved settlement agreement with the Fair Share Housing Center.

#### ORDINANCE 20-05 ESTABLISHING STANDARDS TO CONSTRUCT 100% AFFORDABLE HOUSING IN THE TOWNSHIP'S BP ZONE

Ordinance 20-05 established zoning standards to allow for the development of a municipally sponsored 100% affordable housing development within the Township's BP Business Park Zone. This ordinance allowed for the construction of what is commonly known as the "CKV" parcel on Burnt Tavern Road.

#### ORDINANCE 20-06 ESTABLISHING STANDARDS FOR THE DEVELOPMENT OF NONRESIDENTIAL PURSUANT TO THE COURT-APPROVED SETTLEMENT AGREEMENT

Ordinance 20-06 established zoning standards to allow for the development of nonresidential construction in association with the court-approved settlement agreement. This ordinance is often known as the "Showplace Farms" ordinance as it allowed for the development of the land previously occupied by showplace farms. The owners of Showplace Farms were an intervenor in the Township's Third Round DJ Action and were allowed to participate in the court proceedings.

#### ORDINANCE 20-07 ESTABLISHING STANDARDS TO CONSTRUCT 100% AFFORDABLE HOUSING IN THE TOWNSHIP'S R-130 ZONE

Ordinance 20-07 established zoning standards to allow for the development of a municipally sponsored 100% affordable housing development within the Township's R-130 Residential Zone. This ordinance allows for the construction of what is commonly known as the "Shu Lee" parcel on Novad Court.

#### ORDINANCE 26-03 ESTABLISHING STANDARDS TO CONSTRUCT 100% AFFORDABLE HOUSING IN THE TOWNSHIP'S R-130 AND HC ZONES

As a component of the Fourt Round, Ordinance 26-03 established zoning standards to allow for the development of municipally sponsored 100% affordable housing developments within the Township's R-130 and HC Zones. The sites are commonly known as the "Nouvelle Sites" and are located on Ely Harmony Road and Monmouth Road.

#### ORDINANCE 26-04 ESTABLISHING STANDARDS TO CONSTRUCT 100% AFFORDABLE HOUSING IN THE TOWNSHIP'S NC ZONE

As a component of the Fourt Round, Ordinance 26-04 established zoning standards to allow for the development of municipally sponsored 100% affordable housing developments within the Township's NC Neighborhood Commercial Zone. The site is commonly referred to "Allen House III" and is located on Stage Coach Road. The site will be permitted to be constructed with 10 age-restricted affordable units.

### ORDINANCE 26-05 ADOPTING THE AMENDED UNIFORM HOUSING AFFORDABILITY CONTROLS

Ordinance 26-05 replaces Ordinance 20-03 with the newly adopted Uniform Housing Affordability Control standards.

### ORDINANCE 26-16 AMENDING THE STANDARDS FOR THE MUNICIPALLY SPONSORED AFFORDABLE HOUSING DEVELOPMENT KNOWN AS ALLEN HOUSE III (A/K/A MILLSTONE SENIOR III)

Ordinance 26-16 provides for amended standards for the Allen House III development, located at 453 Stagecoach Road, and includes a reduced parking requirement to 1.4 spaces per unit and amended setbacks for the principal structure. These amendments were based on the experience with constructing and managing the Allen House I and Allen House II developments, as well as the unique lot shape and site constraints associated with 453 Stagecoach Road.

## *III. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN AND DEVELOPMENT REGULATIONS*

Based on the analysis in the previous sections, there are a number of specific changes recommended for the master plan and development regulations, including objectives, policies, and standards. The recommended master plan and zoning ordinance changes are summarized below and included in the 2026 Land Use Element prepared in tandem with this Reexamination Report.

This section fulfills the requirements of section 'd' of the MLUL at N.J.S.A. 40:55D-89.

### A. Master Plan Element Updates

While this document contains a Reexamination Report, a Land Use Element, and a Natural Resource Inventory, it is recommended the Township prepare updates to the various other Master Plan Elements, including:

1. Land Use Plan Element. It is recommended the Planning Board adopt the updated Land Use Element that is included in this document as Part II.

2. Natural Resources Inventory. It is recommended the Planning Board adopt the updated Natural Resource Inventory (NRI) that is included in this document as Part III.

3. Stormwater Management Plan. An updated Municipal Stormwater Management Plan ("MSWMP") has been prepared by Leon S. Avakian, Inc. and is dated July 2026. The Plan has been prepared in accordance with the requirements of N.J.A.C. 7:14A-25 and contains the required comments of N.J.A.C. 7:8. The draft MSWMP also addresses the requirements of the Municipal Separate Storm Sewer System (MS4) permit program. It is recommended the Planning Board adopt the new MSWMP in tandem with this Reexamination Report, the Land Use Element, and the NRI.

4. Open Space and Recreation Plan (OSRP). The last OSRP was adopted as a component of the 2017 Master Plan Update; however, it is unclear if that Plan was ever provided to Green Acres for their review and approval. Prior to that plan, the last OSRP was adopted in 2007. It is recommended that a new plan be prepared and adopted in accordance with the New Jersey Department of Environmental Protection (NJDEP) Open Space and Recreation Plan Guidelines. Doing this will qualify the Township for the Green Acres 50% matching grant program for land preservation, maintenance, and stewardship. The NJDEP requires a municipal OSRP be updated at least every 10 years to qualify for the matching grant program.

   Because a new OSRP is recommended, this plan does not propose any new goals or objectives as those should be developed through an in-depth review of a new plan preparation.

5. Community Facilities Element. It is recommended a new Community Facilities Element be prepared. Many of Millstone's facilities are aging, some of which are also incompatible with their current uses. The public outreach process included feedback that indicated a desire to upgrade the facilities in need. A Community Facilities Element will compile an inventory of all existing facilities and include a review of any recent renovations or improvements. While the Element is not designed to provide a structural or building code analysis, needed upgrades and deficiencies will be identified through interviews with stakeholders and site visits.

6. General updates. General updates should be adopted to the other various Master Plan Elements to incorporate the revised and new goals, objectives, and policy recommendations.

## B. 2026 Master Plan Principles

It is recommended a seventh guiding principle be added:

> 7. Given Millstone's historic agrarian and small-scale development context as well as its significant environmental constraints, the Township will maintain a scale, intensity, and pattern of development that supports the rural and small-town environment. Development will be limited to appropriate locations and will be contextually designed to be compatible with the community. Special attention shall be given to site design that protects sensitive environmental features as well as open space.

## C. 2026 Master Plan Goals and Objectives

While several of the 2017 goals and objectives were carried forward or amended (as discussed in Section I of this Plan), the following recommends additional goals to be included in the Master Plan.

### ***Recommended New Land Use Objectives***

Land use-related objectives relating to farmland and housing have been included in the recommendations below. The 2017 Master Plan acknowledges that separate farmland and housing plans were written in compliance is state requirements and standards; however, there remain several farming and housing objectives that are relevant to land use and are recommended to be included in the Land Use Element.

1. Protect Millstone's existing farmland and strengthen the economic vitality and long-term continuity of its farmers and agricultural uses.
2. Recognize the State's farmland preservation and agriculture support initiatives, including the State's On-Farm Direct Marketing Agricultural Management Plan (AMP) process under New Jersey's Right to Farm Act, and support Monmouth County's jurisdiction over that process. Encourage local farmers to utilize the AMP process and work with the Monmouth County Agriculture Development Board.
3. Maintain Millstone's large-lot residential zoning standards to reinforce the Township's rural development patterns
4. Minimize light pollution, glare, and light trespass while maintaining public safety and functional outdoor lighting. Promote a dark-sky environment that protects public health, conserve energy, preserves ecological systems, and supports the character and livability of Millstone through coordinated land use, zoning, and capital investment strategies.
5. Reduce adverse noise impacts for development projects through early intervention and integration of sensitive site design and operations. Non-residential developments shall incorporate a variety of measures to reduce noise pollution. Such measures may include but are not limited to, acoustically lined ventilation systems, rooftop noise screens, strategic placement of mechanical rooms, intake and exhaust silencers, interior wall treatments, and acoustically rated enclosures.
6. Ensure uses within the Township's commercial and industrial districts are of an appropriate scale and intensity to not negatively impact the Township's environmental resources and features or the existing community character.
7. Given Millstone's lack of public infrastructure and the Township's location within the State Plan's PA4B Rural Environmentally Sensitive Planning Area, the Township should strive to meet any future constitutionally required affordable housing obligation through 100% affordable development. In an effort to ensure land is available for such developments, the Township should consider appropriate

property acquisitions over the next 10 years in preparation for the Fifth Round, which will begin in July 2035.

***Recommended New Circulation Objective***

1. Maintain clear lines of site and safety at roadway intersections, especially in areas that experience vegetative overgrowth that can lead to poor visibility.

***Recommended New Community Facilities Objective***

1. Improve, renovate, or replace municipal buildings to address aging infrastructure and antiquated spaces that are not currently supporting the current needs of the Township and its residents. Ongoing building maintenance should occur to ensure safe, accessible, and functional facilities to serve the Township.

***Recommended New Historic Preservation Objective***

1. Continue to update the local historic inventory as properties subdivide or structures are demolished or renovated.

## D. 2026 Ordinance Recommendations

***Land Use and Development (Chapter 35)***

The following section provides for recommended changes and updates to Millstone's Chapter 35 "Land Use and Development Regulations," which provides the regulations for appropriate land use and development within Millstone. These changes are reviewed in detail in the 2026 Land Use Element. The below provides a summary of the recommended changes.

**1. Changes to Zoning Map and Zone Designations:**

(a) It is recommended that the residential development located along Hartshorne Drive and Francis Court be rezoned to the R-80 as that is the zoning the original subdivision was approved under and the lots' sizes and use are consistent with R-80. Specifically:

i. Block 35 Lots 13.01, 13.02, and 13.04 through 13.13 should be rezoned from NC to R-80

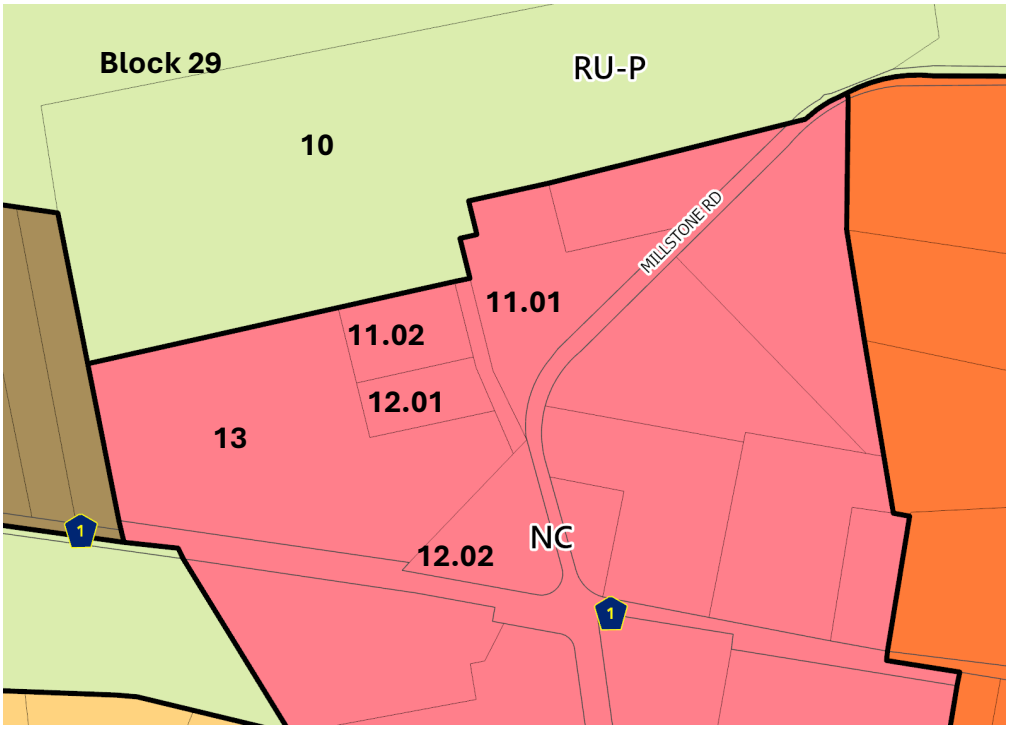
[1] These lots are all developed with single-family homes and so are not likely to take advantage of the NC zoning, nor would NC use be appropriate in a cul-de-sac neighborhood of all single-family development.

ii. Block 35 Lots 9 and 13.14 should be rezoned from the R-130 to the R-80

[1] These two lots are within the R-130 but are separated from any other lots within an R-130 Zone. They are significantly undersized for the R-130 Zone, which require 130,000 sf (+/- 2.98 acres) where Lot 9 is 1.6 acres and Lot 13.14 is 1.9 acres. The R-80 Zone requires a minimum lot size of 80,000 square feet (+/- 1.8 acres), which is notably more consistent with the existing sizes of Lots 9 and 13.14.

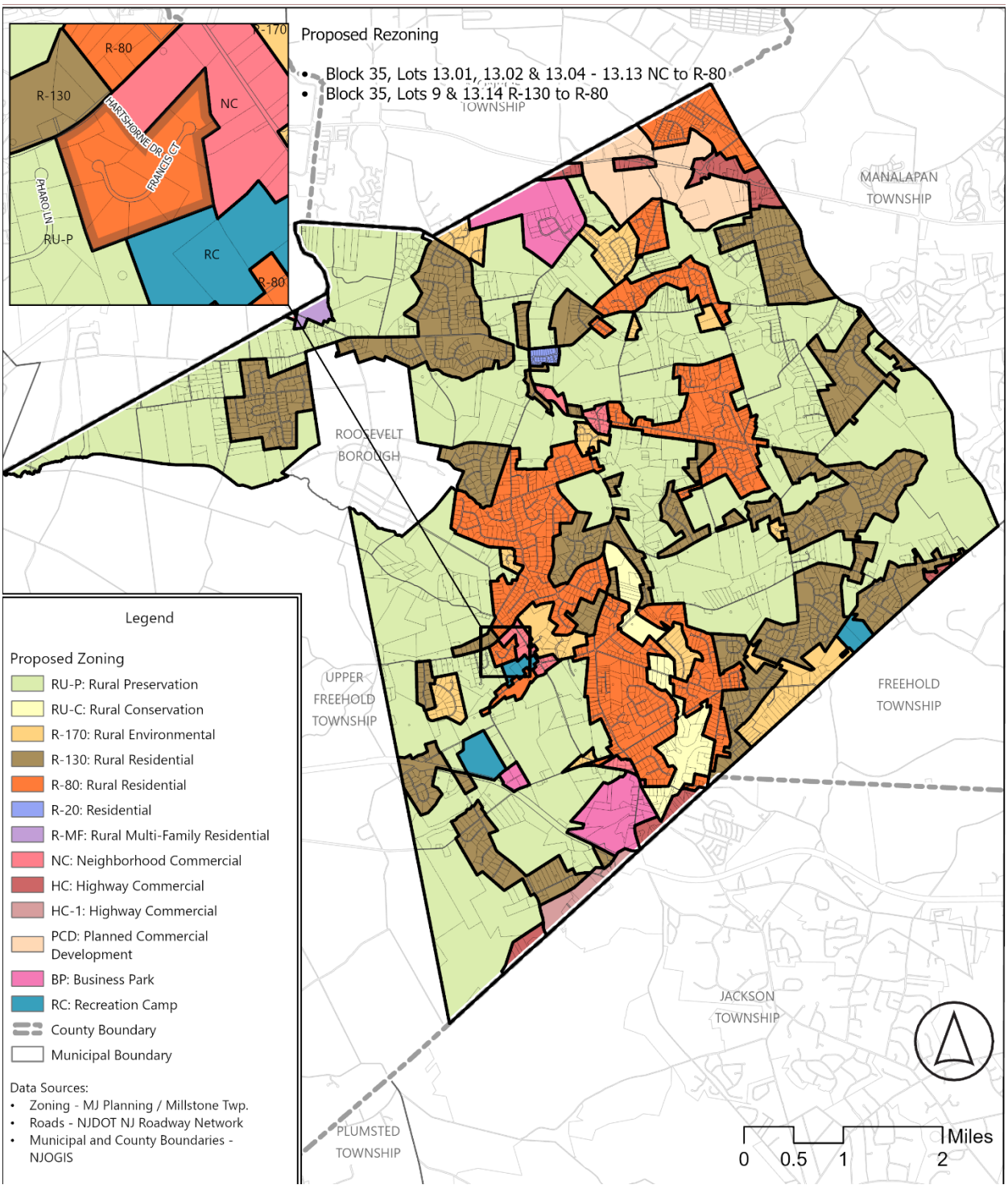
(b) The lots surrounding the Township's municipal court building and the First Presbyterian Church on Millstone Road have been a point of confusion given that there are different documents (e.g. a subdivision resolution) that refer to the different zone designations for

these sites. While there is not a specific zone change recommended, this Reexamination Report notes that for clarity purposes, the current zoning map represents the correct zoning. The lots identified as Block 29 Lots 11.01, 11.02, 12.01, 12.02, 13, the "staff" portion of Lot 10 as well as the cemetery on Lot 10 are all within the NC Neighborhood Commercial Zone. There are other questions associated with the tax data and these properties that are beyond the scope of a Reexamination Report. The Township should continue to investigate those issues and work toward rectifying the problems.




*Zoning for Block 29 Lots 10, 11.01, 11.02, 12.01, and 12.02*

(c) The current Zoning Map overlays Township-owned parcels, County/State-owned parcels, as well as streams, preserved farmland, and the flood hazard zone over the underlying zoning designations. This creates a map that is confusing and difficult to interpret. It is recommended these features be placed on a separate map to eliminate the confusion. This second map should ensure all data is updated as the current Zoning Map does not reflect the current breadth of publicly owned properties.




*Map 1 - Proposed Zoning Map*

2. **Consider changes to permitted uses:**

    (a) Modify permitted uses in commercial zones to support and encourage smaller-scale development that is focused on local businesses at scales appropriate for Millstone's rural suburban setting.

    (b) Permit light industrial flex space, self-storage facilities, co-working offices, and commercial recreation in appropriate locations within commercial districts. Ensure these uses have adequate bulk and design standards in place to control the intensity of development while allowing for smart economic options for Millstone.

    (c) Eliminate large-scale warehouses as a permitted use.

3. **Prepare updates to the definitions section**

    (a) Article 2 "Definitions" should be reviewed in its entirety to update, revise, remove, and dd definitions as needed. The amendment should ensure that uses listed as permitted or prohibited within Millstone have corresponding definitions.

4. **Update the buffer requirements between commercial and residential uses/zones**

    (a) Updates to the buffer requirements should reconcile inconsistencies, clarify points at which the buffer is measured, identify required conditions within the buffer areas e.g. landscaping, fencing, berms, etc.

    (b) Consider moving the buffer requirements to a single section of the ordinance so Township officials, professionals, and applicants can easily locate the standards. Applicants should easily understand what their responsibilities are prior to appearing before the Planning or Zoning Board.

    (c) Add buffer requirements to the NC and HC Zones.

5. **Update the conservation easement requirements (Section 35-11-13)**

    (a) The entirety of this section should be reviewed and updated as there are many unclear and inconsistent components to the standards. The language should be clarified to confirm which environmental features require an easement and what is intended for certain areas that may not necessarily have a defined geographic area e.g. "scenic vistas."

6. **Update the steel slope buffer area requirements (Section 35-11-24)**

    (a) Review and revise the buffer requirements for steel slopes to determine specifically what is permitted within the buffer area. The ordinance language should be clear at what point no improvements are permitted at all. A review of required setbacks is appropriate.

7. **Review and revise the architectural guidelines and design standards for non-residential buildings.**

    (a) This section should be reviewed and updated to provide clarity and revise sections that are no longer consistent with the Township's goals and objectives. Updates to materials, roof configuration, façade configurations, etc. may be appropriate in order to maintain the rural architecture of the Township.

(b) The update to this section should include specific provisions for the Route 33 corridor, as this is the part of Millstone that is most visible to the broader region.

(c) New standards should be added associated with newly recommended permitted uses.

**8. Update the home occupation standards (Section 35-4-10)**

(a) As the nature of working from home has evolved in recent years, it is recommended the entire section be reviewed and updated as needed.

(b) The current ordinance does not provide for specific permitted uses for home occupations, leading to issues with some attempting to circumnavigate the rules to allow a use that is not permitted (or is specifically prohibited) elsewhere in Millstone. Clarification is also needed regarding impacts to wastewater, process for reviewing an application, and number of home occupations permitted.

**9. Update the Historic Preservation Ordinance (Section 35-14)**

(a) It is recommended that Article 14 "Historic Preservation Commission" be reviewed and updated as needed to provide for clean ups, establish a list of historic sites, and include the criteria for designation of historic sites.

(b) Prepare an updated survey of local historic landmarks to identify within the ordinance.

**10. General Chapter 35 updates to consider:**

(a) Review and update as needed the Township's zoning district purpose statements to reinforce the specific zone's intended and desired development patterns.

(b) Update the noise standards to provide requirements for site plan applications to ensure the topic is addressed early in the process rather than at the end.

(c) Update the lighting standards to provide further guidance and requirements for exterior lighting for site plan applications to support dark-sky compliant fixtures and incorporate smart planning principles to reduce light pollution.

(d) Review the Township's sign ordinance (Article 15) in its entirety to provide updates where needed, including resolving any inconsistencies and confusing standards.

(e) Revise the Township's tree removal ordinance (Section 35-11-25) to reconcile inconsistencies and clarify requirements.

(f) Update the Township's section on split-zoned lots to modernize the standards and resolve the inconsistencies. A review of all split-zoned lots should occur to determine whether rezoning is appropriate to eliminate the split-zoned condition.

(g) Add standards for flagpoles in terms of permitted height and location on a lot.

(h) Update the standards for fences to provide specific guidance for the secondary frontage of corner lots.

(i) Add standards for outdoor dining in appropriate locations within the Township.

(j) Add an electric vehicle (EV) charging ordinance consistent with State standards. Include considerations as to where on a site EV infrastructure is appropriate.

(k) Update secretions relating to the Township's four incentive zoning standards: "Woodsy Lane," Variable Density, Cluster Development, and Lot Size Averaging. There are inconsistencies and potential for improvement among the various mechanisms.

**11. Updates to the site plan/subdivision application process**

(a) Consider requiring either a community impact statement and/or updates to the environmental statement required for applications. Specific attention should be given to noise and lighting impacts, roads, water and nitrate dilution impacts, and agricultural impacts.

(b) The change of use / exemptions from site plan section should be updated to include references to "administrative site plan" review and provide a specific reference to the fee schedule section of the ordinance. A definition for "administrative site plan" should also be developed to clarify qualifying applications.

(c) The Township should consider if it's appropriate to add either a section or new definition to clarify what type of application qualifies as an amended site plan vs a new site plan.

***Other Relevant Ordinance Recommendations***

1. Chapter 27 "Farming" should be reviewed and updated. This is the Township's "right-to-farm" ordinance, which has not been updated since 1999.

   (a) There is an updated model ordinance from the State that can be reviewed and utilized by the Township.

   (b) Additional provisions should be brought into Chapter 35 Land Use and Development so that any updated standards have relevance to zoning.

2. Chapter 3 Section 4 "Brush, Hedges, and Other Plants" should be reviewed and updated as needed to address sidewalk maintenance, guidance for removing trees and limbs extending over the public right-of-way, and address general maintenance of trees and shrubs.

## *IV. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS*

Master Plan Reexamination Reports are required to include recommendations of the Planning Board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law," P.L.1992, c.79 (C.40A:12A-1 et al.) into the land use plan element of the municipal master plan, and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

This section fulfills the requirements of section 'e' of the MLUL at N.J.S.A. 40:55D-89.

The Local Redevelopment and Housing Law (LRHL) establishes the statutory authority for municipalities to address properties and/or buildings that exist in states of deterioration or consist of improper or lack of property development. These detrimental conditions may be addressed by concerted efforts of governing bodies. The statute affordable municipalities the ability to designate areas of land, pursuant to specific criteria, as either an "area in need of redevelopment" or "an area in need of rehabilitation."

Millstone Township currently does not have any designated redevelopment or rehabilitation areas within its borders. At this time, there are no recommended redevelopment or rehabilitation efforts to undertake within Millstone.

## *V. RECOMMENDATIONS CONCERNING APPROPRIATE LOCATIONS FOR ELECTRIC VEHICLE INFRASTRUCTURE*

The final section of a Reexamination Report is required to include recommendations of the planning board concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts, areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops; and recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure.

This section fulfills the requirements of section 'f' of the MLUL at N.J.S.A. 40:55D-89.

On July 9, 2021, Governor Phil Murphy signed P.L. 2021, c. 171 into law, which established new standards and parking requirements associated with the installation of Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready parking spaces. A "make-ready" space is a parking space that is constructed with the electrical infrastructure needed to easily install the full charging station in the future. It additionally required the designation of EVSE and Make-Ready spaces as permitted accessory uses in all zoning districts. Subsequently, on September 1, 2021, the New Jersey Department of Community Affairs (DCA) published a model statewide electric vehicle ordinance. The goal of this model ordinance was, in part, to ensure that New Jersey's municipalities are adhering to the requirements in a consistent manner.

It is a recommendation of this Master Plan Reexamination Report to formally adopt the State's model ordinance as a component of its local land use ordinance. The ordinance requires certain size commercial and multifamily development to provide for on-site electric vehicle charging infrastructure. The Township has already seen the construction of electrical vehicle spaces on many commercial properties within Millstone and will support additional installations that are implemented on commercial properties pursuant to the state ordinance and local requirements.