

**BOROUGH OF MILLSTONE
MASTER PLAN OF 2005**

Adopted December 15, 2005

**Amended October 15, 2007
Millstone, New Jersey**

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Doylestown, PA

NO. _____

**AMENDMENTS TO THE BOROUGH OF MILLSTONE MASTER PLAN
OF DECEMBER 2005**

SECTION ONE: Amend **Section B. Land Use Element**, Traditional Neighborhood 1 (TND-1): on page 70 amend TND – 1 to read as follows:

Mixed-Use Mandatory Cluster (MUMC)

It is intended that the Mixed Use Mandatory Cluster planning area will comprise of three separate components; Residential, Mixed-Use, and Open Space.

The Residential Component of the MUMC District is proposed as an alternate development, if this area is not purchased by the Green Acres Program to become part of the proposed Heritage Park. The Residential Component of the MUMC includes approximately 16.91± acres located west of Somerset Courthouse Road and north of Route 514. The intent of this component is to provide for a traditional neighborhood with a diversity of dwelling unit types, lot sizes and green spaces in a compact arrangement that promotes walkability, encourages new development, which emulates the character found in the older and historic sections of the Borough of Millstone, and promotes a streetscape quality to neighborhoods that furthers the identity of the Borough of Millstone as a charming habitat in the historic Somerset County area. Lot sizes may range from 3,100 sq. ft. for townhouse unites and a minimum of 5,000 sq. ft. for single-family detached units. The maximum permitted number of dwelling units will be market-driven, but the total number may range up to approximately 92 dwelling units. All of the units are to be age-restricted and all lots shall be served with both public water and sewer.

The Mixed Use Component of the MUMC District is proposed as alternate development if this area is not purchased by the Green Acres Program to become part of the proposed Heritage Park. The Mixed Use Component of the MUMC includes approximately 3.8± acres east of Somerset Court House Road and north of Route 514. The intent of the Mixed Use Component is to provide for retail uses within the context of a Traditional Commercial Development. Standards shall be in accordance with the Traditional Village Commercial (TVC) District. If the Mixed Use Component of the MUMC District is developed, it shall be required to support a portion of the Borough's COAH obligation as further detailed within the *Housing Element and Fair Share Plan* of this Master Plan.

The Open Space Component of the MUMC District is intended to remain as permanent open space, whether or not the Green Acres Program purchases all of the lands within the MUMC. The Open Space Component of the MUMC consists of approximately 46.45 acres and includes lands on either side of Somerset Courthouse Road and Route 514. It is intended that uses are limited to agriculture, archaeological sites, interpretive centers, and other uses that are consistent with a Heritage Park.

SECTION TWO: Amend **Section B. Land Use Element**, Traditional Neighborhood 2 (TND-2): on page 71 amend TND-2 to read as follows:

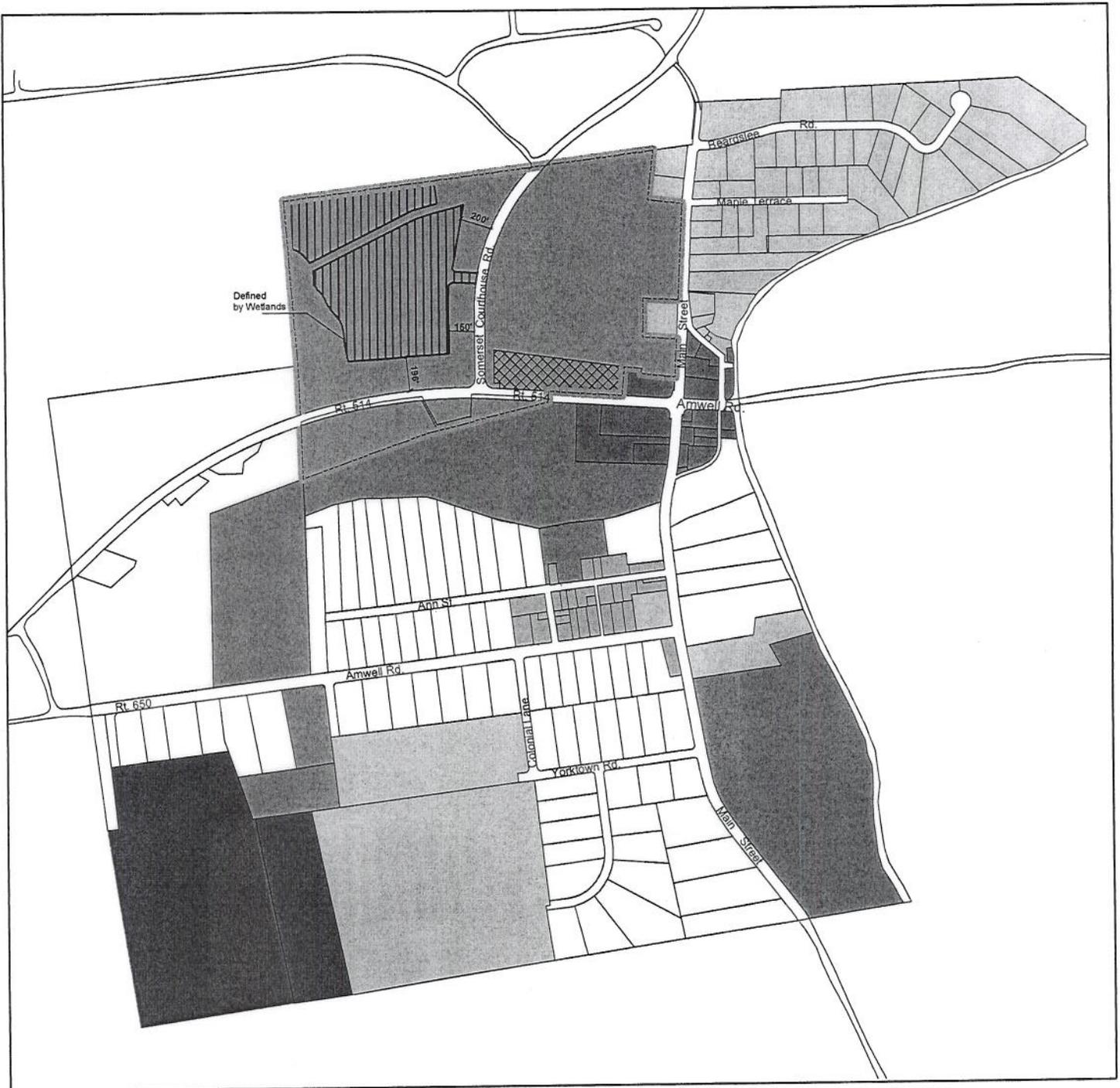
Traditional Neighborhood Development (TND)

The TND District includes approximately 37.31 acres located in the south-western corner of the Borough. Development is permitted provided that the majority of the vehicular access into the District is through Amsterdam Road located in Hillsborough Township, pedestrian access is provided to Amwell Road in Millstone Borough, and all of the permitted units within the district, other than the group homes and affordable units for the handicapped, are limited to residents who are age qualified. This district will be connected with the rest of Millstone by sidewalks, which promotes walkability throughout the entire Borough.

The intent of this district is to provide for a traditional neighborhood with a diversity of dwelling unit types, lot sizes and green spaces in a compact arrangement that promotes walkability. This district will emulate the character found in the older and historic sections of the Borough of Millstone and promote a streetscape quality to neighborhoods that furthers the identity of the Borough of Millstone as a charming habitat in the historic Somerset County area. The minimum lot size is 7,200 square feet in area provided that there are no greater than 92 units and two group homes with five bedrooms each. All lots shall be served with both public water and sewer. The development of the TND district shall be required to support a portion of the Borough's COAH obligations.

SECTION THREE: Amend **Section B. Land Use Element: *Future Land Use Map***, as attached herein.

SECTION FOUR: Amend **Section C: Housing Element and Fair Share Plan** starting on page 75 by deleting the existing Housing and Fair Share Plan and inserting the Housing Element and Fair Share Plan prepared by Shirley Bishop and endorsed by Borough Council on October 15, 2007.



Future Land Use

- | | |
|-----------------------------|--------------------------------------|
| Rural Agriculture | R-20 Residential |
| Mixed Use Mandatory Cluster | Traditional Neighborhood Development |
| R-1 Residential | Institutional |
| R-2 Residential | Traditional Village Commercial |
| R-8 Residential | Park District |
| Mixed Use Mandatory Cluster | |
| Commercial Component | |
| Residential Component | |
| Open Space Component | |