

THE JERSEY JOURNAL

Jersey Township
Licking County, Ohio

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COOPERATIVE ECONOMIC DEVELOPMENT AGREEMENT

Jersey Township and the City of New Albany have collaborated to create a Cooperative Economic Development Agreement (CEDA) under Ohio Revised Code §701.07 to promote quality community development and sound infrastructure planning in Jersey Township. The agreement will be finalized at a joint hearing on October 15, 2024, inside the City of New Albany council chambers.

The CEDA includes several key components, such as the creation of Joint Economic Development Districts (JEDDs), the implementation of development design standards, and the preservation of Township boundaries. The City will have the first right of refusal to partner with the Township on JEDD creation, which allows a township to use a municipality's income tax to capture revenue from new commercial development in the Township.

"The elected officials of Jersey Township have been clear that if new development is going to come to Jersey, it will have to generate adequate revenue to help offset the property tax burden on the Jersey residents," said Fiscal Officer Marko

Jesenko. "Our focus has been, and will continue to be, on fiscal responsibility and being good stewards of the Township tax dollars."

The City of New Albany will provide guidance on development standards as new projects are planned in the Township.

"New Albany has a history of sound planning practices and robust economic development," said New Albany City Manager Joe Stefanov. "We are happy to assist Jersey Township in its efforts to pursue economic development opportunities and promote quality growth within its boundaries."

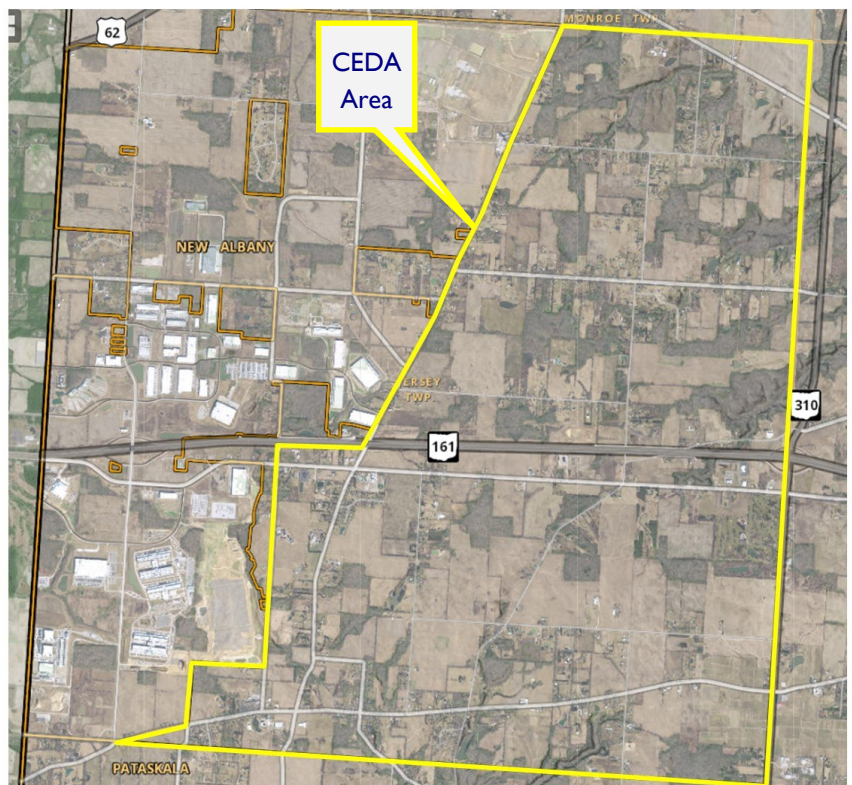
Jersey Township Administrator Rob Platte added, "Jersey Township aims to maintain its unique character while learning from New Albany. We value their expertise and see it as a resource to help guide our

own development."

The CEDA also includes a non-annexation component, restricting annexation east of Mink Street and Harrison Road without Township consent.

"This will help us retain local control of our community and better plan for the types and densities of new development in the Township," said Platte.

Township Trustee Dan Wetzel emphasized the ongoing partnership, stating, "This CEDA memorializes the partnership that has been growing for some time now between Jersey Township and the City of New Albany, and we look forward to many decades to come of historic property preservation, high quality development standards, better collaboration, and joint planning efforts."

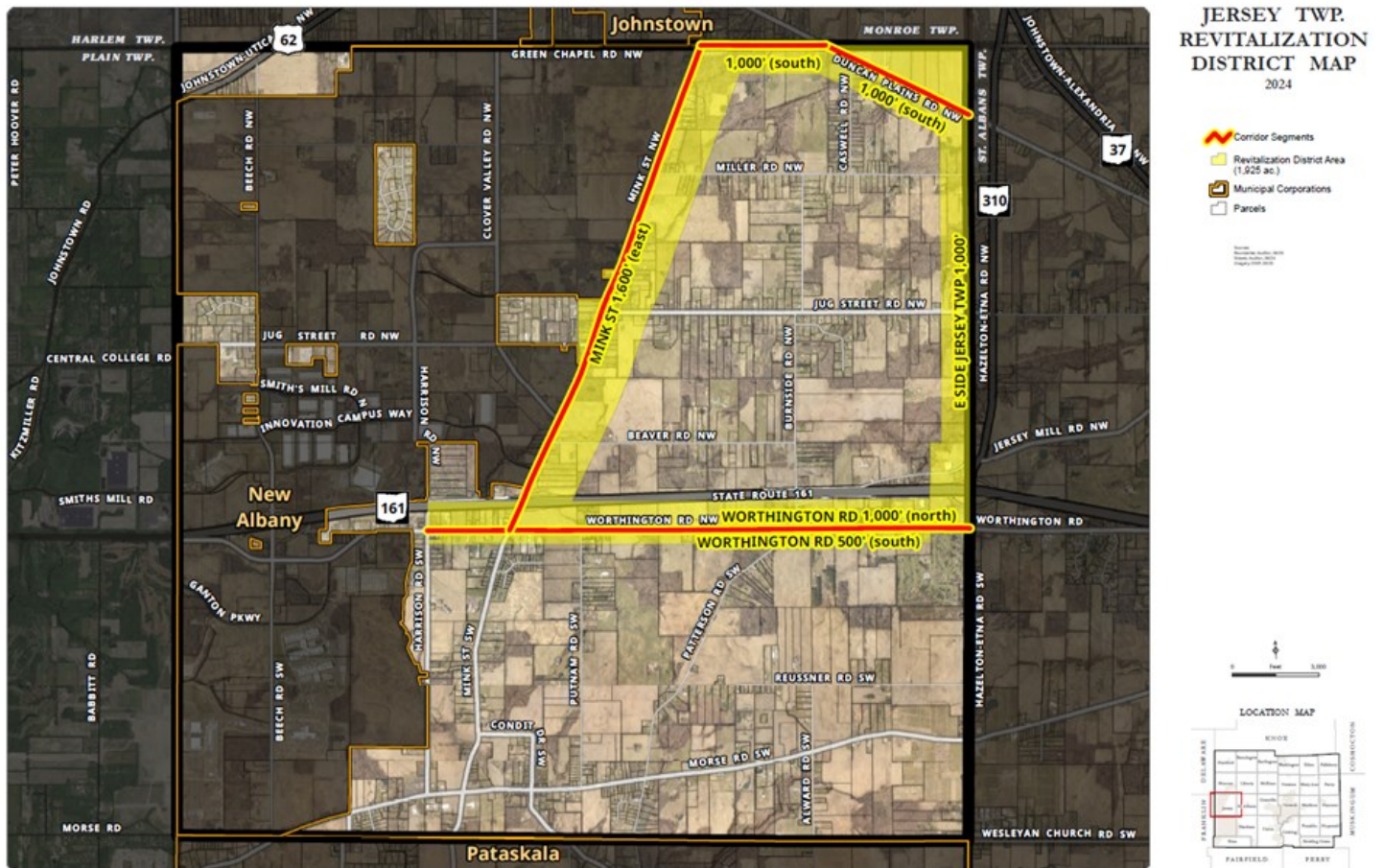


NOVEMBER 5, 2024 LIQUOR OPTION BALLOT ISSUE

The Jersey Twp Revitalization District has been unanimously approved by the Board of Trustees to be placed on the November ballot as a local liquor option. The District is intended to help attract commercial/retail-type uses such as restaurants and hotels that might need a liquor permit for their operations. The area was created along a contiguous area of the major corridors of the northern half of the township where commercial development may occur in the future, but does not supersede Jersey's zoning. Ultimately, any uses must be approved in accordance with the Jersey Township Zoning Resolution.

The ballot language will be as follows:

"Shall the sale of beer and intoxicating liquor be permitted on all days of the week, including Sunday, at the Jersey Twp Revitalization District, a community facility as defined by section 4301.01 of the Revised Code, and generally located at: the area up to and including 1,000' along the north side of Worthington Road (CR162), from Harrison Road to State Route 310 (Hazelton-Etna Road); and an area up to and including 500' along the south side of Worthington Road (CR162), from Harrison Road to a point approximately 1,330' west of State Route 310 (Hazelton-Etna Road); and an area up to and including 1,600' along the east side of Mink Road, from Worthington Road (CR162) to Green Chapel Road; and parcel numbers: 037-111936-00.001; 037-111936-00.002; 037-112026-00.001; 037-112026-00.000; 037-111990-00.000; 037-111990-00.001; 037-111600-00.000; 037-111600-00.001; 037-112584-00.000; 037-112578-00.000; 037-111690-00.000; and an area up to and including 1,000' feet along the south side of Green Chapel Road from Mink Road to Duncan Plains Road; and an area up to and including 1,000' feet along the south side of Duncan Plains Road from Green Chapel Road to State Route 310; and parcel numbers: 037-112374-00.000; 037-111702-00.000; 037-111666-00.000; 037-111684-00.000; 037-111678-00.000; an area up to and including 1,000' along the west side of the Jersey Township and the St Albans Township boundary, from Worthington Road (CR162) to the Jersey Township and Monroe Township boundary; (specifically excluding the properties located at 13705 Worthington Road and 1158 Hazelton-Etna Road), with all measurements being considered from the road centerline as of July 1, 2024 of the applicable road?"



HISTORIC PRESERVATION

Jersey Township and the Gateway Community Improvement Corporation continue to work together in the areas of historic preservation and planning, and economic development. Earlier this year, Connect Real Estate, a Central Ohio leader in historic structure preservation and restoration, was engaged to help the township put together a plan for the historic Jersey area along the Morse Road corridor. In conjunction with Crossroads Community Planning, local stakeholders, residents directly within the historic area, the CIC, and the Township, Connect held initial listening

sessions and received feedback regarding uses, designs, preservation goals, etc. Connect and Crossroads are working on a draft plan that ultimately could serve as a focus area subset of the Township's Comprehensive Plan. Once the draft plan has been prepared, it will be presented to the Township Trustees. Currently, we are scheduled to have the plan to the Trustees by mid-November, with their review and consideration through the end of the year. The Trustees will post the plan to the township website and discuss it in meetings open to the public. We encourage residents to re-

view the plan and give feedback once the draft is published mid-November.



STAFFING UPDATES

In April 2024, Jersey Township added Laura Brown as a part-time Administrative Assistant in the township office. Laura brings nearly 20 years of administrative and zoning clerical experience in township governance. Her role at Jersey largely includes assistance to the Zoning Inspector and the Zoning Boards, clerical assistance to the Road Superintendent and Township Administrator, and public records retention coordi-

nation. Laura has resided in Licking County since childhood. "With the additional development in the northern areas of Jersey, increased provision of services to residents, grants coordination, and zoning management, Laura will be a huge benefit to the township. We are fortunate she made the transition to Jersey" said Dan Wetzell, Township Trustee.



RESIDENTIAL RECYCLING

Residents interested in the voluntary recycling option can still sign up for service by contacting Rumpke at www.rumpke.com or by calling 1-800-828-8171. Additionally, Rumpke has updated its list of items eligible for recycling. The flyer to the right provides the current list.

Recycle These

PAPER

Cardboard should fit inside cart. Remove caps and straws.

PLASTIC CONTAINERS

Reattach lid.

METAL CANS & CUPS

Non-hazardous, non-flammable material only.

GLASS BOTTLES & JARS

Any color.

PREVENT FIRES

For a complete list of acceptable items, visit Rumpke.com or scan the QR code.

SCAN ME

Visit www.rumpke.com to learn more about our recycling program. Visit your local Solid Waste District to find where you can dispose of hazardous material.

www.rumpke.com | 1-800-828-8171



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Marko Jesenko, Fiscal Officer - fo@jerseystownship.us
Rob Platte, Administrator - rplatte@jerseystownship.us
Bud Witney, Zoning Inspector - bwitney@jerseystownship.us

TRUSTEE’S MESSAGE

“The CEDA agreement with the City of New Albany is huge for Jersey Township. The ability for Jersey to plan for its future without the threat and uncertainty of annexation will allow us to plan for both responsible growth and preservation. Revenue generated will also remain in the township, thus lessening the tax burden on our residents, which has been a long time goal of mine”

Dan Wetzel, President
Board of Trustees

WATER TOWER UPDATE

The Southwest Licking Community Water and Sewer District is currently constructing the first of two 750,000 gallon water towers at the Hatch Road location between SR161 and Worthington Road. Construction is expected to be completed late Spring or early Summer 2025. Funding was made possible through grants and OWDA loan assistance for SWLCWSD.

ROAD AND BRIDGE LEVY REDUCTION AND RENEWAL BALLOT ISSUE

The current 3.0 mills Road and Bridge Levy, Jersey Township’s only voted tax levy for township services, was first enacted in 2010. The voters of Jersey Township have renewed that same levy every 5 years since then. The November 5, 2024 ballot will include a 5-year renewal of that levy, but the difference that voters will see from the last 15 years is that the ballot issue is a reduction in the millage by half. This means that if approved by the voters, the millage rate for the levy would become 1.5 mills starting in tax year 2025.

Jersey Township is able to present this reduction request to the voters thanks to the initial revenues generated by new commercial development and negotiated revenue sharing agreements.

“Our commitment to the residents has been and will continue to be the reduction of voted tax levies in Jersey Township, and ideally, the elimination of any levies for township services. We have spent years seeing property tax increases, so the trustees are implementing policies and agreements to generate new revenue to reduce that burden on our residents” said Dan Wetzel, Township Trustee. “We aren’t quite yet able to eliminate the Road and Bridge Levy altogether, but we are able to reduce the millage at this time by half.”

The ballot language can be found to the right:

PROPOSED TAX LEVY (RENEWAL AND DECREASE)

A majority vote shall be necessary for passage.

A renewal of part of an existing levy, being a reduction of 1.5 mills for each \$1 taxable value, to constitute a tax for the benefit of the Township of Jersey for the purposes of general construction, reconstruction, resurfacing, and repair of streets, roads and bridges that the county auditor estimates will collect \$325,000 annually, at a rate not exceeding 1.5 mills for each \$1 of taxable value, which amounts to \$28.00 for each \$100,000 of the county auditor’s appraised value, for a period of 5 years, commencing in 2025, first due in calendar year 2026.