



TO: Mayor & Town Council
FROM: Annexation Committee
DATE: April 9, 2025
SUBJECT: Report regarding Petition for Annexation

On March 25, 2025, by Resolution 28-18, the Mayor and Town Council referred an annexation request received on February 7, 2025, 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 Club House Crossing LLC; located on Sussex County Tax Maps Parcel Number# 134-12.00-138.01 and 134-12.00-151.00. Address 36587 and 36610 Club House Road: This is the report of the Annexation Committee on the 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. Increase in monies to the Town's tax base.
3. 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.
4. Potential future involvement of residents of the Town.
5. Control the future of Town's development.
6. Development would fall under the Zoning Ordinance of the Town.
7. Development would fall under the Town's other ordinances, including those governing the general welfare of the Town's residents.
8. Demonstration of 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 for 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 reduced ambulance costs.
2. Free use of Town facilities exclusive to Millville residents.
3. Ability to vote for Town offices and participate in 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 April 9, 2025, 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