Millstone Township Master Plan Appendix:

Public Outreach

November 2, 2026

- **Public Meeting 5-13-26**
- **Digital Survey**
- **Public Meeting 10-14-26**

This document constitutes an appendix to the November 2, 2026 Master Plan Reexamination Report

Prepared by MJ Planning LLP

Millstone Township

Responses from Public Open House
May 13, 2026

On May 13, 2026 the Planning Board of the Township of Millstone held a public hearing to gather feedback and comments from the public on various land use and zoning topics in preparation for the Township's Master Plan Reexamination Report and Land Use Element. After a PowerPoint Presentation that walked through the process and included information on what goes into a Master Plan, the public was invited to walk around the room and visit three poster boards. Each poster board asked the public to respond to two questions, either with written sticky notes or green dots. About 20 members of the public were present, along with the Fire Chief and the Planning Board members.

Key Takeaways

The members of the public who attended agreed with all six guiding principles from the 2017 Master Plan.

Suggested edits or additions to the guiding principles included limited truck traffic and intense uses towards the highways and off residential/local roads, increased police presence, consideration of wetlands/water during development review processes, and allow for more single-family and age-restricted residential neighborhoods.

Participants' vision for Millstone in 2036 included more conservation and green corridor requirements for new development, more rural residential homes and age-restricted neighborhoods, limited commercial development (including warehouses, data centers, towers), support for "smart ratables," reduced traffic, and better use of the Township's parks.

When asked about challenges the Township faces over the next 10 years, participants cited maintenance of rural character and open space, pressure from large-scale commercial development such as warehouses, pressure from neighboring municipalities, lack of new single-family development, and traffic concerns.

When ranking desired commercial uses within Millstone's existing commercial districts, a new municipal complex received the highest number of votes from participants, followed by light industrial / flex space, with farm equipment repair shops and restaurants tying for third.

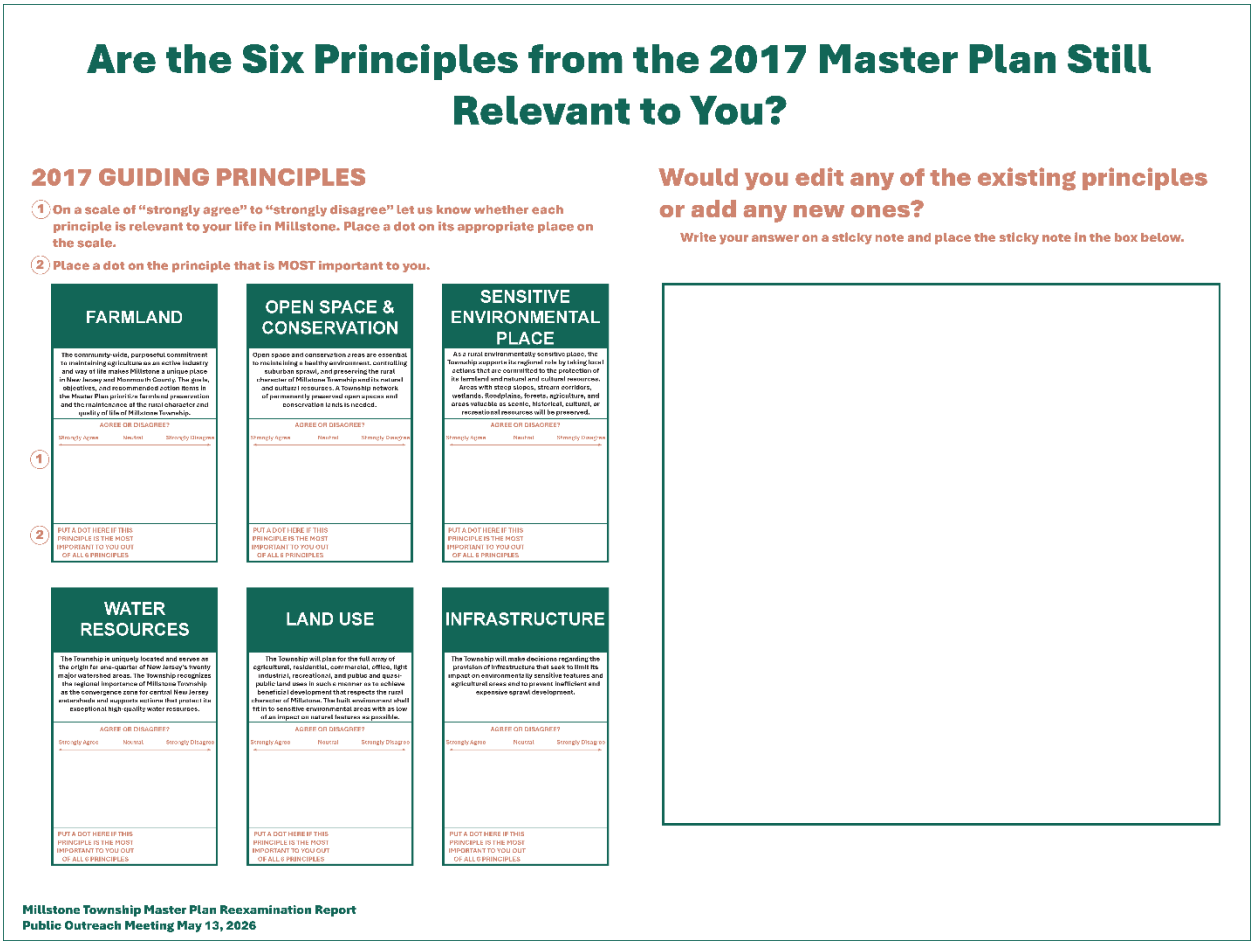
Farmland preservation received the highest number of votes for the land use initiative participants wanted to see more of in Millstone. Land Preservation received the second highest number of votes, followed by stringent regulations for residential development.

The following pages transcribe each response with photographs of the boards and the event. The PowerPoint presentation is included at the end.

Board 1 – Guiding Principles

Part 1: On a scale of Strongly Agree to Strongly Disagree, let us know whether each principle from the 2017 Master Plan is relevant to your life in Millstone. Please let us know which principle is the MOST important to you.

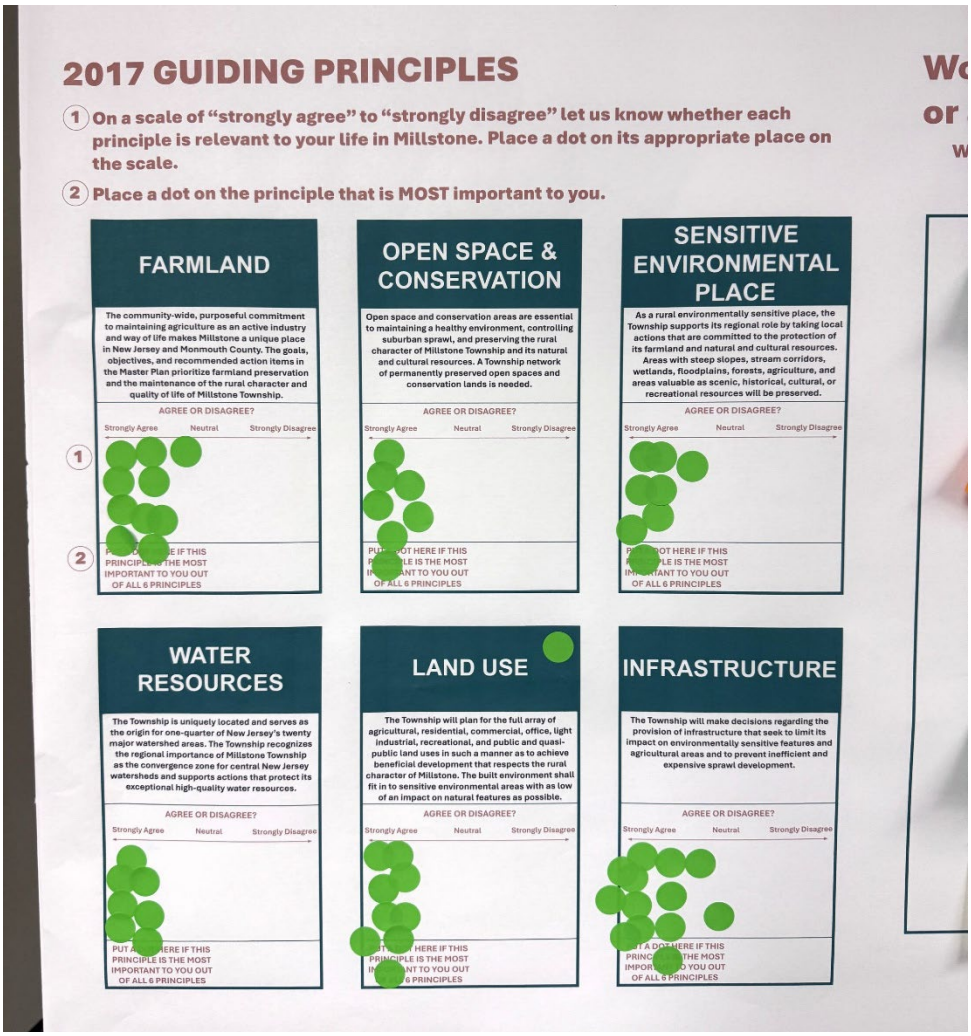
Part 2: Would you edit any of the existing principles or add new ones? Write your answer on a sticky note and place the note in the box.



Board 1 Part 1 Responses: 2017 Principle Rankings

The general consensus was that each of the six 2017 guiding principles remains important to the lives of the residents in attendance. Farmland, infrastructure, and sensitive environmental place had one or two dots that leaned toward the "neutral" category, but these six principles remain largely relevant and valid.

Photo of Board 1, Part 1:



Board 1 Part 2 Sticky Note Comments:

Keep intense uses on Rt 33

Restrictions on religious dwellings

No sewer

Allow a senior neighborhood, so people don't have to leave town when they don't need a large house

Reconsider zoning to allow more single-family residential

Plan to have applicable tax base to support our infrastructure while our neighbors grow and increase our impact

Increase police patrol in our town

Keep wetlands/water in scope of any new development

18-wheeler restrictions
(with an additional green dot of support placed on sticky note)

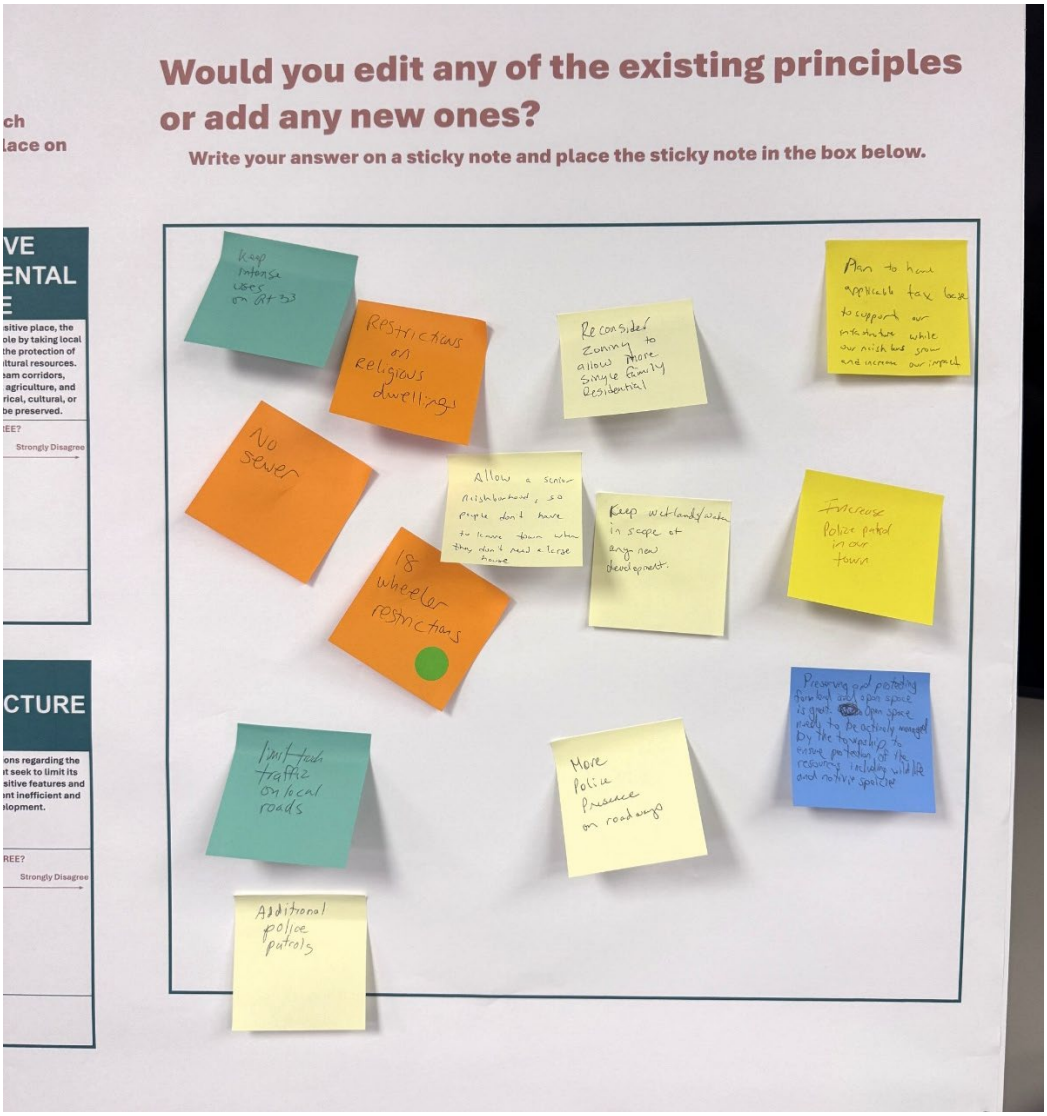
Limit truck traffic on local roads

Additional police patrols

More police presence on roadways

Preserving and protecting farmland and open space is great. Open space needs to be actively managed by the Township to ensure protection of the resources, including wildlife and native species.

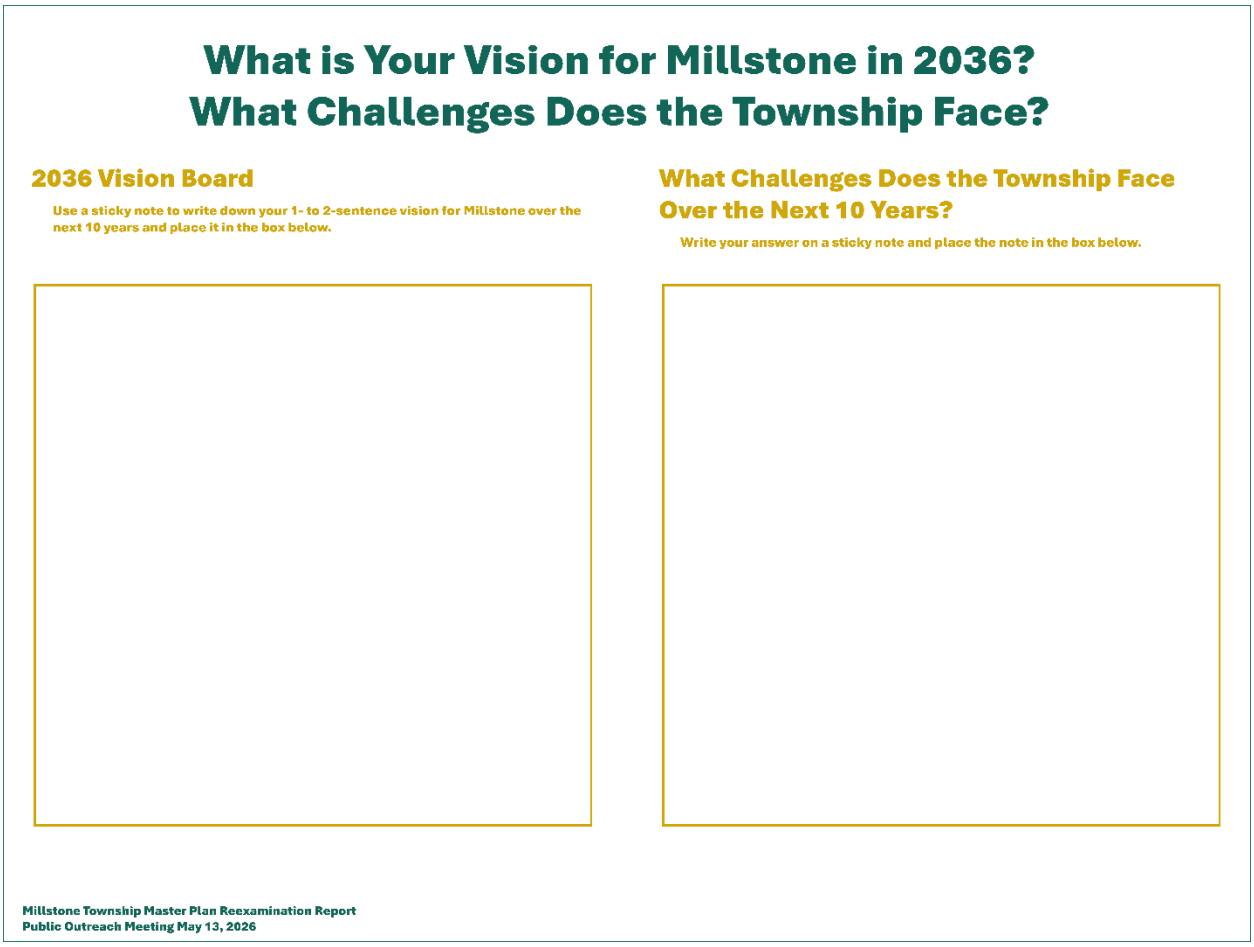
Photo of Board 1, Part 2:



Board 2 – Millstone's 10-Year Vision and Challenges Faced

Part 1: Use a sticky note to write down your 1- to 2- sentence vision for Millstone over the next 10 years

Part 2: What Challenges does the Township face over the next 10 years?



Board 2 Part 1 Responses: Sticky Note Comments

Consider conservation & green corridors on any warehouse or commercial development

Allow new zoning modifications for more rural residential homes

No new towers. No data centers. Lamit or no affordable housing

No warehouses

Support our farmers

No more warehouses. Flex space development

"Zero net loss" tree standard

No data centers. Smart ratables to support growth. Senior neighborhood.

We need a place around streets & roads supporting any development of land.

NO data center

Decrease traffic

Maintain and improve current open space projects

Fix traffic on 537 + Exit 16 off 195

Limit use of ballfield to children

Strong focus on preserving remaining farmland & open space parcels

Better use of park

No warehouses, data centers

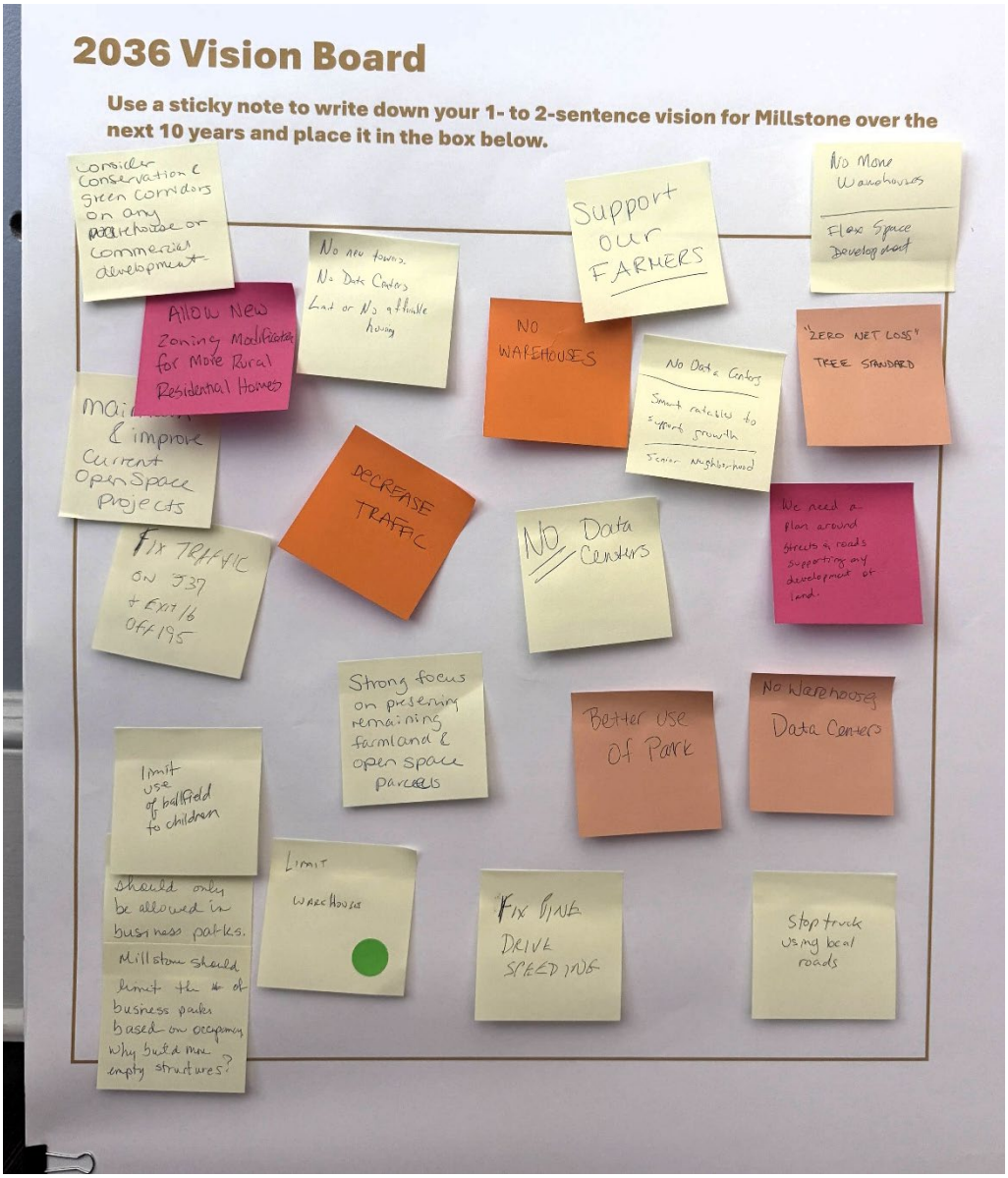
Stop truck using local roads.

Fix Pine Drive speeding

Limit warehouses
(with an additional green dot of support placed on sticky note)

Warehouses should only be allowed in business parks. Millstone should limit the number of business parks based on occupancy. Why build more empty structures?

Photo of Board 2, Part 1:



Board 2 Part 2 Responses: Stick Note Comments

Pressure from surrounding twps. Monroe, Windsors, Jackson, Manalapan – water over flowing into our town

Maintaining rural character
*(*with two additional green dots of support placed on sticky note)

Maintaining open space
*(*with an additional green dot of support placed on sticky note and another note "I agree!" written on)

Over development. Traffic. Being used as a thoroughfare from 33 to 537.

Jackson going north

Pressure from profit-driven interests

No sewer

Warehouse uses expanding

Smaller population to lack of new single family dwellings

Failure to plan impacts tax base

Old Rt 33 intersection w/ Millstone Rd (Farrington Blvd). F.B. should be closed to not feed into Old Rt 33 at Millstone Rd (I contacted the state in 2024 & nothing was done!!)
(with an additional green dot that says "I agree" placed on sticky note)

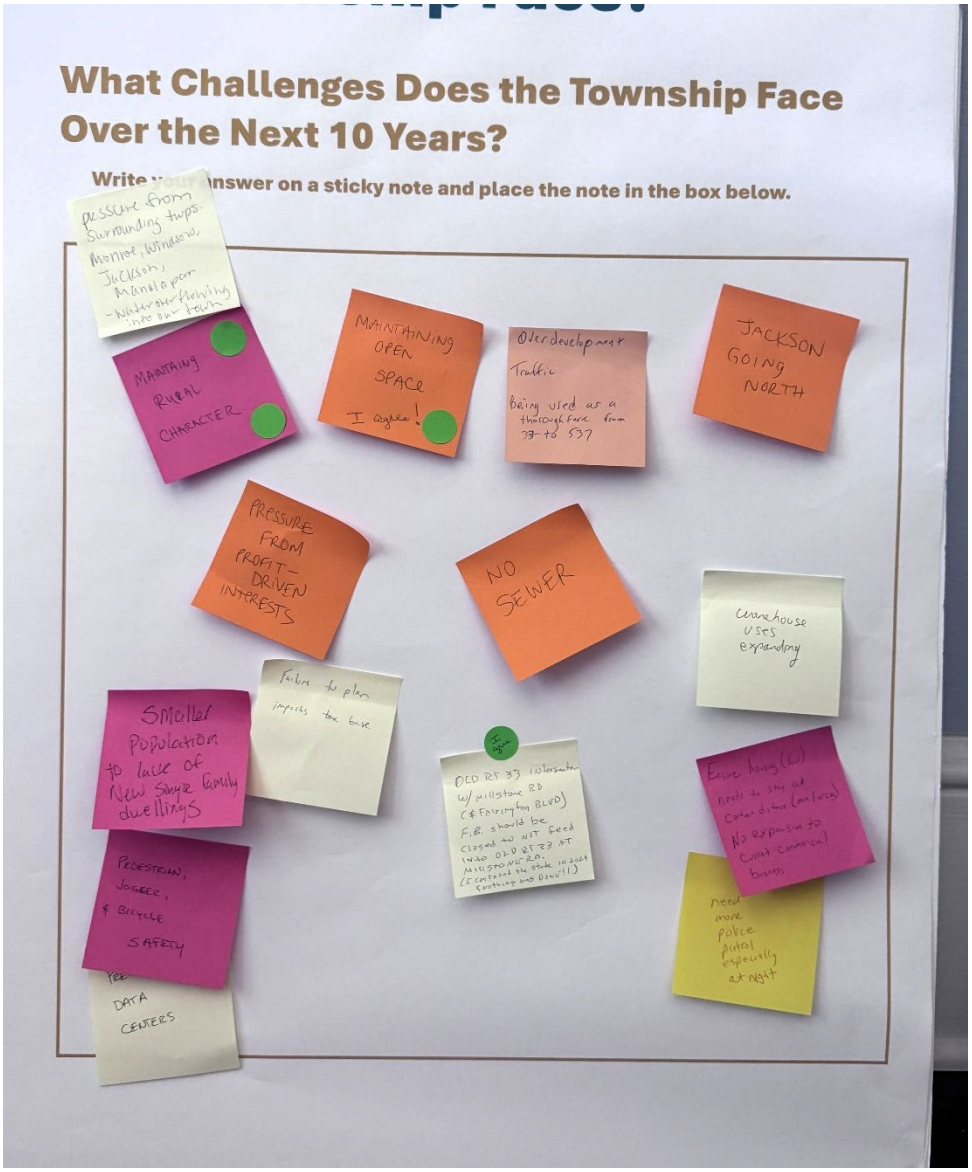
Pedestrian, jogger, & bicycle safety

Preventing data centers

Ensure housing (land) needs to stay at certain distance (min/acre). No expansion to current commercial business.

Need more police patrol especially at night

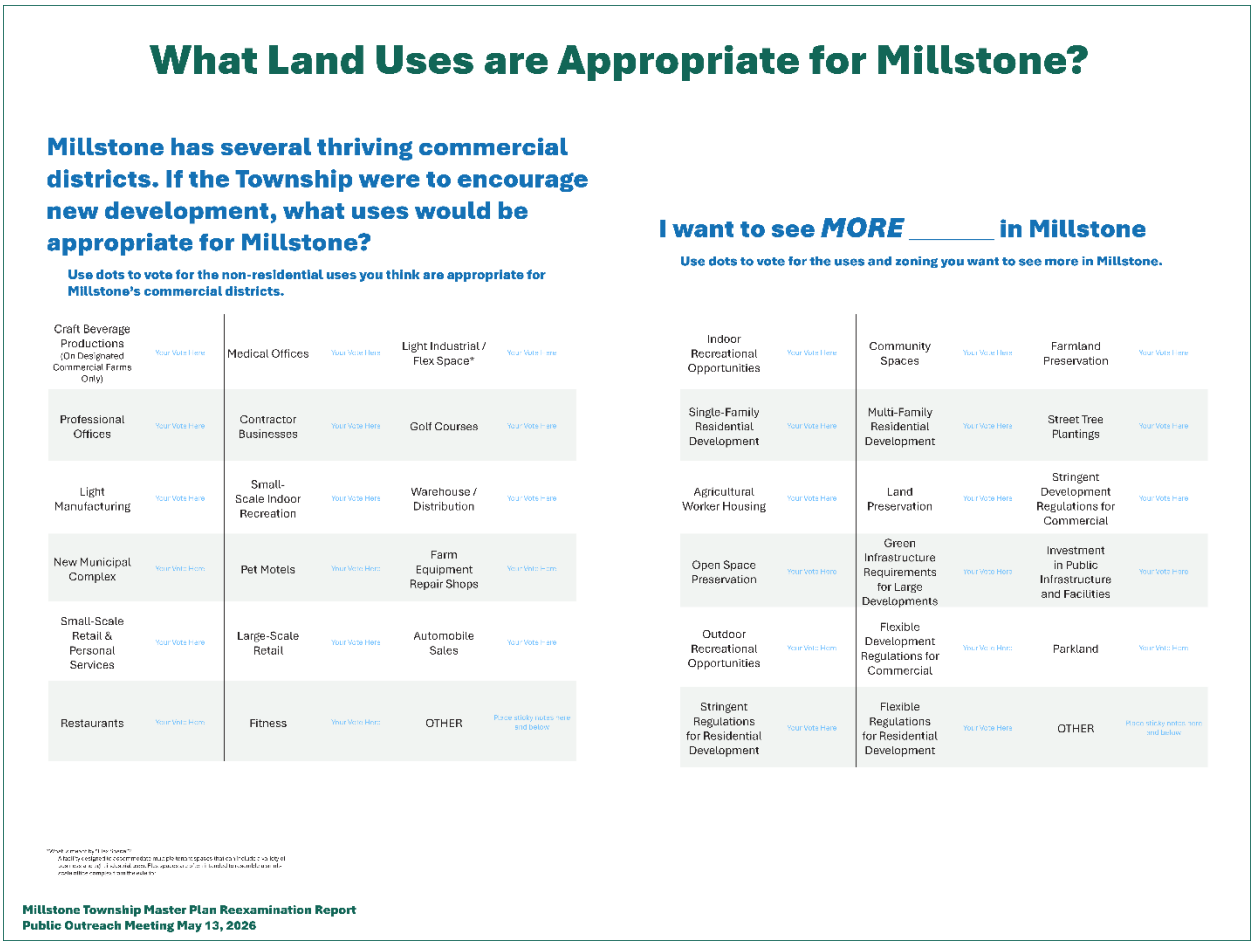
Photos of Board 2, Part 2:



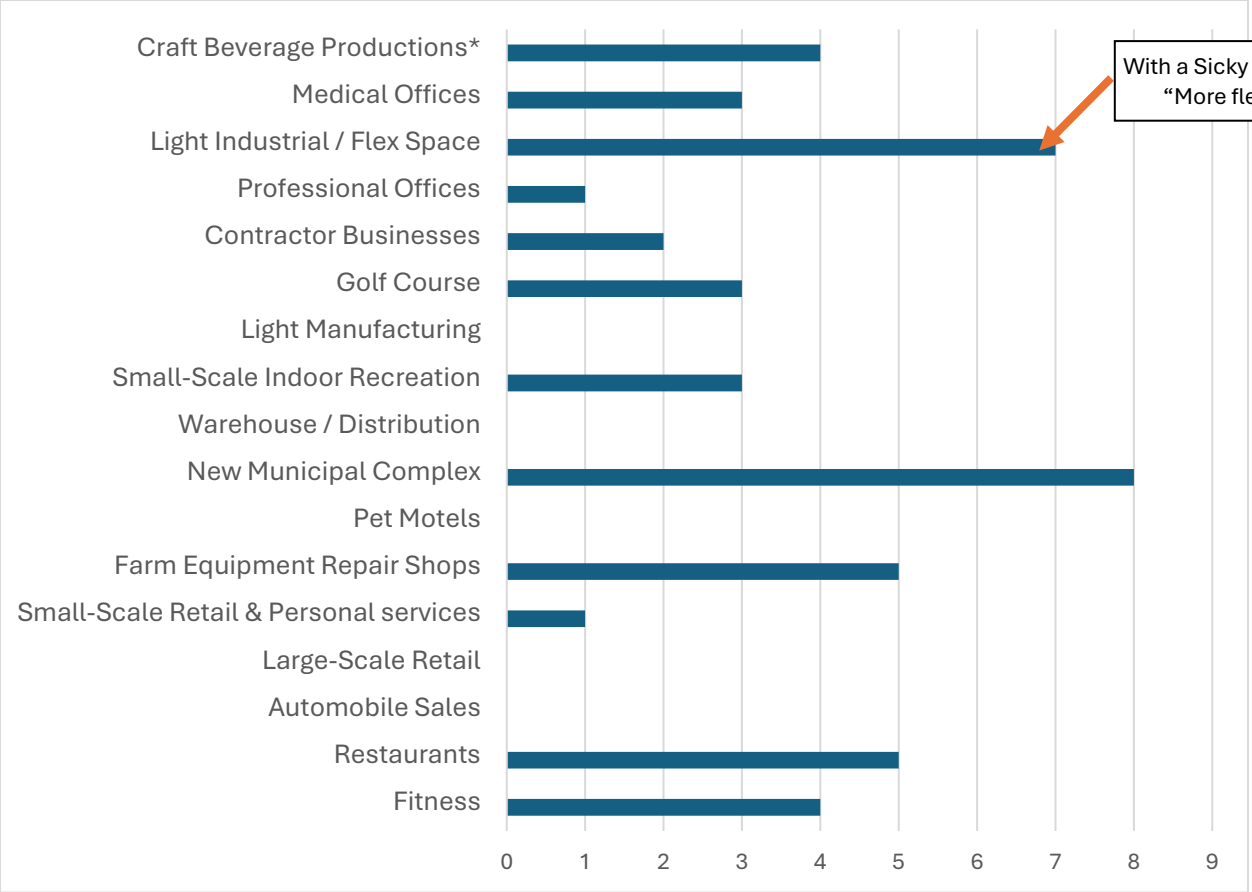
Board 3 – Appropriate land uses for Millstone

Part 1: Millstone has several thriving commercial districts. What uses would be most appropriate in these commercial districts?

Part 2: I want to see MORE ___ in Millstone. Use dots to vote for uses and zoning you want to see in Millstone.



Board 3 Part 1 Responses:

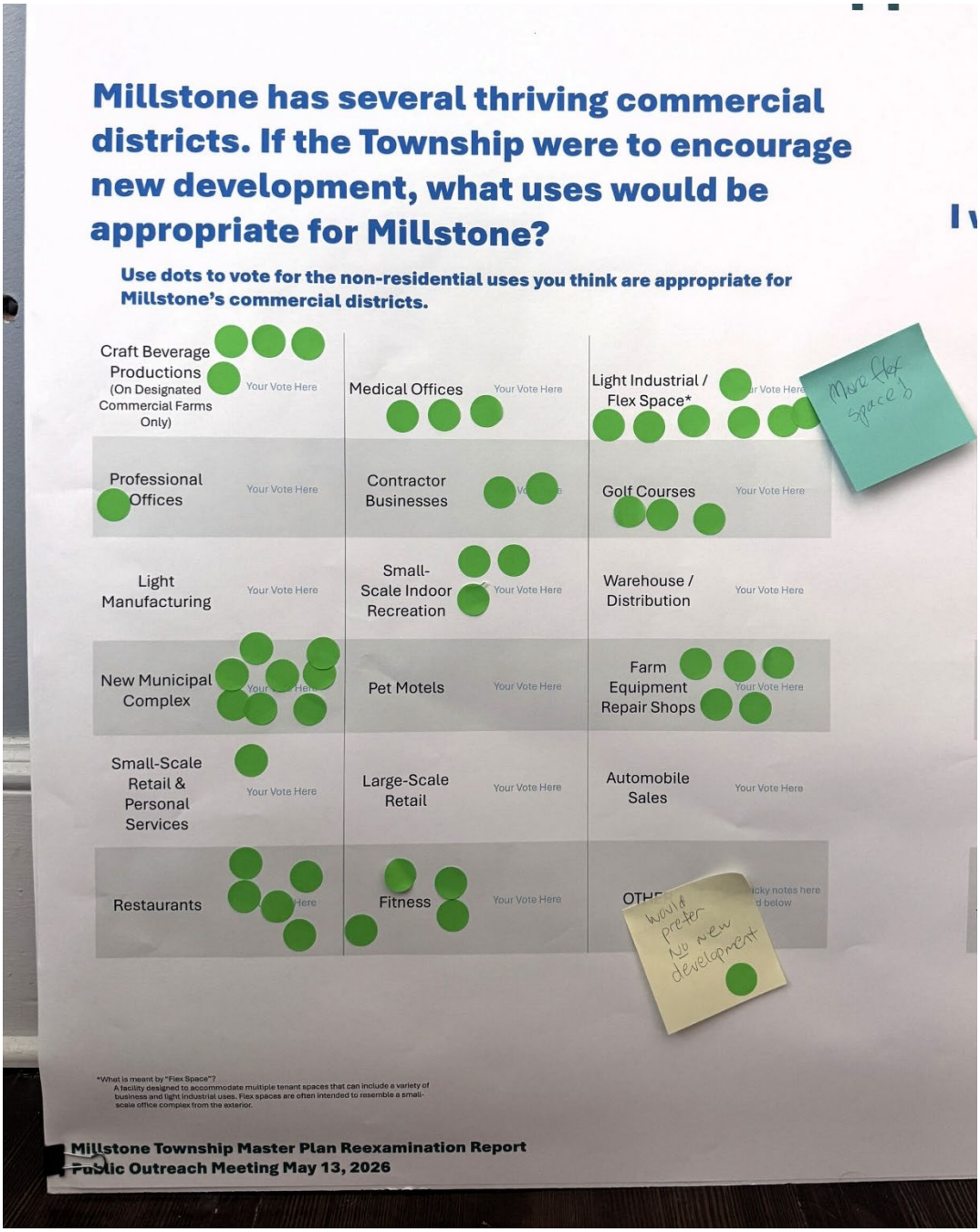


*On designated commercial farms only

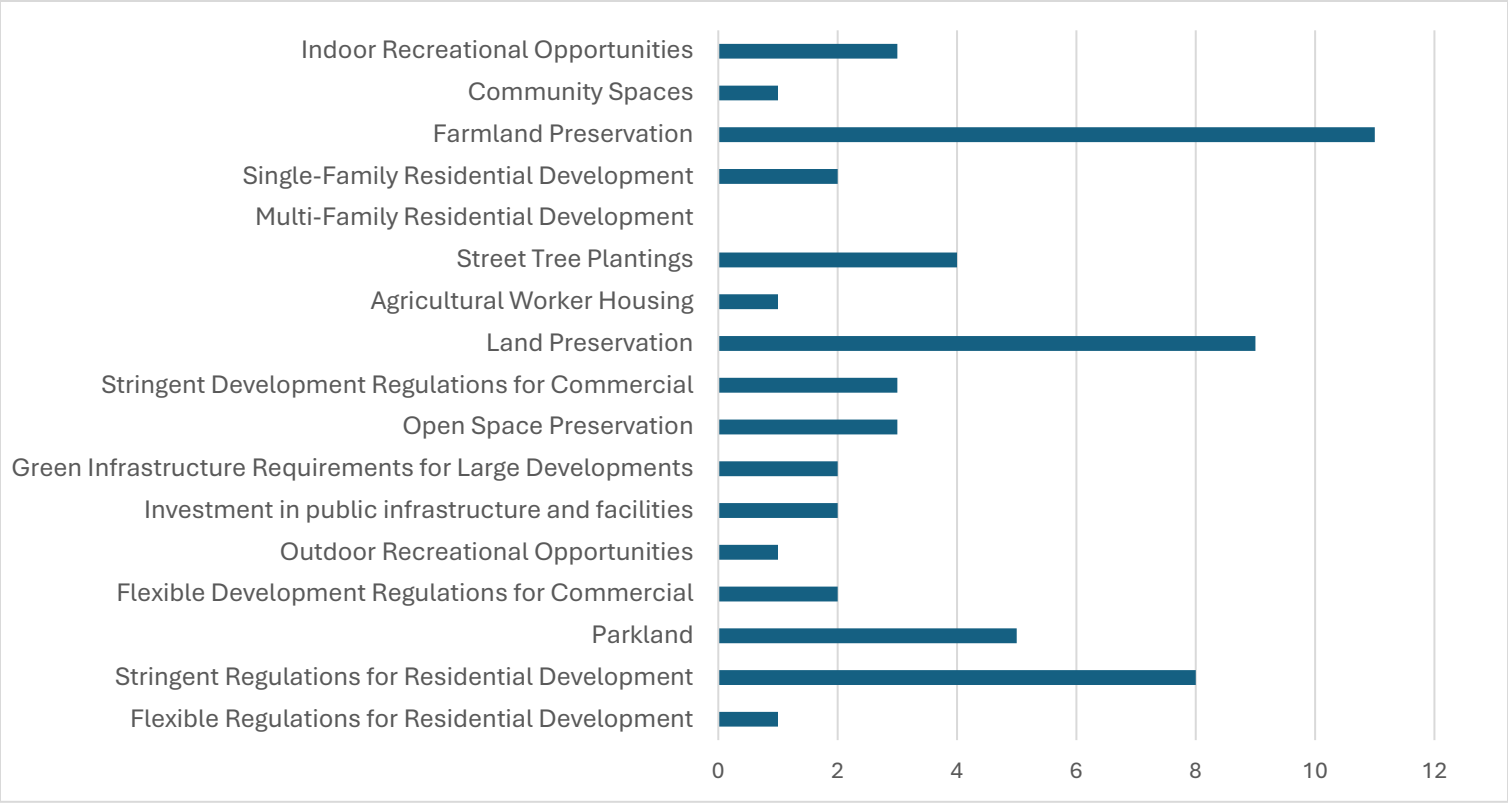
Under **"Other":**

Would prefer no new development
(with an additional green dot of support placed on sticky note)

Photo of Board 3, Part 1:



Board 3 Part 2 Responses:



Under **"Other":**

Reduce zoning regulations to allow single family dwellings

Can we stop off-road vehicles from using our streets

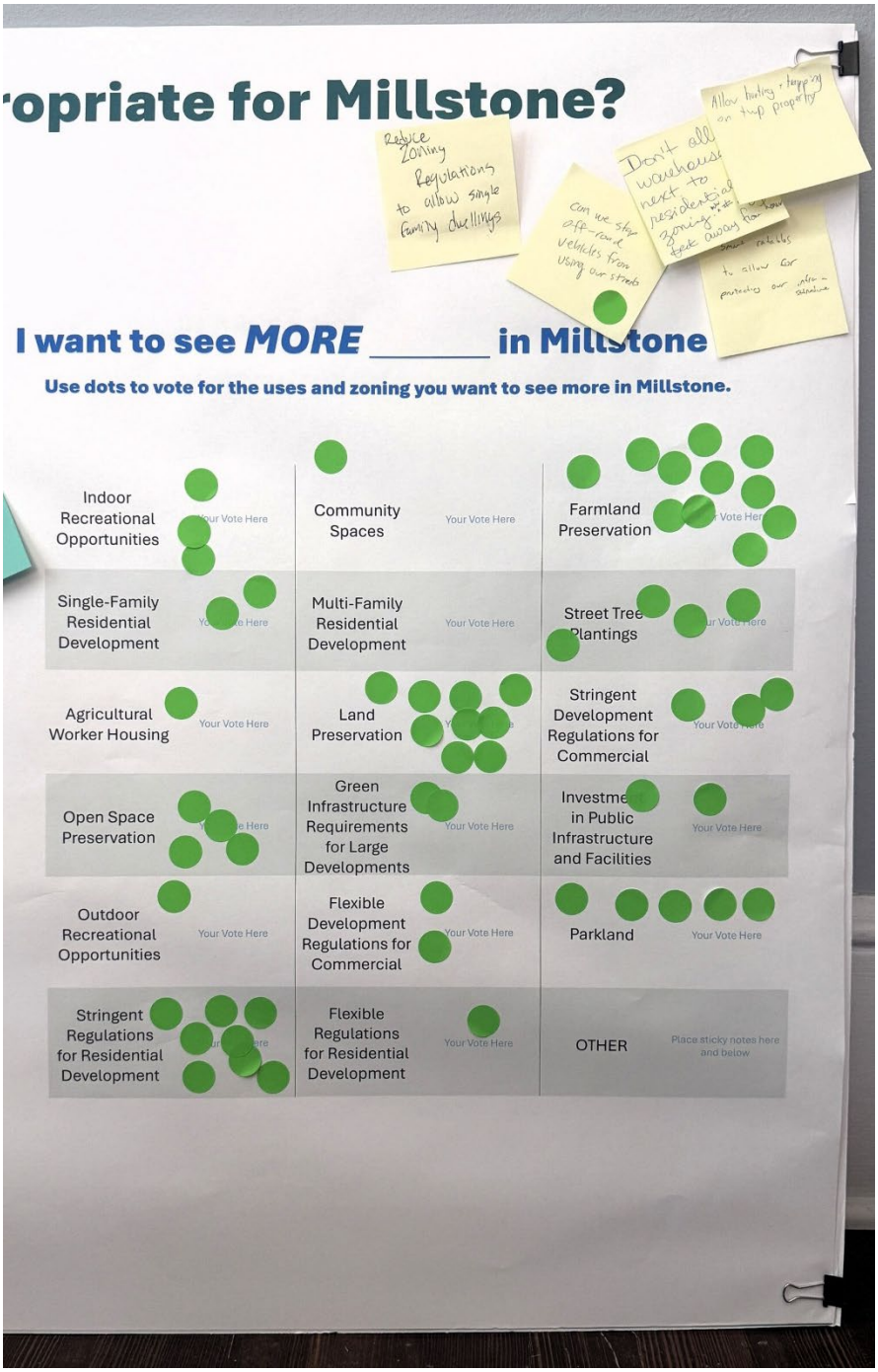
(with an additional green dot of support placed on sticky note)

Allow hunting and trapping on Twp property

Don't allow warehouses next to residential zoning. Min # of feet away from house.

Smart ratables to allow for protecting our infrastructure

Photo of Board 3, Part 2:



Photos from Event






What Land Uses are Appropriate for Millstone?



PowerPoint Presentation

MILLSTONE TOWNSHIP

Public Meeting for the Master Plan Reexamination Report, Land Use Element, and NRI

Wednesday, May 13, 2026



Prepared by MJ Planning

Agenda

- What is a Master Plan Reexamination Report, a Land Use Element, and a Natural Resource Inventory?
- What is the difference between a Master Plan and a Zoning Ordinance?
- What is the Public's Role in this Process?
- How has Millstone changed since the last Master Plan?
- *Breakout*
- Wrap up and next steps

5/13/2026 *Millstone Township*

What is a Master Plan Reexamination Report, Land Use Element, & Natural Resource Inventory (NRI)?

Master Plan

A policy guide adopted and amended by the Planning Board.
A framework for zoning amendments, land use, and investment priorities. Must be "reexamined" every 10 years.

Land Use Element

A required "Element" (similar to a chapter) of a Master Plan.
The basis for zoning changes.

NRI

An index that can be adopted by the Planning Board as an Element of the Master Plan, but not a required component.

5/13/2026 *Millstone Township*

*What is a **Master Plan Reexamination Report**, Land Use Element, & Natural Resource Inventory (NRI)?*

MASTER PLAN

- A long-range **roadmap**, intended to guide the physical, economic, and social development of a community.
- A **policy guide** with recommendations to achieve a community's shared vision for its future.
- Organized into sections called **"Elements"**
- Must be "reexamined" once **every 10 years**, at a minimum.
- Millstone last adopted a comprehensive update to its Master Plan in **2017**.

REEXAMINATION

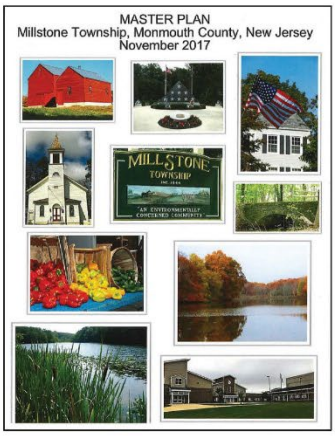
Reviews the planning policies and goals and objectives from the previous Master Plan to **determine if they remain current**.

5/13/2026 *Millstone Township*

*What is a Master Plan Reexamination Report, **Land Use Element**, & Natural Resource Inventory (NRI)?*

LAND USE ELEMENT

- **Required Element** of a Master Plan.
- Inventory **the natural and built environment** and provide a **visions** of the type, location, and intensity of future land uses.
- This becomes the **basis for zoning.**
- The Reexamination Report will review changes in circumstances while the Land Use Element will **reflect proposed changes to zoning** and **land use policies**.

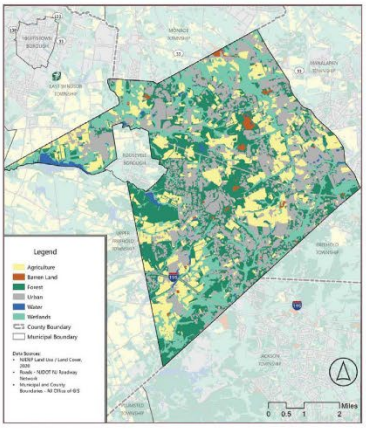


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*What is a Master Plan Reexamination Report, Land Use Element, & **Natural Resource Inventory (NRI)**?*

NATURAL RESOURCE INVENTORY

- Also known as an "Environmental Resource Inventory"
- **Identifies, indexes, and chronicles** a community's **natural characteristics**.
- Identifies the location and extents of **critical environmental features.**
- Helps **guide policy** for future sustainable development.
- An NRI was last adopted in 2006 with an update in 2017.



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Difference Between a Master Plan and Zoning Ordinance

Master Plan		Zoning Ordinance
A policy guide that makes zoning and land use recommendations	›	The legal tool to implement the Master Plan's zoning recommendations
Planning Board adopts and amends	›	Township Committee adopts and amends
"What we want to do and how we want to get there"	›	"What we are allowed to do and how we can do it"

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What is the Public's Role?

- ✓ **Master Plan documents represent a *community's vision* for its future.**
- ✓ **Public input is essential to creating Master Plan documents and recommendations that *reflect the opinions* of community members.**
- ✓ **You help identify *issues as well as opportunities* based on your firsthand knowledge of living and/or working in Millstone.**

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How has Millstone Changed?

Population Trends							
	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%
			2017 Master Plan		Most Recent Data		

5/13/2026

Millstone Township

How has Millstone Changed?

Land Use / Land Cover					
Type	2002 Acreage	2007 Acreage	2012 Acreage	2020 Acreage	Change from 2002 to 2020
URBAN	5,865.78	6,683.70	6,866.10	7,088.90	20.85%
AGRICULTURE	5,624.84	5,234.50	4,986.50	4,793.22	-14.78%
BARREN LAND	357.53	250.50	242.40	196.48	-45.05%
FOREST	6,419.81	6,185.10	6,301.10	6,344.46	-1.17%
WETLANDS	5,189.97	5,070.10	5,042.20	4,990.03	-3.85%
WATER	342.28	376.50	362.10	387.14	13.10%
			2017 Master Plan Data	Most Recent Data	

Land Use Land Cover data from the DEP does not follow parcel lines or municipal borders but is derived from aerial imagery.

Urban: Presence of buildings, structure, and manmade impervious surfaces.

Agriculture: Land use primarily for production of food and fiber.

Barren Land: Sandy, rocky, or disturbed areas with no vegetation that is not otherwise developed. Land that is under construction.

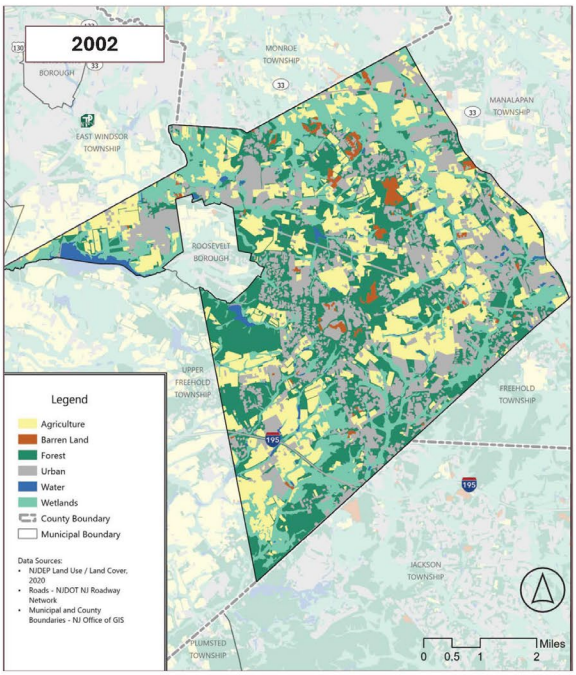
Forest: Tree cover of at least 10%.

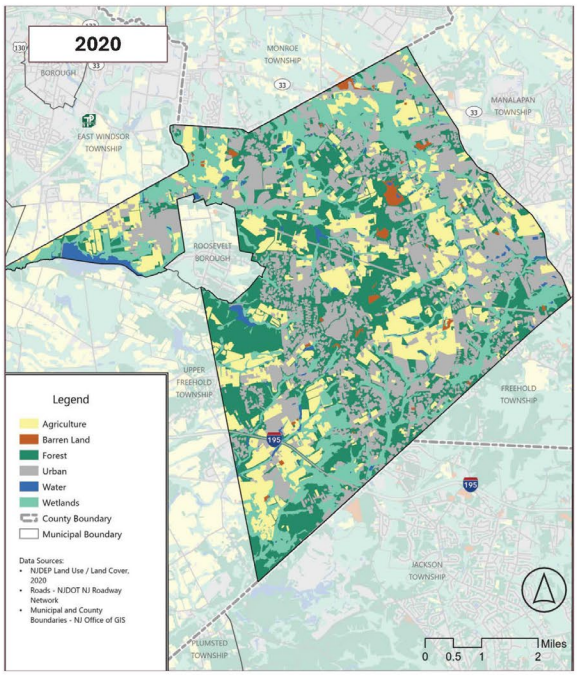
Wetlands: Lands that are wet for at least a portion of the year and are characterized by aquatic or hydrophytic vegetation.

Water: Includes streams, canals, lakes, reservoirs, bays, and estuaries.

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Millstone Township



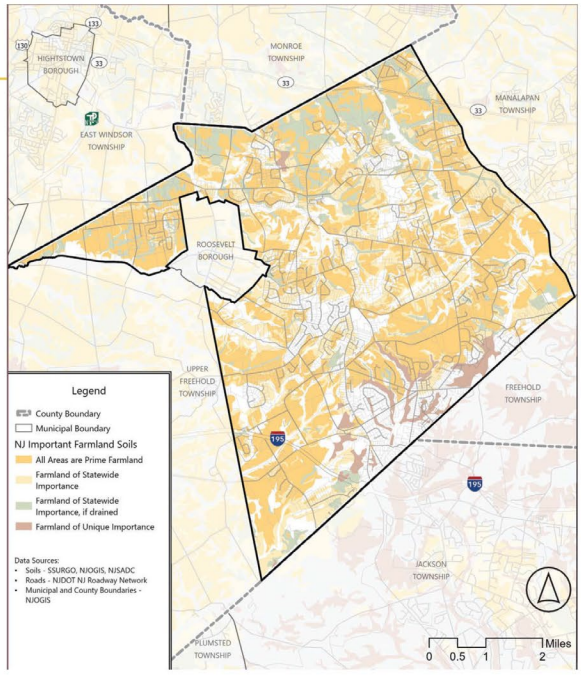


How has Millstone Changed?

Continued efforts to maintain Millstone's rural character and environmental integrity of the Township.

Adopted Farmland Preservation Plan in 2020.

Adopted ordinance revisions to improve processes and clarify regulations.



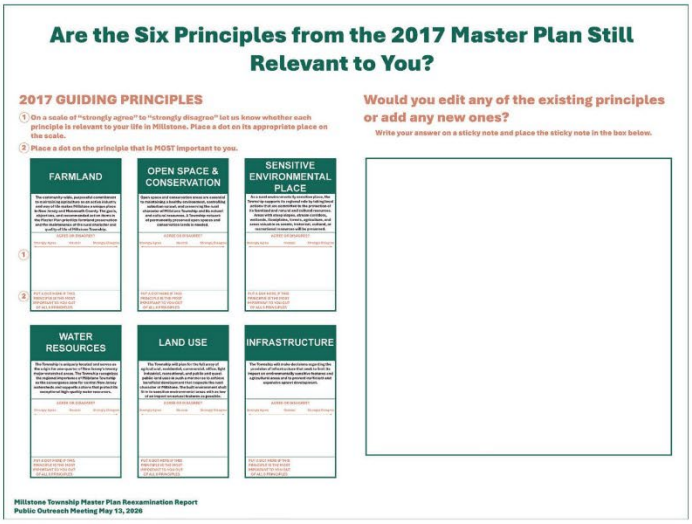
5/13/2026

Breakout

Board 1:

Are the 2017 Master Plan's Guiding Principles Still Relevant to you?

Would you change or add any?



5/13/2026 *Millstone Township*

Breakout

Board 2:

What is Your Vision for Millstone in 2036?

What Challenges does the Township Face?



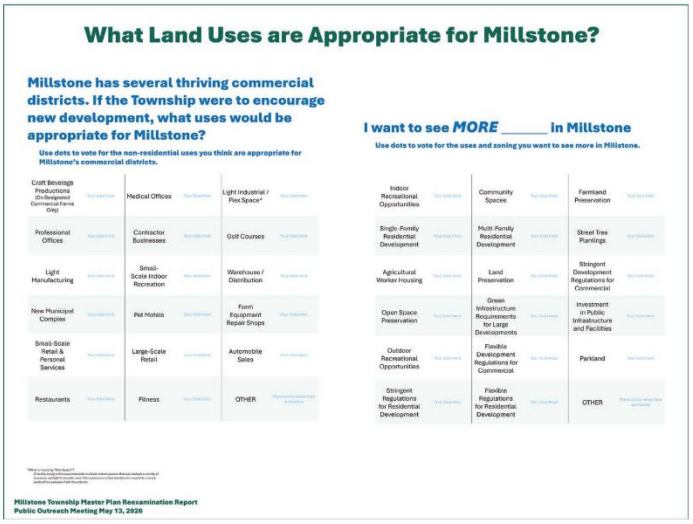
5/13/2026 *Millstone Township*

Breakout

Board 3:

What non-residential uses are appropriate for Millstone's commercially-zoned districts?

What would you like to see more in Millstone?



5/13/2026 *Millstone Township*

Breakout!

Breakout

5/13/2026 *Millstone Township*

Next Steps

Organize responses from tonight

Send out a follow-up digital survey

Meet with the Master Plan Subcommittee

Finalize drafts of all three documents

Present to the Planning Board

Estimated adoption by late summer / early fall

5/13/2026

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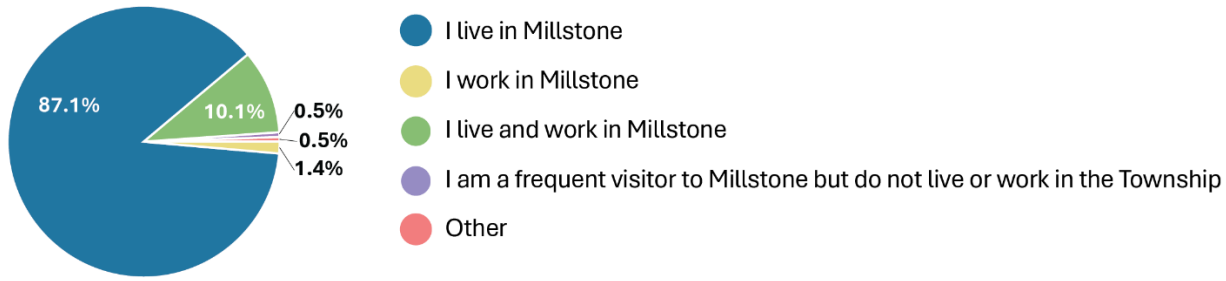
Millstone Township

Responses from Public Digital Survey
July 23, 2026

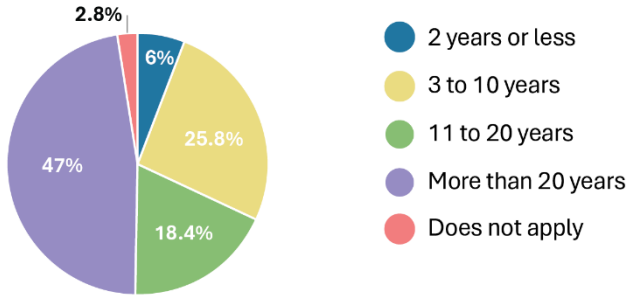
As a follow-up to the May 13, 2026 public meeting, a digital survey was open to the public from June 3, 2026 through June 24, 2026 to seek further feedback on questions regarding life in Millstone. The survey contained 13 questions and was distributed through the Township's website and sent to a community listserv comprising individuals who have previously signed up for these email notifications (to subscribe to these notifications in the future, please visit the homepage of the Township website and scroll to the bottom to find "Subscribe to Notifications").

In total, the digital survey received **216 responses.** Every question except number 13 required a response. The following is a summary of the results.

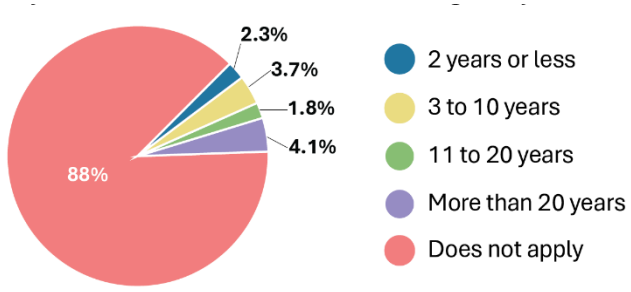
Questions 1. Which of the following best describes you?



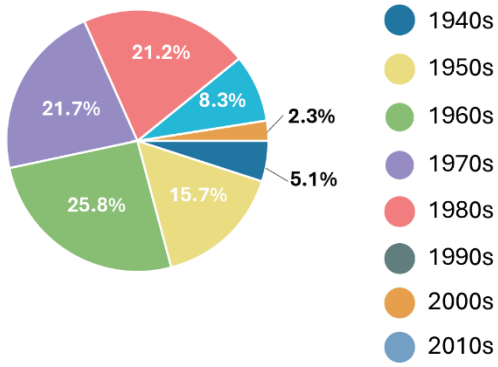
Question 2. For residents, how long have you lived in Millstone?



Question 3. If you own a business in Millstone, how long have you been here?

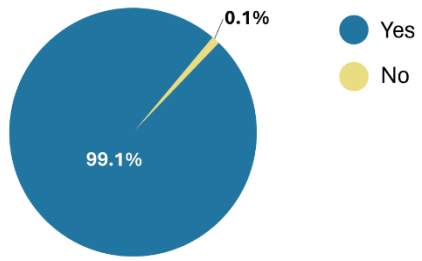


Question 4.* Please indicate the decade you were born



**There were no responses from someone born in the 2010s*

Question 5.* Are you aware that Millstone does not have its own police force but instead receives police service from the New Jersey State Police?



**We note that the purpose of this question was simply to confirm where the public stands on their knowledge of government services within the Township.*

Question 6. My favorite thing about Millstone is…

This was an open-ended response. Our team categorized the responses, identifying several major themes as represented below. We note that many of the responses identified multiple categories, e.g. rural character and open space. Each category was taken into consideration.

See the full list in appendix, which provides the raw data for this question. Responses that disparaged a specific business or group of people were not included.

Major Theme	Words and Phrases Used	% of Responses to Reference Theme
Rural Character	Rural character, rural, rural living, country living, rural setting	38.4%
Open Space	Open space, open land, parks, trails	30.6%
Farmland	Farms, farmland, horse farms, agriculture	22.7%
Peace & Quiet	Quiet, peaceful, tranquility, serenity, calm	14.4%
Small Town Character	Small town, hometown, community, conservative values, charm	13%
Large Lots & Privacy	Large lots, privacy, property size, space to breathe, neighbors not on top of each other	10.2%
Minimal Development and Traffic	Limited development, no apartments, minimal commerce, no strip malls, no high density housing, less traffic, no traffic lights, not busy roads, quiet streets, no police	9.7%
Nature and the Environment	Nature, environmentally conscious, environment, beauty, wildlife	8.8%
Schools and Family Oriented	Education, family oriented, family friendly, great place to raise a family, good schools and teachers,	3.7%

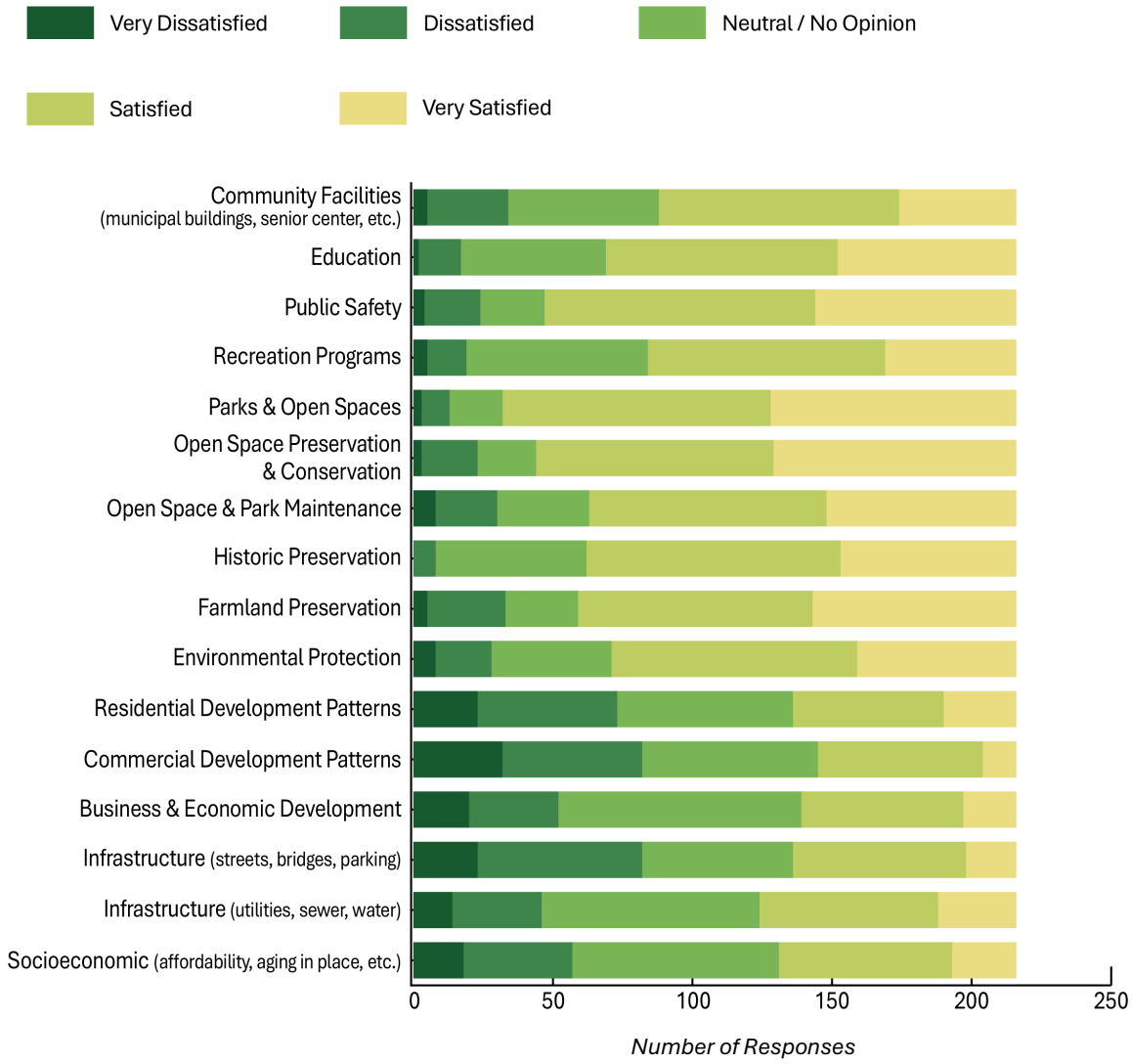
Question 7. The single biggest challenge facing Millstone over the next 10 years is…

This was an open-ended response. Our team categorized the responses, identifying several major themes as represented below. We note that many of the responses identified multiple categories, e.g. over development and maintaining farmland. Each category was taken into consideration.

See the full list in appendix, which provides the raw data for this question. Responses that disparaged a specific business or group of people were not included.

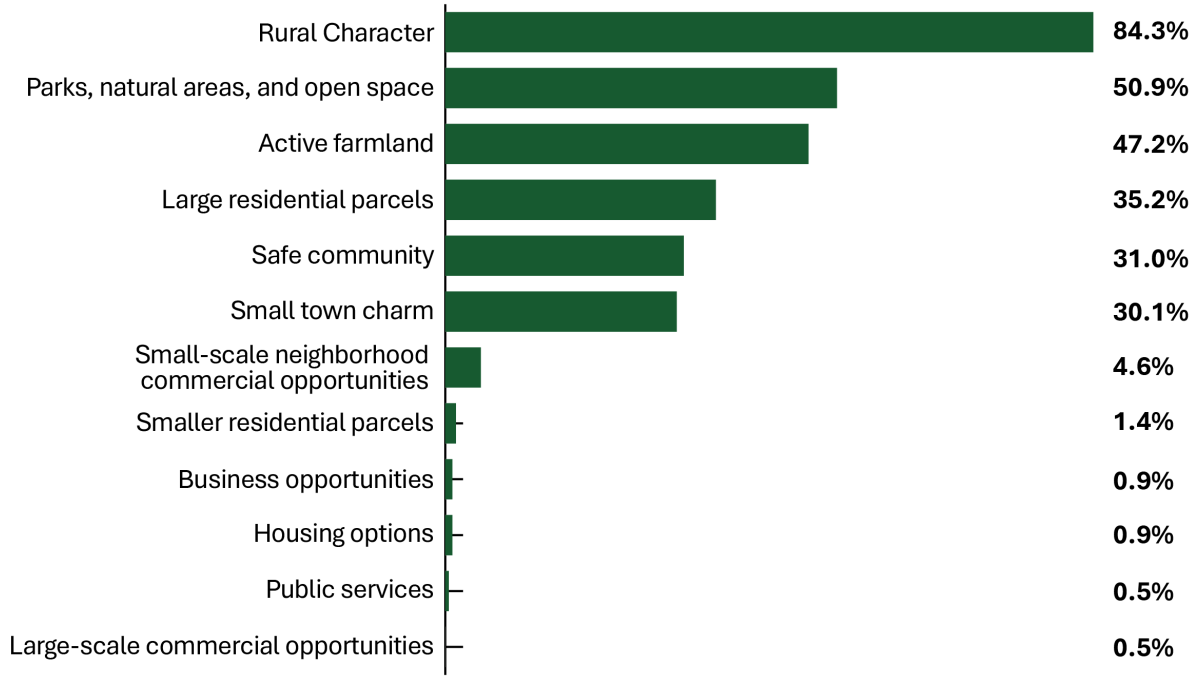
Major Theme	Words and Phrases Used	% of Responses to Reference Theme
Over Development	Development, data centers overdevelopment, development pressure, commercial growth, urban sprawl, warehouses, overpopulation	55.1%
Maintaining Rural Character	Preserving open space, maintaining rural character, keeping 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%
Infrastructure and Services	Water quality, electric utilities need to be upkept, tree covered power lines, constant power outages, put in street lights, roads to be paved, school funding, keeping seniors here	9.7%
Traffic	Traffic, speeding, emerging traffic cutting through Millstone, development with traffic, increased traffic due to growth in surrounding towns	6.5%
Support for Agriculture	Keeping farms and farmland, unfriendly zoning for agriculture, overbuilding that leads to loss of farmland	4.6%
Climate Change	Climate change, no plan for climate change, climate change and its effect on residents and farmers	1.9%

Question 8. How do you feel about each of the following topics with respect to Millstone Today?



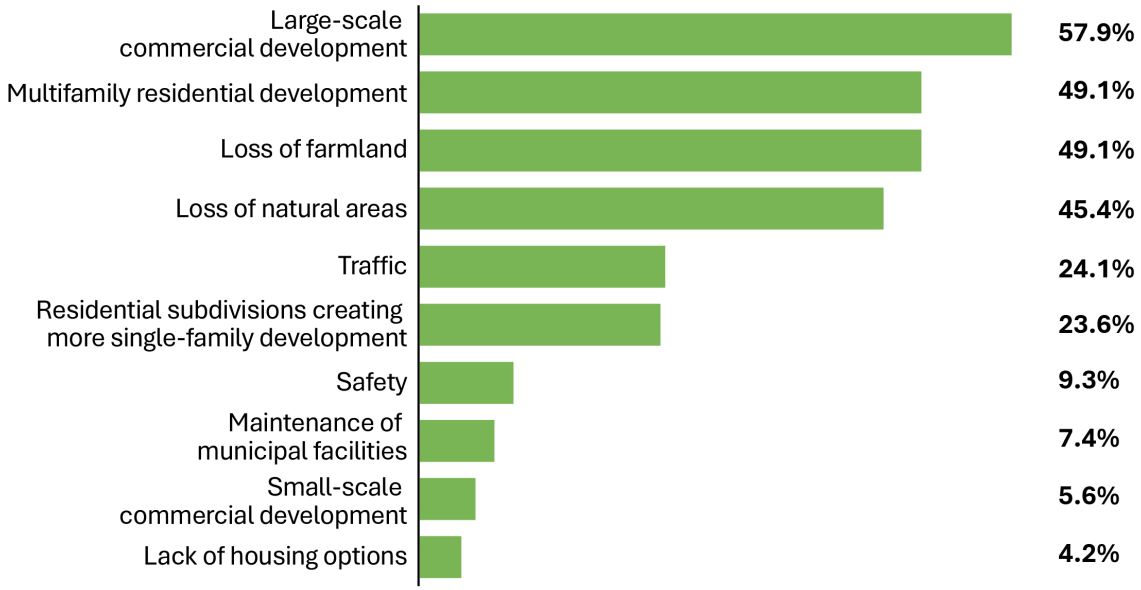
<u>Question 9.</u> What do you value the most about living, working, or visiting Millstone today? Choose your top 3.

Respondents were given 12 options plus an open ended "other" category. No respondents took advantage of the "other" category. The percentage on the righthand side of the chart represents the percentage of responses that included the option, e.g. 84.3% of respondents chose "rural character" as one of their answers.



Question 10. What are you most concerned about in Millstone today? Choose up to 3.

Respondents were given 10 options plus an open ended "other" category. No respondents took advantage of the "other" category. The percentage on the righthand side of the chart represents the percentage of responses that included the option, e.g. 57.9% of respondents chose "large-scale commercial development" as one of their answers.



Question 11. What qualities of Millstone should stay the same over the next 10 years?

This open-ended question reviewed the public sentiment about what should stay the same in Millstone over the next decade. Overwhelmingly, respondents confirmed that maintaining Township's rural character and farmland resources as well as preserving open space and natural areas should continue into the future. Residents referenced these topics over 175 times in their responses. Other popular categories that supported these major topics include maintaining limited development and growth, enforcing the small-town charm, and continuing to require large residential lot sizes.

See the full list in appendix, which provides the raw data for this question. Responses that disparaged a specific business or group of people were not included.

Question 12. What qualities of Millstone should adapt, evolve, and/or change over the next 10 years?

This open-ended question resulted in responses representing a wide range of topics and opinions. See the full list of responses in the appendix, which provides the raw data this question. Responses that disparaged a specific business or group of people were not included.

Key Observations from Question 12 Responses:

- There was a 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.

- There were many responses that voiced support of appropriate commercial development with a preference to small, local businesses.
- Housing generated a wide range of opinions, from opposing additional affordable housing to supporting carefully located housing for seniors and young families.
- There was interest expressed for a stronger community identity through improvements to parks, recreation, and local events.

Identified Themes:

1. Preserve rural character, open space, and natural areas (very strongly represented in the responses)

   Common sentiments include:
   - Preserve farmland and support farmers
   - Maintain open space and protect forests and environmentally sensitive areas
   - Keep small-town character
   - Limit overdevelopment and avoid becoming more suburban

2. Improve roads and traffic safety (very strongly represented)

   Common sentiments include:
   - Improve road paving and general maintenance and upkeep
   - Improve dangerous intersections
   - Control traffic and speeding and reduce speed limits
   - Enforce traffic laws

   Cited intersections and areas of concern:
   - Stagecoach Road / Millstone Road intersection
   - Millstone Road (general)
   - Perrineville Road / Baird Road intersection
   - County Route 524 / Stillhouse Road intersection

3. Reduce taxes / improve fiscal responsibility (strongly represented)

   Common sentiments include:
   - Lower property taxes
   - Provide for efficient and transparent Township spending
   - Responsibly broaden tax base where appropriate

4. Thoughtful economic development (strongly represented but nuanced)

   Common sentiments include:
   - Support small and local businesses
     - Specific examples of businesses respondents want to see in the Township include coffee shops, restaurants, farm stands, and a grocery store
     - Some respondents expressed the desire to reduce "red tape" for small businesses trying to open in Millstone.
   - Expand commercial tax base in appropriate locations
     - Some respondents supported limited commercial growth along highways or the perimeter corridors. Examples provided include Route 33 and Route 537.

- Strong opposition to warehouses and large-scale commercial
    - Many respondents cited specific opposition to warehouses, data centers, and general large-scale commercial.
- Reuse existing commercial sites
    - A smaller set of respondents recommended limited progression of commercial development within existing but vacant buildings and on property that has previously been development with commercial uses.

5. Parks, recreation, and community amenities/events (moderately represented)

    Common sentiments include:

    - Improve the Township's parks and ensure continued maintenance
    - Add additional amenities such as splash pads for kids
    - Increase recreational opportunities for all ages
    - Additional walking trails
    - Additional community events and gatherings

6. Housing and development (moderately represented)

    Common sentiments include:

    - Residential development:
        - Eliminate large-scale development of multi-family and high-density housing
        - General opposition to the affordable housing mandates was expressed
        - A small number of respondents supported some alternate housing opinions including housing opportunities for young adults, senior affordable housing options, and locating higher-density housing along highways and major corridors.
    - Commercial development:
        - Significantly limit development in the future
        - Reduce commercial growth
        - Prohibit warehouses and data centers

7. Government and municipal services (moderately represented)

    Common sentiments include:

    - Desire for broader and greater communication from the Township.
    - Some respondents showed strong support for maintaining the relationship with the State Police presence, while others suggested a Township police force may be appropriate.
    - There were a small number of respondents who suggested public infrastructure should be considered.
    - Improved municipal services and upgrades to municipal facilities including the municipal building and parks
    - Respondents expressed general concern about the location of trees near overhead wireless that can cause power outages during large storm events.
    - Several respondents requested municipal bulk and brush pick-up.

8. Schools and education (moderately represented)

    Common sentiments include:

    - There were mixed opinions expressed in the responses about education:
        - Several respondents noted the need for a Township high school, while others suggested consolidating the existing schools and supported a shared school system.
        - There were a small number of respondents who would like to see upgrades made to the schools (including a new track) as well as "more efficient schools."

Question 13. If you would like to explain or expand upon any of your responses, or provide us with additional information, please do so in the box below.

This open-ended question was the only question that did not require a response. The responses that were submitted are copied below. Responses that disparaged a specific business or group of people were not included. The remainder of the responses are included, unedited from what the respondent typed into the survey with the exception of a few minor typos.

1. *Thank you*
2. *Over the 34 years we have lived here, Millstone has lost some of its little town charm. We need to maintain that as much as possible in light of state and federal regulations.*
3. *Marlboro Township has a fantastic Economic Development department who was successful in bringing small and large businesses to town to help with the ratables situation. It may be worth getting in touch with them for suggestions.*
4. *Master Plan needs to explicitly say we want more green space, less gray space.*
5. *I do not feel we need a police force.*
6. *Continuing growth in the community will likely test the water quality of our rivers, streams, aquifers etc. as more demand will not be drought tolerant. We have seen in the past the damage and expense caused by lack of rain on those resources. As a community without public sewer we are also overwhelming available land with septic systems that are abused by people who don't understand how fragile a poorly used and maintained system is until it needs replacement. Just look at replacement permits in the last 30 years to understand the gravity of this overlooked situation. If Millstone continues on the path on this reckless development path they will need to provide public utilities (sewer and water) at great expense to the taxpayers. Massive septic systems in the low income housing neighborhoods will fail regardless of engineering because people abuse these just like public systems. Check the facts!*
7. *Millstone is a great town. I'm concerned that we are getting pressure from developers to sell land to make warehouse space of low-income housing. We do not have the road infrastructure to support either endeavor.*
8. *Not sure where this is coming from, but we do not need municipal police services…frankly we didn't need a paid, career FD staff either. The Committee needs to double down on preserving open space and keeping more affordable housing out, as much as legally possible. Why are the streets in my neighborhood quite literally crumbling with potholes? Why are the baseball fields at Millstone Park*

still incomplete and not well-maintained…further….the residents' tax dollars went to build 2 fields for a half-assed coed adult rec softball league? That thing is the biggest WASTE of open space in town. 800 pickleball and tennis courts….this isn't West Windsor or Princeton. The school district is absorbing about 80% or more of residents' taxes. Where the hell does the money go? We supply the schools with pencils, tissues and supplies…and the list goes on….in a public school? That takes $10-12k per household in town? There needs to be a change in leadership…the wealthy RINO transplants that are not from this town need to go back where they came from, or take a seat. Power brokers in a small town. Do better. This isn't Staten Island or Brooklyn….we want LESS people living here, not more. We don't need to commercialize, build more houses or waste more money on projects like Millstone Park that wind up being mostly garbage.

9. *It's concerning to hear of farm operators being harassed and actually being pushed out of Millstone. That is totally contrary to the roots of this municipality. My biggest concern is new residents attempting to change Millstone into what they moved away from. Grocery store is too far away? That's the way it was when they moved in, shouldn't be a surprise. Ditto having wells, septic systems and no police force. I Do Not want to see Millstone subjected to the development/destruction that has occurred in Manalapan and Monroe.*

10. *Keep it simple; less city life and more plants and farm animals. There is enough stress in other areas. If you need to visit another area, get in your car or truck and drive for shopping etc. it's only minutes away. I want peace where I live and like to look out of my home and see nature. It's better for my health and well-being.*

11. *My concern is that Millstone may be responding to real problems seen in surrounding towns, but doing so in a way that may restrict the rights of ordinary homeowners.*

    The issue I am concerned about is not normal growth or families moving into town. The issue is the pattern of single-family homes being used in ways that are clearly inconsistent with single-family residential neighborhoods. This includes homes being turned into illegal rooming houses, unsafe basement living spaces, excessive numbers of occupants, excessive vehicles, parking on lawns and streets, overcrowding, traffic problems, septic and infrastructure strain, and a general lack of enforcement.

    Those conditions can quickly change the character of a neighborhood and negatively affect the people who already live there, maintain their homes, pay taxes, and expect reasonable residential standards.

    I support strong, fair, and consistent enforcement of existing codes against illegal rentals, unsafe living spaces, overcrowding, improper parking, unpermitted construction, and misuse of residential property. I also support zoning rules that protect Millstone's rural and residential character.

    However, I do not support the township using those concerns as an excuse to take away reasonable rights from existing homeowners and small business owners who are using their property responsibly. The focus should be on preventing abuse, overdevelopment, overcrowding, and unsafe living conditions, not punishing normal homeowners.

    Millstone should protect the town from the types of problems seen in neighboring communities, but it should do so through clear, neutral, enforceable rules that apply equally to everyone.

12. *When trees fall they need to be removed not pushed to the side of the road , other neighboring towns the roads are pristine, we have dead trees that are just waiting to catch fire.*

13. *Keep the town charming. Stop trying to force development.*
14. *I like the fact that we don't have a police station and if we did our taxes would go a lot higher than they already are, our community is safe and well maintained so our state troopers are doing a great job*
15. *Regarding item 12 above.... Monroe sends out a beautiful newsletter to their residents practically every week. It is friendly and attractive. I subscribe because my mom lives there, and it is very well done. Instead of an email and a link to click for every little thing, they have artwork and creative descriptions of what is going on in town. Check it out.*
16. *N/A coming from a typical suburban area in Middlesex County, we really love Millstone!*
17. *keep it rural. we are getting surrounded by overbuilding and warehouses that are empty.*
18. *The roads/parks in Millstone are subpar. And feel the township could do better. The new millstone park fields that kids play on have divers, holes, ruts in them. They are a hazard and need PROPER repairs done*
19. *Thank you for asking our opinion*
20. *The over building of warehouses is killing Millstone*
21. *I feel that multi-unit homes will destroy our beautiful home and drive out residents and drive home value down in addition to harming the school system*
22. *Millstone was a place I was born and raised. My father's family was one of the first families to live in Millstone. It was way more beautiful back then before all this political politics came involved. Farmers should be first land should be secured. We should not change the lot sizes. It will cause chaos and bring people in from all over which will cause safety concerns, especially since we do not have our own Police force. Millstone should stay and always be a prestigious, pristine, safe, beautiful town.*
23. *The overall infrastructure of this town has greatly declined under the current administration over the last decade. The roads are degrading, the parks are in poor condition, and those in charge seemingly do not care.*
24. *The wires hanging down from the poles on the roads are never fixed. They just been hanging down for years. I think it's very dangerous and unsightly.*
25. *Change can be good if done right. Communication and disclosures are paramount when it comes to governance.*
26. *Never ever build multifamily units on farmland. Count auxiliary housing units towards the affordable total.*
27. *We have very high taxes for no police, no fire, no garbage. It just makes me wonder where it all goes. I was in Monroe before Millstone. Look at Monroe now. Nothing but housing housing housing. All of the beautiful farms are gone. Over developed! I own a business over there. Small. It took me 4 years of paying the township, lawyers, site engineers to get going over there. Now look at it! Large businesses all over the place and the small businesses are pushed out. That's disgusting. And it sounds like Millstone is doing the exact same thing!!! Stop putting money in your own pockets and preserve this gem.*
28. *We don't need to be like other towns! I like the small rural community with farms and animals*

29. *This community needs to band together to keep Millstone as wonderful as it is. Overdevelopment, warehouses, affordable housing, and threats of data centers in nearby towns are spilling into our beautiful town. I don't live out here for stellar cellphone reception, I live out here for peace, beauty, and a safe place to raise my family.*
30. *I really don't want to up and move my family because of an overbuilt, overpopulated town. I didn't move here for that, in fact I moved away from it. Please don't ruin millstone.*
31. *Enforce zoning laws and our rules. Don't wait until developers are knocking on our doors to stop over development, schools in residential zones etc do it NOW before they get here*
32. *All we need is a place to throw out large trash like Monroe, and a high school*
33. *I love Millstone! It is a wonderful community.*
34. *The state is currently testing out grants for family homes to expand usable/ livable space such as basements, additions or smaller dwelling on the property that would allow for multiple generational dwelling or rentals left space with guidelines. This could help with over expansion with thr need for lower income housing goals that the town faces.*
35. *I moved to Millstone to be away from commercial buildings and Amazon warehouses. I do not want change of our beautiful town.*
36. *Had four children go through school system and was very happy with education, not an issue with going to Allentown high school*

    Love the small town rural community would like to see it stay that way
37. *The zoning department needs to be more proactive against big commercial bully businesses that have and still affect everyday life for the people that live next to their eyesore, noise polluting business.*
38. *Millstone is a beautiful place to live and I'm grateful I was born and raised here.*
39. *Most have moved here because they enjoy what they saw. The few that are trying to change our open feel and rural environment should be shut down. We can't afford to try to make everyone happy. Don't like farming or open space. Why move here.*
40. *Over development in neighboring areas causing more traffic, we need targeted enforcement areas, speeding , racing, extremely loud cars, Perrineville, prodelin and Baird roads sound like race way park and are very dangerous. Ignoring this only encourages more of this activity.*

    Stop any and all business development, not talking small business talking warehouse or large retail. Residents that choose to live here can afford the tax don't need ratables.
41. *We have a highway commercial zone so we can't really block all commercial development as it brings a good tax amount but we have the ability to change the requirements to meet OUR needs. Some tax money isn't enough. If they want to build in our environmentally sensitive community they need to be environmentally sensitive as well. No more clear cutting properties for 100% gray infrastructure. Bring in LEED requirements, green roofs, and maybe supplemental funds to support our green spaces (or preserve the Highway Commercial zone as a buffer from 33). Also, we've built >20 miles of trails at Perrineville Lake Park with mostly volunteer work over the past five years. I think our local parks could learn some and take advantage of volunteer services to help maintain and even*

build up our parks. Can we pressure the state to step it up and work on Assunpink park/rising sun lake park? Thanks to whoever reads these.

42. *Create a website that has information for residents that also provides alerts, safety concerns, events and volunteer opportunities to support our community.*
43. *I think safety and staying rural are the main concerns for all residents, Why we moved here.*
44. *Thank you, but I have no other comments*
45. *Keep Millstone beautiful by improving tree care — sometimes the current trimming is unsightly. I think it is very important that Millstone stay the lovely rural, natural community that it is. I am concerned with development from Jackson already affecting Millstone residents especially with noise from Adventure Crossing, litter all over our roads and on our lawns from Wawa, McDonalds, etc., unsanitary and dangerous litter left in clearings on Olde Noah Hunt Road south of Pine Drive (towards Monmouth Road where Olde Noah Hunt is a dead end). Farmland and natural areas need to be preserved and not used for commercial or residential development. I am also very concerned with traffic and speeding, especially on Pine Drive/Olde Noah Hunt Road. Thank you.*
46. *People that live in Millstone do so for the peaceful, environmental focus. Hope that continues.*
47. *Keep Millstone with its small town charm and large residential parcels.*
48. *I worry about subdividing our remaining open space and farmland into residential lots with single-family houses. For instance, I worry about Block 50, Lot 1.01 being subdivided. Is there any way the zoning there could be changed to rural preservation? That could be a great starter farm for a young farmer. Additionally, I think Millstone's existing stock of ranches and smaller homes can be a great solution to aging in place as well as an affordable housing option. Sometimes it feels like the prominent messaging in this area of NJ is that a single-family house must be a massive 4,000 sq foot home and that affordable housing is a huge, dense multifamily apartment development. Those living in the former get very angry and vocal about the latter. I think Millstone has done a great job meeting our Fair Share Housing Obligations with projects that fit in well with the township's fabric and look and feel, such as the Allen Houses. A structure that looks like a single-family house can be affordable housing, such as "missing-middle" type duplexes and four-plexes. I would keep that up. Beyond just for the purposes of the Fair Share Housing Obligation, Is there a way that any new single-family development can be incentivized to be smaller square foot structures? Perhaps through maximum lot coverage or maximum building coverage. Smaller houses have the benefit of taking up less open space, which will retain the beloved rural feel, and they will also be more affordable for young families or seniors. Additionally, many of the township's historic housing stock is smaller and more affordable. I would like to see properties on our historic sites inventory prioritized for rehabilitation rather than razing and replacing with a larger structure.*
49. *My family moved to Millstone because of the quiet open spaces, its country feel. If we wanted to live in a condo, we would not have moved to Millstone. We would like to keep that charm. Our schools cannot handle an influx of children, we pay out of pocket for a lot currently, and we pay our fair share. We are responsible for our wells, who will be responsible to the environment with urban sprawl?*
50. *We need to address the Fire Department. We pay taxes, yet they charge for sitting in the First Aid rig. If they are going to charge, it should be transparent. They should be upfront about the billing rate on the outside of the rig or at least tell the victims what they are charging. If we allow the Fire*

Department and First Aid to charge, perhaps the Police should charge for taking a theft report, and for directing traffic during an emergency.

51. *Millstone is a special place. It should not be over developed like every other town in Monmouth County. We must protect the "small" agricultural industry here and farming communities. Preserve our open spaces and keep this town as special as it has always been. Protect Millstone at all costs. We can not let this town be swept up by big industry; warehouses or data centers or multifamily development projects.*
52. *I have lived in this community for almost 40 years. In the last few years, people have moved in around me and violated existing township laws and ordinances. I have reported these in town meetings as well as to paid enforcement officials with little or no resolution. My reporting has been documented and validated by officials but no action is ultimately taken that results in real change. Why have ordinances and regulations if there is no will of enforcement?*
53. *We moved from NY because of Millstones natural beauty. Don't ruin it*
54. *I love driving and seeing farms and horses. My son is growing up in a beautiful place. I pray to God our taxes can stay steady and we aren't punished when we save to better our home. I understand that's a Monmouth county assessment issue. But I do wish our town spoke up. Any improvement to our home shouldn't be an invitation for the state and county to tax us on it. It should be viewed as doing what's right for our property. I love this town. I loved it the moment we drove through looking for homes. I would love to see our parks updated and new mulch placed. I also would prefer to not have toxic chemicals sprayed on our parks and fields. There is enough research to link this to cancer. We can do it without toxicity. And if a few dandelions grow so be it. I can live with nature if I'm not poisoning our grounds. Thank you for taking the time to ask the residents what they want.*
55. *Pothole repair is so sub par, that the same potholes not only reappear but worsen*
56. *Local government must not be influenced by people who are focused on their own financial gain*
57. *Stop the warehouses. They sit empty, why build more*
58. *Why can't we dissolve the public Works department and just hire contractors to do what they should be doing?*
59. *No thank you*
60. *Overall love the community but taxes are high and very little services provided. Lack of communication what is planned about the future community.*
61. *taxes are high due to school system must be managed/run more efficiently in the future*
62. *I am not able to drive, so there should have more walking and biking lanes so that its safer to access and reduces traffic. There also should be more smaller homes and apartments rather than having a regular home for families with children, I want to continue living in this town and live independently if the housing costs go down.*

    There should be nuisance laws in place, like car drivers should not put on the music too loud to disturb other drivers, as well as loud parties can disrupt other neighbors who sleep at night. In that case, they should be fined for their actions. I won't want someone to disrupt my neighborhood.
63. *Roads are a disgrace*

64. *Millstone has become a cut through for Six Flags traffic.*
65. *No low income housing or apartments up top with store fronts below*
66. *We don't want dense residential construction. We don't want low-income housing. We pay through the nose in taxes and do not see that being re-invested into the community (i.e. the community center is in shambles).*
67. *I fear fires in our forest areas because of deal trees & plants*
68. *Flexibility in growing community*
69. *No affordable housing, data centers, and electrical towers*
70. *To keep Millstone an environmental town and stop overcrowding. Our schools cannot handle an influx of more families and we need a high school with the affordable housing being built. No more affordable housing. Keeping our town safe and beautiful. We do not want any data centers or industrial buildings in Millstone Township.*
71. *Traffic has greatly increased over the years. Have google, wazes, bing maps take alternate directions not through Millstone. Consider traffic lights instead of round abouts.*
72. *Densifying millstone would be difficult, but the alternative is the development of more farmland and razing of wildlands. Commuting out of town is always a long haul drive, so a bus or train would be nice, especially along 33 or 537 for Six Flags so we don't get incidental through traffic. Most importantly, I and many others may not be able to live here much longer if there aren't cheaper housing options available with good access to jobs or transit to them, and I'd like to live and potentially raise kids in the town I grew up in without having to make exorbitant amounts of money.*
73. *We came for the rural character. I miss the stars. When we first moved here we could see the Milky Way on a clear night. Light pollution has taken over. Can we reduce vanity lighting after midnight? Require Downward lighting/ reduced lighting on commercial and municipal properties after certain hours?*
74. *No more warehouses! No more building. Racing/speeding on main roads, doing "donuts" is becoming a problem. Maybe the township could have some discussions with JCP&L regarding: Electric utilities need to be upkept. Outages are occurring more often and lasting longer. This is a big hardship with homes that have wells and are all electric powered.*

APPENDIX A - Raw Data for Question 6

6. My favorite thing about Millstone is
The rural nature of the town.
Rural living
Small town charm
Farms
Natural space and farmland
rural character
Large property sizes
Farms
Space to breathe
Rural feel
Open space, rural community
It is its rural character
The rural feel
The open space. The quiet.
I love the large lot homes that aren't all stacked on top of one another like in neighboring towns.
Rural atmosphere
Farmland
Quiet , calm atmosphere, not crowded
The open space
Rural living
The trees! I like that it is quiet and not as developed as other parts of Monmouth and Middlesex County
The rural atmosphere
Rural
Great place to raise a family. My children are now raising their children here.
quiet
The country quietness
Quiet, rural feel
Keeping it rural
The rural atmosphere
Rural setting with Farms and animals and nature
Its quiet and we are left alone.
My large property
Beautiful trees, farms, and environment conscious people
no traffic lights, no apartments
Property size
Farmland
The open space and lack of housing and apartments complexes
Rural Hometown atmosphere
Open space, conservative values, family friendly
Peace and quiet.

QUESTION 6 CONTINUED:
Rural And small town feel
The rural feeling
This small town feel, that there is no police and our school system.
space
The space and the quiet nature of the town.
The privacy we have at our homes because of the 2 acre lot size we were allotted.
Farmland; beautiful homes; like minded people.
Rural
The green spaces, privacy, and wildlife
country charm
Open space/farms
No stop lights, farmland plentiful
The peace and quiet
Open spaces and farmland
Not having a police force!
It's quiet and rural by NJ standards
The rural town it is
Environmental concern, open land, not congested
Farmland is what makes Millstone beautiful. Millstone Township is a mini colt neck and should stay that way.
Good schools
Farm land, community, horses
Farmland green horses quiet streets no traffic
Open space
Small town feel. Love the farms!
Open space and face rural /country feel
The lack of congestion (as compared with the rest of NJ)
Quiet, but that's increasingly declining.
Quiet, less crowded, less bureaucracy than most NJ areas
Peace and quiet
Quality of life
The rural living. Im on a road with 2 farms.
The farms. Open space. No large strip malls or business
Rural
Farms
The peacefulness and country setting.
The farms
Large properties
That it is a rural community
Open space and tranquility.
The wildlife, the true "garden state" feel.
Space

QUESTION 6 CONTINUED:
Undeveloped
The rural aspect
Farmland and minimal developments
Open Space
Seeing farms and land being preserved.
Peaceful
Open space and no traffic
Ruralness
The beauty and great people that live here. Love the rural life
Rural. Country roads. No neighbors. Horse farms.
Rural character
Peace and quiet
Open space and country lifestyle. Quiet!
Open space
The beautiful houses, land, safety, school district, community
Open spaces and serenity
It's not Monroe or Manalapan. Love the farms and the forests.
Small town feel
The beautiful landscape, quietness, friendly encounters.
Vesuvio's Pizza
Rural setting with so many farms
How pro farm, anti- commercial, family oriented and spaced out it is. The big selling point for my family and other families i have spoken to is all of this and the schools.
Farms and small businesses
Beautiful scenery and open spaces
The land
It’s rural character
Small town feel, privacy, land not commercial land
The open space
It’s beauty and quiet
The open space
Rural Community
Rural surroundings
The beautiful environment / quietness
Rural surroundings and farms. Large residential lots.
County Rural Living
Rural
Living close to nature, lack of urban amenities, yet still relatively close to anything
Plenty of parks and trails
Parks and open space
rural
The teachers at school

QUESTION 6 CONTINUED:
Small town charm
Rural look and reasonable property taxes
The open space
Open space, large properties
Quiet and peacefulness
Rural peace and quiet.
Being Rural
Rural feel close to major cities.
The openland and wildlife
Rural setting
The fields
The wide-open spaces of land and the fact that my neighbor is not on top of my "personal space".
space
The quiet rural community.
The quiet, rural community with farmland, open space, and forests.
Environment
It's rural feel and open space, yet still relatively close to major highways for visiting other areas..
Peace, privacy and safety. Without residents living on top of each other
Open space
Quiet, peaceful, farmland, local businesses
Open space, farms, lakes, parks
limited development homes
Farmland and being an environmentally concerned community
Charming neighbors, local business owners, open land
The rural character and natural setting
The rural feel with farmland and open space.
Rural character.
open space, rural character
Rural living while still close to other towns with daily needs
It's Rural Character.
The trails in the county park Proximity to everything
Country living in the heart of NJ
The large lots; open space; access to nearby fishing and hunting
Rural Character / Policing provided by N. J. State Police
Open space, horses, no traffic lights. Peaceful country feel.
Rural areas
It is quiet - lets hope it stays that way
Quiet
Natural beauty
Less traffic, open land , agriculture, farming, all the beautiful things Millstone has to offer! That’s why we moved here
Open space rural living…keep it like that

QUESTION 6 CONTINUED:
Rural
A historic commitment to preserving open space
The open space farm setting and the great residents.
Seeing farms and ranches and gardens
Rural small town feel. The open space and seeing the farms
It is mainly residential with lots of trees.
Preserve open space and historic sites
Open space
Rural feel
Open space
Open space
No high density housing
Rural Feel. But being destroyed by warehouses especially on Rt 33
Ruralness
Open land
Rural
The openness and amour of property and no businesses
Farms
rural
The hills and farmland
Rural character
spacious properties, strong community vibes, and excellent access to both nature and nearby urban amenities.
Quiet mix of rural and suburban life
Open space, farmland
open space, large properties
minimal commerce
Rural
the country atmosphere
Millstone is very calming and peaceful with little traffic.
The open space and privacy
that the township has kept the town rural and limited new construction to 10 acre lots.
The open spaces, nature and country life
Lots of wide open space and nature and how quiet it is.
The town is quiet and peaceful and surrounded with trees.
Large lot size
The high income level and conservative values within the community
The serenity
How rural it is yet close to other towns
Conservative community values
Tranquility, no traffic congestion, farmland, open spaces
Not busy roads, a lot of trees, nature

QUESTION 6 CONTINUED:
The Open area and very rural setting
Community
Farmland
The farmland and small town feel.
Don’t really have a fav thing
It’s peaceful beauty! Driving throughout the town is relaxing with its farmland and horses!
The farms. The people. The culture.
Rural setting.
the Environment & Open / Wild Space
The farms
Rural character - preserved open space, hiking trails, farms
It's Rural/Residential With Working Farms

APPENDIX B - Raw Data for Question 7

7. The single biggest challenge facing Millstone over the next 10 years is:
Maintaining the rural nature.
Encroachment and overdevelopment
Can be too quiet
Low income housing
Development pressure
high taxes
Over development
Warehouse
Taxes
Residents who will not take care of their property
Traffic, maintaining the open space, affordable housing requirements
Keeping it rural
Over Development
Climate change and its effect on residents and farmers.
Managing required affordable housing while not causing overcrowding.
Overdevelopment
Taxes
Over development
Possibility of losing open space and people moving out
Overdevelopment both residential and commercial
Resisting the demand from outside groups to build. We do NOT need more warehouses
Affordable housing
Remain rural
Money not being allocated to repairing infrastructure (roads) and the cost to live in this beautiful community and/or state.
finding ratables to reduce property taxes
Stopping warehouse and data centers from entering our town and neighboring towns and also moving these affordable housing projects to Millstone proper as Clarksburg has acquired at least 3 in the last couple of years.
The desire to develop open farms/spaces.
Affordable Housing, Commercial growth and in the infiltration of neo-liberalism in our schools
Development and Warehouses. People moving in and attempting to change Millstone into what they left.
Affordable housing, keeping the natural beauty with horses always welcome not race cars on the local roads
The township trying to act like a HOA.
The town can't decide if it wants to be Colts Neck, Staten Island, or a nice rural neighborhood where wealthy blue color business owners live
Urban sprawl, apartments, warehouses etc.
affordable housing and warehouses
Roads are horrible all need paving
Affordable housing projects

QUESTION 7 CONTINUED:
Taxes and law enforcement
Over development
Warehouses, data centers, influx of outsiders who don't share our values
Keeping Millstone as is with all the current building going on around us
Being built up
Greedy politicians
Increase in taxes
cost of road repaving
Warehouses and overpopulation
Keeping seniors here. The senior services here are non existent. I see so much going on in Monroe. They excel in this area and can be an example for us.
Affordable housing - we don't want it
Keeping it rural
Overpopulation and greater demands on our roads, a decrease in agriculture due to land sales - I think
over development of warehouses and townhouses
Township community members
Overdevelopment, attacks on farmland... allowing warehouses as options
Blocking Affordable housing
Overdevelopment
Keeping warehouses and other oversized structures out of our town.
Over crowding
Warehouses and a town committee taxing the people out of the township
The attempts at overdevelopment and changing the town from the hidden gem that it is
The people moving in and trying to change everything about our town. The fact that our town should remain the same as it was when I was born here.
Keeping Democrats out
Warehouses
Open space too much building, traffic on 33 warehouses, water treatment going to be overloaded
Zoning changes
Over development
Building. Too much of it. No warehouse or homes too much traffic
COAH
Current administration
Affordable Housing mandates
Traffic and development
Change
Not changing zoning to avoid overbuilding and danger to the aquifer and fertile land
Low-income housing. Keep it to seniors only.
Losing open space
Warehouses and affordable living facilities
Trying to keep warehouses, townhouses and apartments out of millstone
Development

QUESTION 7 CONTINUED:
Over development
Threats of data centers / zoning
Too much growth
Being overbuilt
Developing
Bigger property taxes
Apparently overdevelopment and people not following the rules
Over building
School taxes biggest on budget affecting upkeep of town roads and maintenance of parks.
High School
Keeping its rural character
Over development and taxes skyrocketing
Over development
Not building on farm/open land
Over development
Affordability
Development, data centers, losing farmland, keeping the schools quality strong
Taxes
Increased taxes, orthodox Jewish community
Warehouses taking over open spaces, affordable housing and overcrowding in schools, school budget cuts
Retaining the current character of the town.
Over development
Development, warehousing, deterioration of roads.
Politicians
Pressure to develop
Over crowding, commercialization, taxes, and infiltration of warehouses and data centers.
Politicians overreach
Keeping the open spaces
Over development and poor leadership
Traffic, building,
Keeping it without data centers or warehouses.
The building of warehouses and apartments and condominiums
Keeping its rural atmosphere
Growth from neighboring towns
Over building
Population growing / infrastructure unable to support the influx on people
Property Taxes
To Many Warehouses & Affordable Housing, Too Much Traffic
Traffic speeding
New neighbors wanting to bring in facilities/services that will drive taxes sky high since the population base is tiny
Commercial building

QUESTION 7 CONTINUED:
Overdevelopment
development
Property taxes
Education and the failing schools in town.
Keeping property taxes in line so seniors can retire without having to move out of state
Keeping farms
It's in NJ
Emerging traffic cutting through Millstone to get to six flags
Crap like Adventure Crossing ruining the rural environment
Development and Adventure crossing
overdevelopment
Development with traffic
Over development and affordability
The requirement for affordable housing in a community on strictly well and septic.
Old Trees, Dead Trees, Fire Hazard Brush
High Density, low income housing, COAH, Mt. Laurel Doctrine.
Growth from neighboring towns like Jackson, leading to an increase in traffic, noise, and litter. Another concern is farmland and open space being developed for commercial or residential use.
Resisting development
Keeping out developers due to its location and available space.
Limiting future development
Holding on to open space
Development of low income housing and/or warehouses.
Divisive politics
close sand pit operations and restore land
Pressure to develop the remaining farmland and open space into residential and commercial use
Rising property taxes
Warehouses
Too much growth (warehouses and people).
Over development. Outside interests moving in and changing the town from rural/suburban to whatever Manalapan and Monroe have become.
preventing urban sprawl, high density low income housing
Declining student population causing schools to be under utilized, increasing warehouse development
Expansion, the same as the past 35 years.
Conservative politics
Maintaining a peaceful and safe environment. Increasing noise, disturbing the peace, and traffic
Residents and leaders who care nothing about the environment. Overdevelopment and greed
Residential Development / Affordability
Industrialization, traffic, low income housing units, data centers.
Keeping Millstone rural
Put in streetlights already. What is the wait? You can keep the country feel and people can see at night while they drive.
Tree covered power lines and constant power outages

QUESTION 7 CONTINUED:
Overdevelopment
Overbuilding which leads to loss and farming open land and agriculture
Keeping builders out
Over development
To manage community quality especially with increased traffic due to growth in surrounding communities
Failure to forecast and formulate a plan that provides Millstone with the resilience needed to protect it from external pressures such as the encroachment of neighboring town projects
Keeping commercial buildings hidden
Warehouses and over building
Development, population growth, tax increases.
Heavy commercial development to balance tax
Preventing apartments and low income housing
Over development
Accountability regarding taxes and affordable housing
Over development
Greedy residents taking advantage of our rural environment for financial gain
Keeping the farmland
Warehouses
Warehouses
No public works / overgrowth of trees
To stay rural
Unfriendly zoning for Agriculture
lower taxes
How to keep business in town thriving
Overdevelopment
balancing continued residential growth and development pressure with the preservation of its rural character, open spaces, and low-density lifestyle.
Land development
Preserving open space and keeping taxes reasonable
traffic
Water quality
Population spread
School funding
Keeping our rural nature.
Encroachment urban sprawl
Limiting cluster housing
Cost of living
Cost of Living/Taxes
Housing costs
Roads all need to be paved
Pressure to put in high density or low income housing, specific cultural groups moving into town and making ordinances that go against the conservative values of the community.
Lack of adequate school funding.

QUESTION 7 CONTINUED:
overcrowding in the surrounding areas
The pressure to sell land for dense development
Na
over Development by Monroe & Manalapan iff rte 33
Growth limitation and affordable housing
Affordable Housing, Towers, Data Centers
Building of warehouses and industrial structures and eliminating our farmland and agricultural beauty
The amount of houses and warehouses going up
To much development. Town is changing drastically!
Warehouses ruining the views
Road traffic,
exurban sprawl, habitat fragmentation, & climate change
Keeping warehouses and affordable housing out
No plan for climate change, Maintaining farmland, encroachment from neighboring development/ through traffic
Electric utilities need to be upkept. Outages are occurring more often. Very difficult with wells and all electric homes.

APPENDIX C - Raw Data for Question 11

11. What qualities of Millstone should stay the same over the next 10 years?
Rural character
The large acreage zoning
Small town charm
Keep active farms
Rural character
rural character
Parcel size requirements
Rural
Rural feeling
Rural character
Rural character
Rural character
Small town feel
The large parcels of land.
I think we need to ensure that high density housing stays away. Affordable housing projects should not be all apartments. We could look to revitalizing existing homes that may come to market as affordable options as well.
Rural, environmentally focused community. Invest in town municipal bldg and parks
farmland preservation
Rural feel
Open space
Rural character
lack of large commercial businesses, low taxes
Rural atmosphere
Farmland and open space
In the 35+ years I've lived here Millstone has lost its neighborly feel.
rural character
Keep being a small, quiet town
The rural feel, public safety and preservation of farms/open spaces.
Rural, safe
We purchased our farm here 27 years ago exactly FOR the "nothing". We wanted to live somewhere that wasn't going to turn into another cliche cookie-cutter suburb in a dozen years. We moved here Knowing that the supermarket and other "amenities" would be 20+ minutes away. We didn't want McMansions being built right against our fencelines complaining about animals, wildlife and smells. (We actually bought the house next door to ensure that wouldn't happen, lol) Millstone promised that. I pray it stays that way.
Environmental concerns and impacts
I'd like to see the township to act more like Upper Freehold or Chesterfield and stop trying to turn us into Manalapan or Marlboro.
We should encourage large land owners to stay in Millstone
Large single family residences, farmland, remain environmentally conscious
rural characteristics

QUESTION 11 CONTINUED:
Residential single family homes
Stay rural
No large multifamily complexes
Keep Rural
Rural character, farms, conservative government, 10 acres to build a home
Farm land, qualifications for housing, open spaces.
Farming
It is quiet and should stay that way.
Our school system, parks and recreation and our taxes
rural
No more development
Rural character.
No affordable housing. Keep it quaint. Maybe a little more commercial
Keep it rural
The openness of the town, population size, taxes should stay relatively the same as they are now
no more warehouses, or multifamily apartments. townhouses
Small town & farm town feeling
Requirement of large parcels for single family homes
Open space conservation
Open spaces and farmland
Keeping it a farming and horse friendly environment
Rural feel. Preservation of open space no multi families housing no commercial expansion
The rural feel
Farmland preservation open space preservation, preventing multi unit development
The lot sizes and farmland.
Farms
Open farm land
No more building
No subdivisions
Farmland & preserved spaces should remain the same
Do not change lot sizes keep them large. Keep the rural and country feel. No warehouses. No building of new multi family dwellings. Keep farms , farms!
Rural character and active farmland
Allowing farmers to do their job
State Police coverage, rural feel, no traffic lights, no more schools (use existing extra space in them & don't build additional facilities)
Rural open areas
Quality of life
Rural character, amount of warehouses within the town proper not counting rt 33, which is i believe 1.and zoning
Do not over develop this town. Leave it alone!
More services provided by the town ie police, etc
Farms should stay

QUESTION 11 CONTINUED:
Keeping it's rural character
Farms, community and safety
10 acres to build new
PRESERVE THE FARMLAND
No further development
The farmland/open space
Rural area
Large residential parcels, rural character, farms and single family houses only
Farmland and land preservation
Farmland, large residential parcels, natural areas and parks
Rural character
Stay well and septic community
Peaceful
Rural character and 10 acre zoning
Safety
The rural character of the town
Open land, farm preserve
Rural character
Small town vibe
Large acreage requirements
Farm
Open space, safety, no police force, farmland
Open spaces, large parcels of land, prioritizing schools
There are some beautiful forested areas in Millstone. Don't let old growth forests be cleared for commercial or residential development. There is only one stop light within Millstone (other than a few on its borders). Don't develop Millstone in such a way that results in stop lights within the town.
Rural character, no low income housing
Farmland, property acreage requirement for homes 6 or 10 acre minimum.
Small town charm
promote agriculture and farms, limit residential development
Farms, limited commercial development, schools
Residential lot size
Lack of multifamily housing
No condos/ no town homes
Parks and Recreation
Everything
The open spaces and lot size
Avoiding multi family overdevelopment
The rural community
Keep the farms
Open space ,
Open space / protected areas
Open space limited development

QUESTION 11 CONTINUED:
Keep It A True Rural Community
Working Farmland, minimal development, no additional business
Rural character, agrotourism, right to farm,
Plenty of open space, parks and trails.
Large scale residential zoning to prevent overdevelopment strain on our groundwater and ecosystems, keeping our open spaces green and preservation of farms, safety is good so just cop patrols seem to be fine
rural
Safety and schools
Small town charm
Lower property taxes
Keep farms
Open Space
Rural character and small town charm
Rural small town charm peace and quiet
staying Rural
Rural feel.
The emphasis on this being a town who values farmland and open spaces
Keep traffic and commercial development out of the community.
Everything but some roads
That our township boards and committees continue to make preservation of farms and open space a top priority.
Rural character, preserved open space, farmland, and low taxes.
Open Space, Farmland, environmental protection
Rural community, natural areas/farmland, safety
Everything that is in place for the last 10 years; environment, parks, farms, preservation
Keeping out commercial development
No large scale or even small scale commercial development
Open space
No commercial development, no low cost housing.
Preservation of large residential lots
control and maintain further development, reduce and maintain population
A commitment to farmers and the agricultural community and no loss of our remaining open space
Open spaces
The natural/preserved areas and land
Minimum acre zoning and open space/farmland.
Open space, strict zoning laws.
do not allow large scale commercial dev & multifamily high density housing
Rural living and open space
Rural Character
Everything changes
Rural and return of peace and quiet
Lot sizes

QUESTION 11 CONTINUED:
Policing provided by N. J. State Police / Rural Character / Farmland Preservation
Millstone, should remain a rural, farming town. Maintains its charm and safe family feel.
Loss of farmland and natural areas
No overdevelopment
Open space
Multi-acre zoning, farmland
Less building and support our farmers better
Limit the building…keep the country town feel
rural,
rate of housing development, preservation of open space, enforcing existing regulations about open spaces and tree clearing permits
Maintain the open space and population size of our community.
Small scale commercial development
The building laws so we can't over build. Keep warehouses away.
open space, safety
Continue to acquire and protect open spaces and farms. Keep up with the outstanding maintenance of the parks particularly Millstone Park. Its such a joy to visit!
No apartments or low income housing
Lot size requirements per home. No warehouses and condos
Rural
Open space
No public water or sewer that will result in high density housing
Farmland
Slow development
Open spaces
Maintain available farmland
Rural
Keep farms and stop affordable housing
rural
The amount of environmental protection occurring
Continue to protect open space and farms
The rural community.
Everything
Farmland
Large properties
FEW Multifamily residential development!
Rural character
Zoning, educational quality, historic preservation/green space
Rural character
Large zoning
More preservation of open spaces and farmland.
rural and open spaces
Rural setting, Traffic, The Nature

QUESTION 11 CONTINUED:
Being local, I guess
Single family homes
We should continue to prevent low income housing and high density housing.
Rural characteristics
staying rural, keeping warehouses out, no low income housing
if it ain't broke don't fix it
Large single-family residential plots, preserved farmland / farms
Nature
open space and farm & horse farms
Connected communities
Everything
Preserve farmland, no more affordable housing
The rural charm we have all loved
Stop taking farmland and stop developing multifamily housing
Small businesses
Rural setting
The environmental concern and the amount of land current developed.
No more building
Farms, undeveloped land, limit large-scale commercial development (warehouse traffic, data centers)
Millstone should remain old fashioned, rural with active farms

APPENDIX D - Raw Data for Question 12

12. What qualities of Millstone should adapt, evolve, and/or change over the next 10 years?
Have flex space for small commercial business.
We have no community spirit. Go to Allentown and it feels like an engaged town of people who respect each other and their schools. Millstone seems to have a lot of divided interests and nobody supports each other
Minimize commercial and multi unit development. Create more community events
Intersections but no lights, more community events with churches
A more downtown feel, community coming together, roadways safer.
consolidate schools to reduce tax liability
Education/ need a high school
Education funding in state needs to be fixed
Fight affordable housing and multi family
Built up our parks. I have two small children and our parks here are just okay. I wish they were better. I travel out of town a lot to find better parks
Water pad for kids at the Millstone Park and maybe swimming lake
Recreation facility, lights on all fields,
Improve rec for kids
Recreation needs to be better (organized recreation), areas for families to gather, more community gatherings.
Up grades to parks, grants for single home expansion for multi family dwellings on lots over an acre in size
Better maintenance of park and roads
Not sure if it's a DEP/county thing but expanding and supporting Perrineville Lake Park and any permits that interconnect our beautiful open spaces. Maybe expansion of bike programs (NICA/JORBA) for our amazing trail system and a pump track at Millstone Park. We have the resources to make our town a biking hub.. Large scale commercial development NEEDS green development requirements. If we're going to let a warehouse in why can they demolish a whole property with 0 sustainability behind it? L.E.E.D. requirements, green roofs/green infrastructure, replanting lost habitat(s) and maybe donating to a supplemental fund for our green spaces would make these harsh developments more reasonable in our environmentally sensitive planning area.
Provide more options for year round access to fields via turf for sports teams.
More walking trails
Improve parks
More opportunity to recreate on township land. Hunting, fishing, trapping
Millstone should evolve the youth and adult extra curricular activities.
better rec programs and facilities, better care for the roads, a place to bring items instead of wating for the once a year spring clean up, police department
Rec program needs a complete revamp, programs for the kids need to offered and truly provide that small town charm.
Keeping up with infrastructure maintenance and changes in technology
Earn our “environmentally concerned community” motto - Invest in solar on municipal buildings
upkeep of municipal facilities
Township amenities need to be redone. They are completely outdated.
Commercial properties along route 33 is appropriate
More commercial property along Route 33 and 537
Limit businesses to Route 33
More commercial development on outskirts of town or bordering main roads

QUESTION 12 CONTINUED:
Rethink what we consider economic development and where it is located. As the most densely populated state in the country, NJ will eventually reach it's limit. It's not sustainable to always grow. But what we can do is rethink, repurpose, or redevelop. Many Millstoners value our farmland and open space. That could be seen as at odds with new economic opportunity, but I think that can be solved with an evolution in thinking. I strongly believe any open space and farmland that is currently present in Millstone today should remain as such. There are properties on RT 33 that are currently open space but are zoned for highway commercial and may be developed into warehouses or other uses. Instead of those areas being planned highway commercial or planned commercial development zones, I'd rather us see new economic opportunities come from reuse of already developed areas. For instance, we see vacancies of already constructed facilities on Rt 33. Filling our existing built environment should be prioritized. I'd also like to see us evolve how we consider the Perrinevile and Clarksburg communities and neighborhood commercial zones. I think economic opportunity lies there and I would like to see more small businesses encouraged there, such as coffee shops, restaurants, bakeries, boutiques. Those historic villages could have more of a main street feel. Incentivizing preservation of historic properties especially in those districts would help with the placemaking and make it a destination for economic activity.
Avoid large scale commercial development away
Lower speed limit to make roads safer
Decrease taxes
lower taxes
Reducing taxes
Lower property taxes.
Reduce school taxes, picking up of brush curbside 2x year and better maintenance of roads
Promote working farms, more preservation, lower property taxes for seniors, strive to never become the next Lakewood
As previously stated, we moved here specifically to have a farm in a municipality that was dedicated to farms and open space and which stated that the dedication towards same would remain. Evolution of Millstone should be to Ensure that these qualities endure.
Farming friendly
Keep farms
Continued preservation of farmland, increase in road maintenance and parks/rec space
Loss of farm land and natural areas
Preserving more farms and land.
10 acre zoning
Lot sizes greater than one acre
Try to keep open space and upkeep of the parks we have
Preserve space stop warehouses
Continue to buy all available properties
More open space
I believe we should adapt to keep it a rural community
Increased focus on preserving and maintaining rural character.
increase focus and steadfast commitment to protecting and preservation of rural community
Keep it rural
Keep rural character
Small town charm
More small town charm
Small town charm
Limited growth

QUESTION 12 CONTINUED:
Preserve old growth forests. Hold residents accountable to maintaining property bordering roads (keep trees, brush and grass in check). Improve pothole repair. Millstone is poor at patching - - - train employees to properly patch and/or get better equipment.
Highschool
Build a high school, stop building warehouses, give to the farms to keep them going!
Adding a high school to the town. Do not change any agricultural components
New residential developments / affordability for elderly retired citizens / Exemption of school property tax for elderly retired citizens
Stopping affordable housing
No more affordable housing, selective zoning decisions that drive out businesses residents value (Red Valley Ranch, Rising Sun Farm)
Stop building
Stop All This Building
No change-
Maintain status quo
Nothing
Nothing, keep it the same rural town it is
Nothing
Nothing.
Adapt to not changing with the times... cannot turn into a manalapan
Keeping it status quo
Work to keep it as is
Nothing
None
Absolutely nothing
Nothing
Nothing. Just maintaining it
nothing, keep it rural
No changes
Leave everything as is
Prevent commercial projects and the traffic related to them.
No large commercial businesses
No more warehouses. We now have empty buildings that are a magnet for trouble.
No warehouses
Stop warehouses
Enforcing noise limits on business along 537
More control over traffic/speeding, more control over littering, more control over noise from Adventure Crossing
Active role to support its resident tax payers in mitigating noise issues.
bike/pedestrian safety
Mobility, the ability to access stores without burning gas would be nice. Neighborhoods are okay for walking / biking but the shoulders on larger roads feel unsafe. Side path along the main roads would be nice for reaching parks and restaurants.
Police force
Policing
Move power lines underground
Resilience to prepare for extreme weather due to climate change.
Truly promote agritourism and ways to keep farms financially viable
Public utilities

QUESTION 12 CONTINUED:
Open to city water
Public Water and sewer
The required allotment of affordable housing along 537 or rt 33 to allow young people the ability to live in a beautiful place also. Higher density housing destroys less natural area than the same number of units on large parcels. Young people also deserve a place to live. Put the housing near the major corridors to avoid traffic on the backroads and also some day maybe NJ will actually have public transport to serve those areas.
more reasonable single family homes
Keep less building and housing when I moved here there were more horses than people
Preserving more land, stopping development
Controlled development, possibility of public sewer to preserve our clean water.
Limited commercial development
Limit large scale commercial businesses
Slow the pace of building
Reduce light and sound pollution, overdevelopment
The town should limit the scale of commercial development such as warehouses to keep our rural character whether that means changing the approved development in a zone or removing them all together.
Resisting development as much as possible
Do not become a “Manalapan” with their commercial overdevelopment and increased large scale residential divisions
Stop sub divisions and harassing farms
Traffic patterns
Better tragic control for main roads eg Millstone Road
Traffic control and enforcement areas.
Police and traffic patterns
Consider more carefully the traffic implications of development
Closing active sand mining and reducing heavy truck traffic on small roads.
Less traffic
Traffic
More affordable living, Less taxes going to the school system, And preserving land from commercial expansion.
Remaining one of the only towns in the state who is environmentally concerned who maintains the integrity of the towns open space
Allowing for a broader, but appropriate, tax base to reduce tax burden
I do think we need more ratables to help offset the tax burden on residents. This can be done thoughtfully without completely overwhelming our rural character. Keep large scale commercial projects limited to certain corridors like Rt. 33 and Rt. 537. Court stores to come to those areas similar to how Marlboro Township did with its space along Rt. 9. Avoid any more warehouses and definitely no data centers. In the other areas of town since we don't want strip malls all over, be more business friendly to those who operate out of their homes. We also need to allow residents to care for their families on their land. If they have the space for small AUDs where elderly parents can reside then it should be allowed. It'll help open up the homes they lived in for new residents while not forcing them to leave town.
attract business ratables in perimeter areas, blew it when showplace farms was turned down for equine incinerator.
Be creative in managing tax burden without creating large housing complexes that our roads lack of police force can handle
Stop all low income/ high density housing. No high density housing should be allowed in town.
Restrictions on warehouses and multi family dwellings
Improved road maintenance continue farmland preservation

QUESTION 12 CONTINUED:
Overhaul the current administration, more transparency line-by-line in tax dollar spending (broad budget categories are insufficient), better road quality, more attention to parks and open space, expand programs for residents (bulk and brush)
Better upkeep of roads
Roads need to be improved and cleared of trees and bushes. rumble strips at heavily used intersections
fix the roads
Road re-paving, road restrictions for large commercial vehicles, and better communication from the township
Roads need paving
Road Maintenance
road maintenance
Better services for what we pay in taxes. Maintenance on the roads and something must happen with the crazy traffic coming though.
Fixed the roads and wires hanging down, paint lines in the road and lower speed limits on some roads
Roads
Roads are poor
Roads should be paved
Nothing, roads could be better. Keep development to a minimum.
More attention to roads (repairs/snow removal), hazards that impede power lines and farm equipment
Bulk trash drop off! Better pot hole repairing.
better road maintenance
Maintain our forests and roads
Fill pot holes, blow streets during snow storms, and no low income housing
Roads
The safety of driving in Millstone. Without a police force, there is no enforcement of speed limits or running lights and stop signs.
Road safety, there really needs to be either a blinking red/yellow light at the intersections of Stagecoach Rd/Millstone Rd and close off Paint Island Spring Rd-not a roundabout! And also a blinking red/yellow light a little further down at Rt 524 and Stillhouse Rd. Also need better State Police presence in town as I rarely see them about town.
Round abouts at accident prone intersections
Safer roads and better street signs
reduced speed limits in areas of major intersections, like Baird/Perrineville. Flashing stop signs should be ok since we don't have traffic lights. The speed limits on google maps are inconsistent depending on what direction you are driving. More senior services...social activities can be for more than sports. Better communication with the community. Actually maintain the open spaces and reduce invasives.
more concern for roads that are unsafe due to more cars using them
We need better traffic control along stagecoach. Millstone/stagecoach/paint island , instead of a roundabout should be a 4 way intersection with paint island coming out nesr the post office. We need a more active senior center with better activities and services. We could usw a splash pad and dog park so young parents and neighbors can socialize and meet. We can use a gazebo or small bandshell for live music in millstone park like they do in robbinsville
Driving safety. There are too many accidents
Safety (roads, stop signs, etc)
A few dangerous intersections need to be addressed
Safety at intersections - create traffic circles/traffic light at intersections that have frequent accidents.
Improvement of unsafe intersections
Put in streetlights. It is a no-brainer
Stop allowing people to move into this town and don’t allow low income townhouses into the town

QUESTION 12 CONTINUED:
Maybe another restaurant or coffee shop
More focus on developing restaurants and commercial areas like that instead of the big warehouses
Keep the small businesses. Leave them alone.
More town pride and local business support
More small/family owned businesses
Working with businesses
Treat small businesses better
More encouragement of small in town businesses
Mom and pop shops in town
Create opportunities for small business, farm stands, mom/pop shops.
I'd be curious about small scale businesses, like a coffee or sandwich shop
More restaurants and grocery store
Maybe more small business friendly, less red tape for home businesses(within reason).
I think we need to have more small business near vesuvios. Across the street utilize that area to allow more places to shop in town.
more business
More transparency regarding municipal funds and activity.
Get a library.
Own police force, sidewalks, improved traffic patterns
Police dept, shared school system
Given crime has increased in this area because of the developments in the peripheral towns we should discuss the possibility of having a police department
More control of Traffic/Trucks cutting through Millstone
Trim the trees out of the electrical lines and consider moving some underground
Better maintenance of aging roadside trees to prevent storm-related utility damage.
trim trees near electrical lines and deposing of dead trees in the woods to stop runaway fires
Electric lines need to be fixed/maintained, trees branches need to be cut away from lines
Updating school buildings (adding track and fields)
Utilities
Less financial waste, improve the infrastructure....we do not need, nor can we afford, a police dept.
We need to stop randomly enforcing regulations when someone complains
Township committee members
New leadership
N/a
Put in restrictions to prevent homes becoming houses of worship and multi family
Power lines away from trees
more fiscal responsibility
Improve current, stop looking to expand
More food options locally
Work even harder to keep our wonderful town in tact
Township officials should not tax the residents for improvements to the property.
Infrastructure
Would enjoy having a new Clarksburg Inn. Also, sorry to see Noreika's go. They were the heart of Millstone.
More efficient schools
Should be more accessible for people for disabilities
Adopting to changing social and community need

MILLSTONE TOWNSHIP

Final Public Outreach for the Master Plan Reexamination Report, Land Use Element, and NRI

Wednesday, October 14, 2026



Prepared by MJ Planning

AGENDA

1 INTRODUCTION

- Reminder: What is a Master Plan and why are we updating it?

2 WHAT WE HAVE DONE SO FAR

- Review of Existing Conditions Overview
- Previous Outreach Efforts

3 WHAT WE HEARD

- Major themes heard during the public outreach process

4 WHAT WE RECOMMEND

AGENDA

NEXT STEPS AFTER 10/14 MEETING

- **Master Plan Subcommittee (comprised of members of the Planning Board and Administrative staff) will reconvene to finalize all recommendations.**
- **The Master Plan documents will be completed by our office and put on file for the public to view on November 2nd.**
- **A public hearing will occur at the Planning Board on THURSDAY NOVEMBER 12TH where the Board will review the final Master Plan, the public will be able to comment, and the Board will vote on adoption of the Master Plan documents.**
- **Once the Master Plan documents are adopted by the PB, the Township Committee can draft and adopt any implementing ordinances.**

1 *INTRODUCTION*
What is a…

…Master Plan?

- A long-range **roadmap**, intended to guide the physical, economic, and social development of a community.
- A **policy guide** adopted by the Planning Board with recommendations to achieve a community's shared vision for its future.
- "Reexamined" every 10 years.

…Master Plan Reexamination?

- **Reviews** major goals, objectives, and challenges at the last reexamination or master plan.
- Determines how these problems and objectives **have changed**.
- Notes any **new significant changes**.
- Proposes **recommendations** for MP and Zoning

…Land Use Element?

- **Required Element** of a Master Plan.
- Inventory of **the natural and built** environment.
- **Provides a vision** of the type, location, and intensity of future land uses.
- **Basis for Zoning**.

…Natural Resource Inventory?

- **Identifies, indexes, and chronicles** a community's natural characteristics.
- Identifies the location and extents of **critical environmental features**.
- **Guides policy** for future sustainable development.

1 INTRODUCTION
What is a...

...Master Plan?

- **Planning and Zoning Boards** rely on the Master Plan when reviewing development applications to provide guidance
- **The Township Committee** relies on the Master Plan when making policy decisions about land use and zoning and capital investments
- **The Zoning Official** relies on the Master Plan for guidance in interpretating the intent behind zoning standards

1 INTRODUCTION
Difference Between a Master Plan and Zoning Ordinance

Master Plan		Zoning Ordinance
A policy guide that makes zoning and land use recommendations	›	The legal tool to implement the Master Plan's zoning recommendations
Planning Board adopts and amends	›	Township Committee adopts and amends
"What we want to do and how we want to get there"	›	"What we are allowed to do and how we can do it"

2 WHAT WE HAVE DONE
Existing Conditions Review and Analysis

Millstone Population Trends							
	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%

Monmouth County Population Trends							
	2000	2010	2017	2020	2024	Change 2017 to 2024	Change 2000 to 2024
Population	615,301	630,380	627,551	643,615	645,352	2.8%	4.7%
Median Age	37.8	41.3	42.8	43.4	43.2	0.9%	12.5%
Households	224,447	233,983	232,482	238,235	251,712	7.6%	10.8%

2 WHAT WE HAVE DONE
Existing Conditions Review and Analysis

Land Use / Land Cover					
Type	2002 Acreage	2007 Acreage	2012 Acreage	2020 Acreage	Change from 2002 to 2020
URBAN	5,865.78	6,683.7	6,866.10	7,088.90	20.85%
AGRICULTURE	5,624.84	5,234.5	4,986.50	4,793.22	-14.78%
BARREN LAND	357.53	250.5	242.40	196.48	-45.05%
FOREST	6,419.81	6,185.1	6,301.10	6,344.46	-1.17%
WETLANDS	5,189.97	5,070.1	5,042.20	4,990.03	-3.85%
WATER	342.28	376.5	362.10	387.14	13.10%
			2017 Master Plan Data	Most Recent Data	

Land Use Land Cover data from the DEP does not follow parcel lines or municipal borders but is derived from aerial imagery.

Urban: Presence of buildings, structure, and manmade impervious surfaces.

Agriculture: Land use primarily for production of food and fiber.

Barren Land: Sandy, rocky, or disturbed areas with no vegetation that is not otherwise developed. Land that is under construction.

Forest: Tree cover of at least 10%.

Wetlands: Lands that are wet for at least a portion of the year and are characterized by aquatic or hydrophytic vegetation.

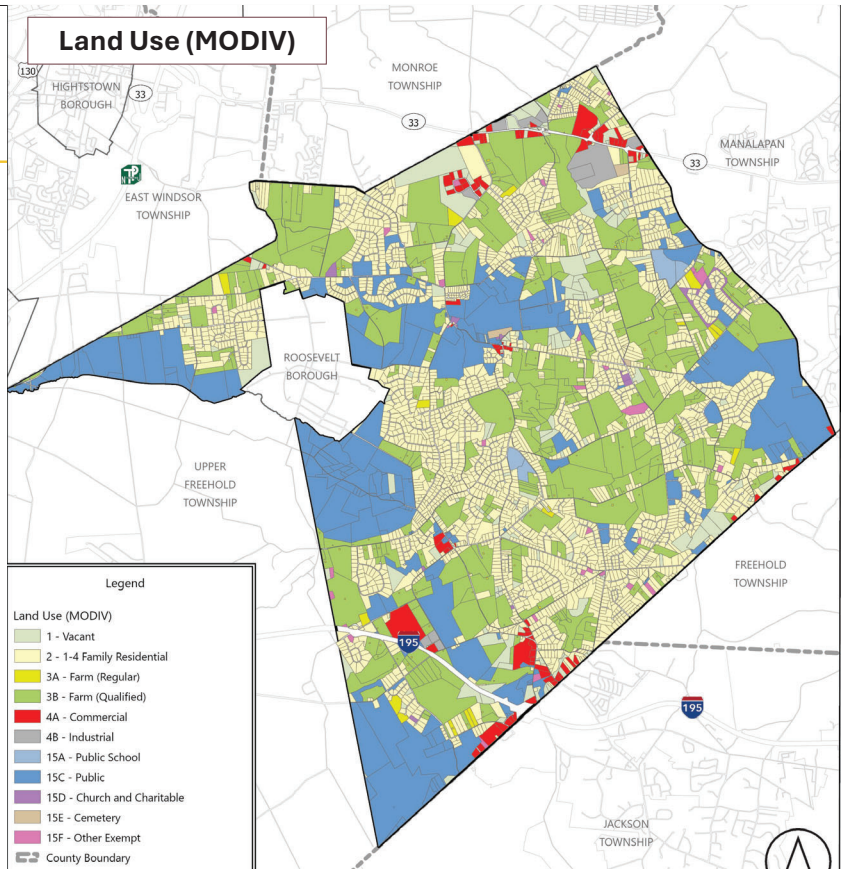
Water: Lands that are wet for at least a portion of the year and are characterized by aquatic or hydrophytic vegetation.

Agriculture and Farmland

- **Millstone has preserved over 1,200 acres of farmland**, an increased from the 648 acres that were preserved as of 2007.
- **Millstone has preserved the third most farmland** in Monmouth County, behind Upper Freehold and Manalapan.
- While Agricultural land has decreased over recent decades, the **most significant decrease occurred leading up to 2012** when there was significant residential development occurring.
  - 685 new housing units were constructed between 2000 and 2009.
- **Millstone's right to farm ordinance** was first adopted in 1980, **the first in Monmouth County** to adopt such an ordinance, and before the right to farm act was enacted in 1983.

PUBLIC LAND AND OPEN SPACE

Public Land Summary	Acreage	% of Twp	Parcels
Millstone Township	876.1	3.8%	74
Monmouth County	1896	8.3%	60
State of NJ / NJDEP	2,694.6	11.8%	93
Other	27.6	0.1%	9
	5,494.3	**24.1%**	236

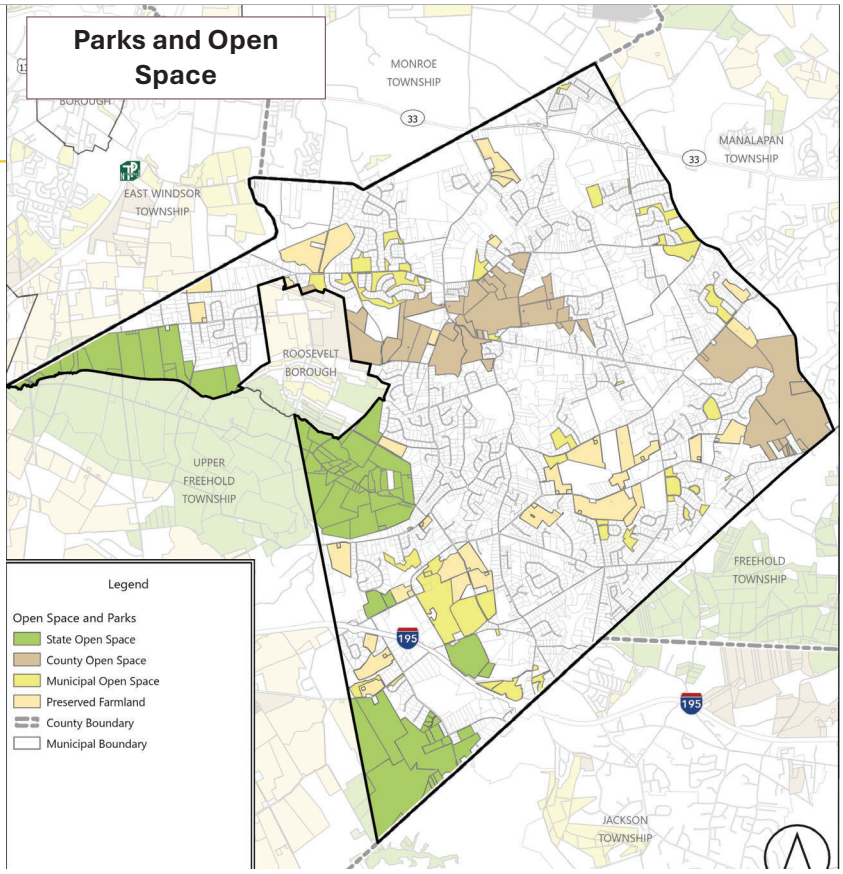


2 WHAT WE HAVE DONE
Existing Conditions Review

PUBLIC LAND AND OPEN SPACE

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	5,494.3	**24.1%**	236

Since the 2017 Master Plan, **over 200 additional acres of land have been preserved**, including the 122-acre addition to Millstone Park.



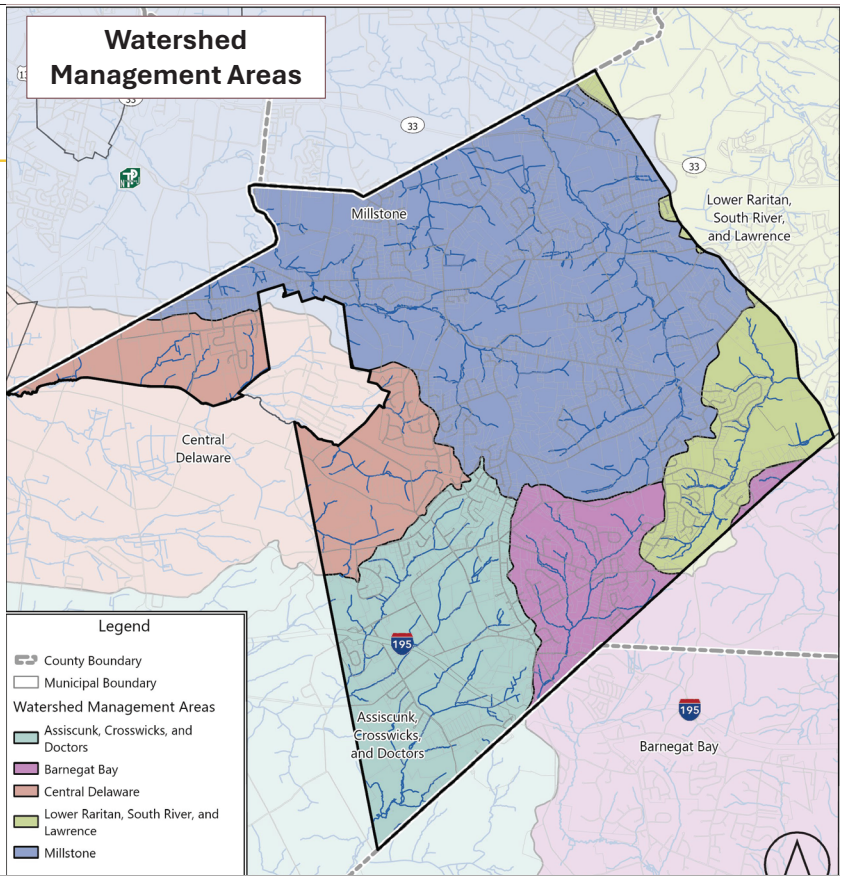
2 WHAT WE HAVE DONE
Existing Conditions Review

WATERSHEDS = the area of land that drains into a body of water.

Watershed management is critically important to the protection of the State's water resources.

Pollutants, fertilizers, solid waste, and other environmental contaminants on the land within a watershed eventually enter the water system and degrade its quality.

Millstone is uniquely positioned at the confluence of **five Watershed Management Areas** and **four of the state's five water regions**.



DEVELOPMENT TRENDS - RESIDENTIAL

Year	1 & 2 Family		Multi Family		Mixed-Use		TOTALS	
	N	D	N	D	N	D	N	D
2017	8	2	-	-	-	-	*8*	*2*
2018	7	5	1	-	-	-	*8*	*5*
2019	13	3	-	-	1	-	*14*	*3*
2020	7	7	-	-	-	-	*7*	*7*
2021	11	-	-	-	-	-	*11*	*0*
2022	4	1	-	-	-	-	*4*	*1*
2023	7	1	-	-	-	-	*7*	*1*
2024	-	-	66	-	-	-	*66*	*0*
Total 2017-2024	*57*	*19*	*67*	*0*	*1*	*0*	***125***	***19***
						NET INCREASE	**106**	

N = New Units Authorized by Building Permit

D = Demolitions Authorized by Permit

DEVELOPMENT TRENDS – NON-RESIDENTIAL

Permits Issued for Non-Residential Construction by Square Feet

Year	Office	Retail	Other[1]	Total
2017	500	-	37,682	***38,182***
2018	54,507	-	43,697	***98,204***
2019	13,779	-	31,168	***44,947***
2020	4,780	25,319	18,179	***48,278***
2021	13,193	-	1,849,276	***1,862,469***
2022	22,338	-	54,116	***76,454***
2023	-	-	209,737	***209,737***
2024	-	-	-	***0***
Total	**109,097**	**25,319**	**2,243,855**	***2,378,271***

[1] = see next slide for breakdown of "Other" Category

2 *WHAT WE HAVE DONE*
Existing Conditions Review and Analysis

DEVELOPMENT TRENDS – NON-RESIDENTIAL

Permits Issued for "Other" Non-Residential Construction by Square Feet

Year	A-3	Storage	Signs, Fences, Utility, Misc.	Total
2017	2,560	-	35,122	***37,682***
2018	-	20,870	17,767	***38,637***
2019	-	14,570	16,598	***31,168***
2020	-	5,880	12,299	***18,179***
2021	-	1,838,312	10,964	***1,849,276***
2022	-	49,805	4,311	***54,116***
2023	-	204,490	5,247	***209,737***
2024	-	-	-	***0***
Total	**2,560**	**2,133,927**	**102,308**	***2,238,795***

A-3 = Churches, libraries, community halls, etc.

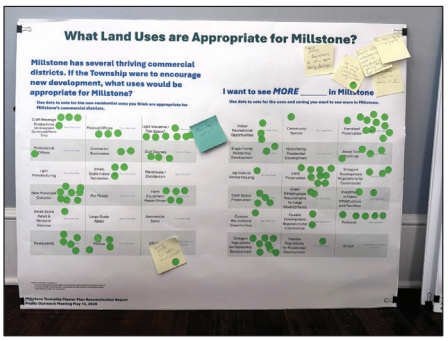
It is noted that the "Storage" category includes warehouse development

2 *WHAT WE HAVE DONE*
Review of previous outreach efforts

PUBLIC OUTREACH

- **May 13th Open House**
- **Questionnaires to Twp Stakeholders (Open Space, Ag Council, HPC, Fire, etc.)**
- **Digital Survey – 13 questions**
- **Master Plan Subcommittee**





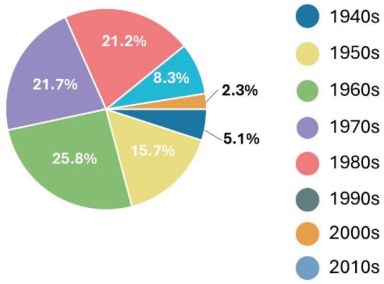
3 *WHAT WE HEARD*
Responses from Public Outreach

DIGITAL SURVEY (full results available on Township website https://shorturl.at/3Qwx6)

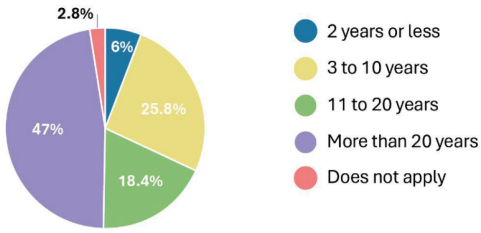
Questions 1. Which of the following best describes you?



Question 4.* Please indicate the decade you were born



Question 2. For residents, how long have you lived in Millstone?



216 Total Responses

3 *WHAT WE HEARD*
Responses from Public Outreach

MAJOR THEMES IN RESPONSES

- **RURAL CHARACTER**
- **OPEN SPACE**
- **FARMLAND**

92%

of responses to the question "My favorite thing about Millstone is..." included references to at least one of these three themes

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"

MAJOR THEMES IN RESPONSES

- **OVER DEVELOPMENT**
- **MAINTAINING RURAL CHARACTER**
- **AFFORDABILITY AND TAXES**

84%

of responses to the question "The single biggest challenge facing Millstone…" included references to at least one of these three themes

3 *WHAT WE HEARD*
Responses from Public Outreach

MAJOR THEMES IN RESPONSES

- 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.

4 *WHAT WE RECOMMEND*
Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

Note on **RECENT CHANGE** to the Business Park (BP) and Planned Commercial Development (PCD) Zones.

Standard reduces the effective area of a lot

Applicant must net out all critical areas (e.g. wetlands, steep slopes, buffer areas, etc.) from the overall lot area

Then calculate development ability based on what is left.

EXAMPLE: Total Lot Area: 5 acres
Critical Area: 2 acres
Net Lot Area: 3 acres

All development ability for a site is calculated off 3 acres rather than 5 acres.

Existing tool to protect critical areas and limit/restrict development based on environmental sensitives.

4 *WHAT WE RECOMMEND*
Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

Note on **ANOTHER RECENT ZONING AMENDMENT:**

On September 16, 2026 (during the Master Plan process) the Township Committee adopted Ordinance 26-15 **PROHIBITING DATA CENTERS** in all of Millstone.

Recommended New Master Plan Elements

OPEN SPACE AND RECREATION PLAN (OSRP). A new plan should be prepared in accordance with the New Jersey Department of Environmental Protection 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.

4 *WHAT WE RECOMMEND*
Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

Recommended New Master Plan Elements

COMMUNITY FACILITIES ELEMENT. 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.
- Needed upgrades and deficiencies will be identified through interviews with stakeholders and site visits.

Proposed Updates to Master Plan Goals and Objectives

EXAMPLE:

Existing:

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.

Proposed Update:

Protect and preserve the Township's open space, agricultural land, historic sites and districts, 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.

WHAT WE RECOMMEND
Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

Proposed New Master Plan Goals and Objectives

Recognize the State initiatives regarding farmland, 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 the process. Encourage local farmers to utilize the AMP process and work with the Monmouth County Board of Agriculture.

Ensure uses within the Township's commercial and industrial districts **are of an appropriate scale** and intensity so as to not negatively impact the Township's environmental resources and features or the existing community character.

Protect Millstone's existing farmland and **strengthen the economic vitality** and long-term continuity of its farmers and agricultural uses.

WHAT WE RECOMMEND
Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

Proposed New Master Plan Goals and Objectives

Reduce adverse noise impacts for development projects through early intervention and integration of sensitive site design and operations. Developers of new or retrofitted non-residential construction shall implement a variety of measures to reduce noise pollution. Such measures may include but are not limited to, acoustically lined ventilations systems, rooftop noise screens, strategic placement of mechanical rooms, intake and exhaust silencers, interior wall treatments, and acoustically rated enclosures.

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.

Maintain Millstone's large-lot residential zoning standards so as to reinforce the Township's rural development patterns.

WHAT WE RECOMMEND
Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

Central Goals in Establishing Amended Ordinance Standards

Eliminate large-scale development

Preserve Millstone's critical environmental features and open space/farmland

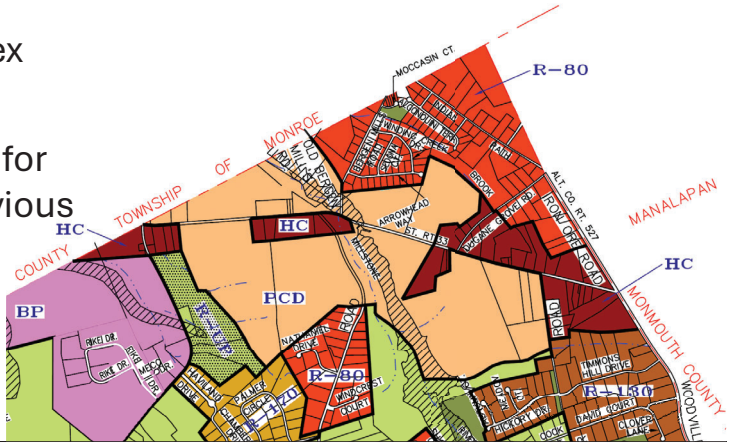
Support small-scale local businesses and the local economy/tax base

4 *WHAT WE RECOMMEND*
Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

RECOMMENDATION

Amend the PCD Zone to reduce development scale, prohibit large warehouses, and support appropriately scaled establishments.

- Eliminate "warehouses" as a permitted use
- As an alternative, allow light industrial flex space as a permitted use
- Amend the bulk requirements to provide for smaller building masses and less impervious coverage
- Include design standards to ensure context-appropriate designs



4 *WHAT WE RECOMMEND*
Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

- **Amend the PCD Zone to allow for Light Industrial Flex Space**

What is light industrial flex space?

- Smaller light industrial flex spaces support a local workforce by attracting smaller businesses.
- Tend to attract contractors, light manufacturers, artisans, etc.
- Provide a cost-effective approach for small businesses.
- Each tenant may consist of one or more types of spaces e.g., office, storage, fabrication, or similar.
- Requires lower clear ceiling height than traditional warehouses.
- No heavy truck traffic; limited delivery activity.
- Typically seen in industrial / business park setting.



Millstone Township

RECOMMENDATION

Amend the commercial zones to update uses

- Permit small-scale self-storage facilities in PCD and BP
  - Generates little traffic and no large trucks
  - Allow for appropriately-scaled economic opportunity for existing commercial zones
- Review the existing commercial recreation definition for the PCD Zone to ensure it's meeting the Township's goals and objectives.
- Update the NC and HC/HC-1 Zones to ensure consistency and clarity.

4 *WHAT WE RECOMMEND*
Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

RECOMMENDATION

Update Buffer Requirements Between Commercial and Residential Uses/Zones

- Buffer requirements between commercial and residential development in the BP and PCD Zones exist but are inconsistent and confusing.
- New standards will clarify the point in which the buffer is measured from and the required buffer width.
- Landscaping will be required within all buffer areas.
- Buffer requirements will be added to the HC and NC Zones.

RECOMMENDATIONS

General

- Add noise standards to Chapter 35 Land Use and Development where none currently exist.
- Update the lighting requirements to support dark-sky compliant fixtures, incorporation Artificial Light at Night planning principles.
- Review setback standards in association with steep slope and wetland buffers.
- Update the Right-to-Farm ordinance, which hasn't been updated since 1999, to ensure both farmers and residents are being allowed opportunities and protections.

4 *WHAT WE RECOMMEND*
Recommended Changes to Millstone's Mater Plan & Zoning Ordinance

QUESTIONS?