



TO: Mayor & Town Council
FROM: Annexation Committee
DATE: October 15th, 2024
SUBJECT: Report regarding Petition for Annexation

On September 5, 2024, by Resolution 25-11, the Mayor and Town Council referred an annexation request received on July 23, 2024, to the standing Annexation Committee to investigate the possibility to annex certain parcels contiguous to the present limits of the Town of Millville. The property is owned by Foxlane Homes of Delaware, LLC; identified as Sussex County Tax Maps Parcel Numbers 134-12.00-16.00, 134-12.00-1501.00, and 134-12.00-15.02.00, located at White Neck Road. In addition, the applicant solicits an amendment to the Zoning Map and Zoning Ordinance of the Town of Millville to include the parcels in the Residential (R) District. This is the report of the Annexation Committee on said request.

Advantages to the Town of Millville:

1. Consistent with the Town's Comprehensive Plan and is contiguous with the Town of Millville's boundary line.
2. Most of the properties are within Town limits already, by including the small portion outside of the boundary would clean up the lot lines.
3. Increase monies to the Town's tax base.
4. Transfer taxes would be received by the Town to provide additional services to the property owners, e.g. Police protection; funds to sustain park and municipal buildings; economic development.
5. Potential future involvement of residents of the Town.
6. Control the future of Town's development.
7. Development would fall under the Zoning Ordinance of the Town.
8. Development would fall under the Town's other ordinances, including those governing the general welfare of the Town's residents.
9. Demonstration to other areas eligible for annexation of the Town's potential for growth.

Disadvantages to the Town of Millville:

1. No disadvantages to the Town, although there will necessarily be some amount of time of the Town's employees dedicated to both the development of the area and then attention to the area following completion.

Advantages to the proposed property to be annexed:

1. Enhanced police and ambulance protection with the more direct ability to request police patrol and a reduced ambulance cost.
2. Free use of Town facilities exclusive to Millville residents.
3. Ability to vote for Town offices and participate on Town Council, Boards, and Committees.

Disadvantages to the proposed property to be annexed:

1. Requirement to pay Town taxes in addition to the Sussex County taxes, although the current Town taxes are very low in comparison to other municipalities.

Findings:

1. The advantages to the Town firmly support annexation.
2. The advantages to the proposed property to be annexed significantly outweigh the lone disadvantage.

Recommendation:

For the reasons stated above and on the record at the Annexation Committee meetings on October 15th, 2024, the Annexation Committee recommends to the Mayor and Town Council to proceed with the proposed annexation.

Chairman: Mayor Ronald Belinko

Deputy Mayor Sharon Brienza

Planning & Zoning Commissioner Pat Plocek