

TO: Mayor & Town Council
FROM: Annexation Committee
DATE: July 21, 2026
SUBJECT: Report Regarding Petition for Annexation



On June 10, 2026, by Resolution No. 27-03, the Mayor and Town Council referred a petition for annexation, received on May 26, 2026, to the standing Annexation Committee for review and recommendation. The petition requests the annexation of property owned by Christopher Companies, LLC, identified as Sussex County Tax Map Parcel Nos. 134-15.00-15.01, 15.02, 17.12, 17.16, 17.17, and 17.18, consisting of approximately 94.7± acres located off Barton Farm Road. 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.

Pursuant to Resolution No. 27-03, the Annexation Committee has completed its review and submits the following report.

Advantages to the Town of Millville

1. The proposed annexation is consistent with the Town's Comprehensive Plan and involves property contiguous to the existing municipal boundaries.
2. The annexation will expand the Town's tax base and strengthen future municipal revenues.
3. The Town will receive transfer tax revenues that can be used to support municipal services, including police protection, parks, municipal facilities, infrastructure, and economic development initiatives.
4. Future residents will become part of the Millville community and have opportunities to participate in local government.
5. Annexation enables the Town to guide future growth and development in accordance with its long-range planning objectives.
6. Development of the property will be subject to the Town's Zoning Ordinance.
7. The property will also be governed by the Town's Code of Ordinances, ensuring consistency with regulations adopted to protect the health, safety, and welfare of the community.
8. The annexation demonstrates the Town's commitment to orderly and responsible growth and may encourage other eligible properties to consider annexation.

Disadvantages to the Town of Millville

The Committee identified no significant disadvantages associated with the proposed annexation. As with any new development, Town staff will devote time and resources to the review of development applications, inspections, and the ongoing provision of municipal services following development.

Advantages to the proposed Property

1. Access to enhanced municipal services, including police protection and reduced ambulance subscription costs.
2. Eligibility to utilize Town-owned parks, facilities, and amenities available to Millville residents.

3. The opportunity to vote in municipal elections and serve on Town Council, boards, and committees.
4. Inclusion within a municipality committed to coordinated planning.

Disadvantages to the proposed Property

1. Upon annexation, the property will become subject to Town property taxes in addition to Sussex County taxes. The Committee notes, however, that Millville's property tax rate remains comparatively low among neighboring municipalities.

Findings:

The Annexation Committee finds that the benefits of annexation substantially outweigh the identified considerations. The proposed annexation is consistent with the goals, objectives, and future growth areas identified in the Town's Comprehensive Plan and is supported by the review conducted through the Office of State Planning Coordination.

The Committee further finds that annexation of this property will provide significant public benefits by:

1. Placing future zoning, land use, and development under the jurisdiction of the Town of Millville, thereby ensuring development consistent with the Town's Comprehensive Plan and adopted ordinances.
2. Expanding the Town's tax base and creating additional permitting, transfer tax, and property tax revenues to support municipal services and future capital improvements.
3. Promoting orderly, contiguous municipal growth while strengthening the Town's ability to provide efficient public services to residents.

Recommendation

Based upon its review and the discussions held during the Annexation Committee meeting on July 21, 2026, the Annexation Committee recommends that the Mayor and Town Council approve the proposed annexation of the subject property into the Town of Millville.

Respectfully submitted,

Mayor Ronald Belinko, Chair

Deputy Mayor Sharon Brienza

Pat Plocek
Planning & Zoning Commissioner