

# THE JERSEY JOURNAL

Jersey Township  
Licking County, Ohio

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## COMPREHENSIVE PLAN UPDATE

The Jersey Township Comprehensive Plan update, titled "Embracing The Past Planning For The Future" was adopted on May 1, 2023 by the Board of Trustees. The last plan adoption was in 2010, and with the numerous annexations into neighboring New Albany, as well as the Intel announcement on January 21, 2022, it became evident that the current plan needed to be updated.

Focusing largely on the areas along the east side of the Mink Road corridor, as well as the areas south of Worthington Road, numerous public hearings and stakeholder meetings were held, two community surveys were conducted, and various drafts were compiled before the final version came before the trustees.

The overwhelming response from residents was a desire to keep the township rural as much as possible, and to focus

any commercial development along the major arterial corridors and major intersections. Agricultural preservation was also a major theme heard from residents.

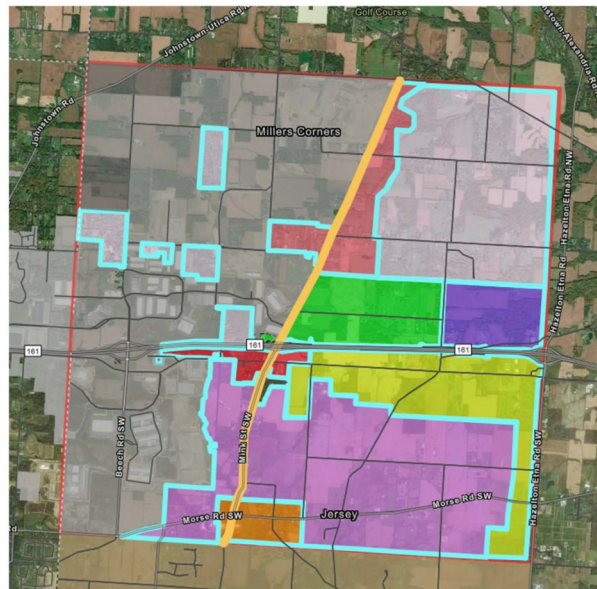
The large areas of undeveloped land not along major

corridors were kept at 2-3 acres per single family unit, and the historic central area of Jersey was identified as a village center focus.

Recommendations include development of a strong tax base from new development to sup-

port community services and minimize impact to residents.

Residents can access the updated Comprehensive Plan on the township website [www.jerseytownship.us](http://www.jerseytownship.us)



Key	
Proposed Land Uses	Overlay Land Uses (Approved)
Single Family 3 Acres/DU	Innovation Employment
Single Family 2 Acres/DU	Commercial Professional Office
Commercial	Mixed Use
Jersey Village Center	
Mink St Mixed Use	
Corporation Boundaries	
New Albany (Current Boundaries)	Unannexed West Side of Mink
New Albany (Anticipated Annexations)	Township Borders
Johnstown	
Pataskala	

## STAFFING UPDATES

2023 brought changes to the road staff of Jersey Township. After 27 years of service to Jersey, Harold "Butch" Wedertz, Jr. retired from the position of Road Superintendent as of June 30. In July, the Board promoted Tyler Freese to the position of Road Superintendent. In anticipation of Butch's retirement, the trustees added an additional full time employee in the Service Department to help ensure a

smooth transition. Numerous candidates were interviewed, and the Board ultimately welcomed Jason Arnett in April 2023. Depending on the time of year, Tyler and Jason can be found mowing roadsides, maintaining cemeteries, clearing storm drains, installing drainage pipe, and treating the township roads for snow and ice.

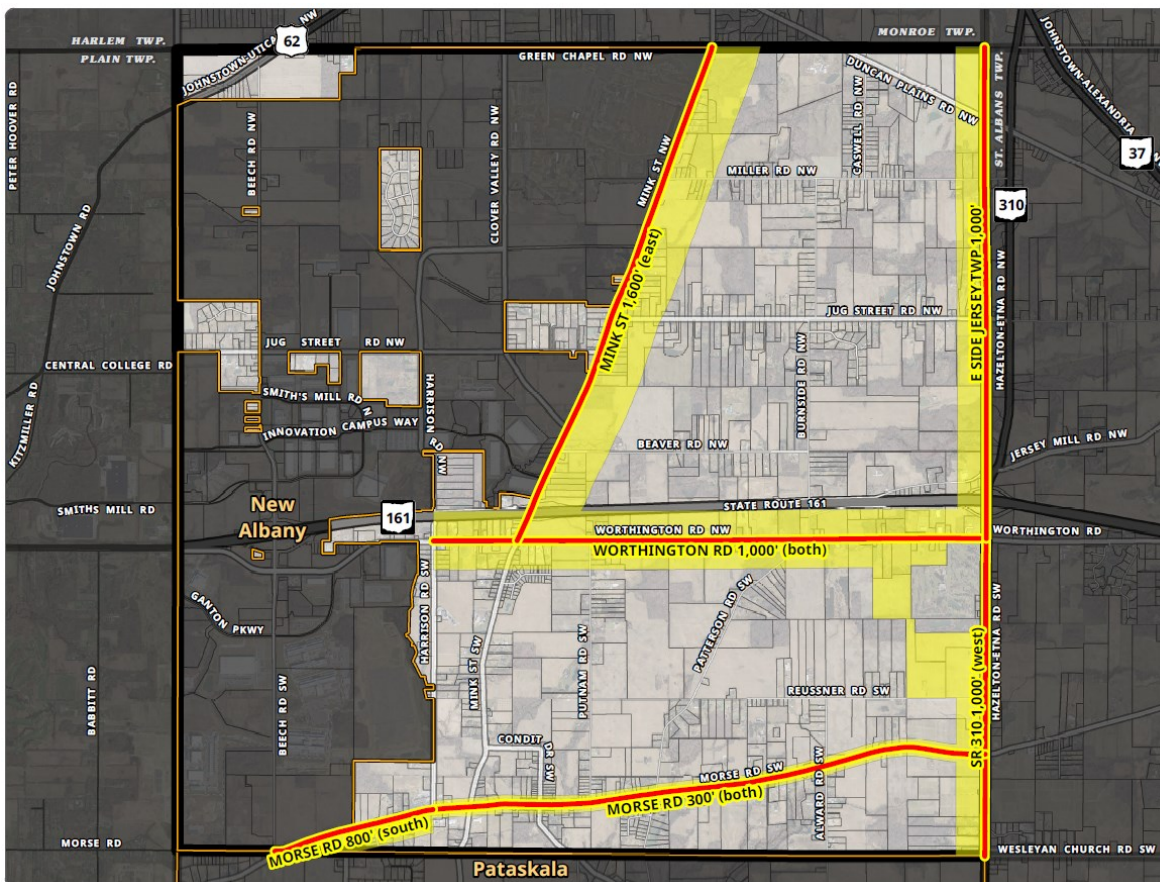
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# MARCH 19, 2024 PRIMARY BALLOT ISSUE

The Jersey Township Revitalization District has been unanimously approved by the Board of Trustees to be placed on the March ballot. 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 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 Township 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 each of the north and south sides of Worthington Road (CR162), from Harrison Road to State Route 310 (Hazelton-Etna Road); the area up to and including 1,600' along the east side of Mink Road, from Worthington Road (CR162) to Green Chapel Road; the area up to and including 1,000' along the west side of State Route 310 (Hazelton-Etna Road), from Worthington Road (CR162) to the Jersey Township and City of Pataskala boundary; the area up to and including 300' along each of the north and south sides of Morse Road, from Harrison Road to State Route 310 (Hazelton-Etna Road); the area up to and including 800' along the south side of Morse Road, from Harrison Road to the Jersey Township, City of Pataskala, and City of New Albany boundary; and the 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 (excluding the properties located at 13705 Worthington Road and 1158 Hazelton-Etna Road), with all measurements being considered from the road centerline as of March 19, 2024 of the applicable road?"



JERSEY TWP.  
REVITALIZATION  
DISTRICT MAP  
2023

- Corridor Segments
- Revitalization District Area (2,462 ac.)
- Municipal Corporations
- Parcels

Source:  
Jersey Township, Ohio 43033  
Map Date: 03/19/2024  
Image: 100% 0.001

0 1,000 Feet

LOCATION MAP



## HISTORIC PRESERVATION

Jersey Township officials created the Gateway Community Improvement Corporation in 2022. The CIC serves as the non-profit economic development and historic preservation entity of the township. Acquisition, maintenance, and long term preservation of historic sites in old Jersey are through the CIC. Funding for the CIC by the use of property tax revenues from township residents was expressly prohibited by the Board of Trustees when the CIC was created. The CIC is, however, an eligible recipient of a variety of state and federal grants, as well as, funding from compensation

agreements entered into by the Trustees with developers looking to do business in Jersey Township.

Working in conjunction with the CIC is the Jersey Historic Preservation Committee. The Committee consists of former and current residents, community leaders, and stakeholders. Identification of historic properties, redevelopment planning for old Jersey, and historic design standards creation are all a part of the efforts of the Committee. The West Licking Historical Society is a key component of the Committee.



## WEBSITE UPDATES

One of the most common requests from residents is updated information and improved communication. In the summer of 2023, the township launched an updated website with improved access to previous meeting minutes, resolutions adopted by the Board, as well as, notices of upcoming hearings and meetings. Development plans are also being added as they become available. The cost to update the website was paid for using a portion of

the township's allocation of the federal American Rescue Plan Act money.

The township has also begun maintaining an email distribution list for those that wish to be included in agenda and meeting notifications. To be added to that email list, please contact Rob Platte at [rplatte@jerseystownship.us](mailto:rplatte@jerseystownship.us).

## RESIDENTIAL RECYCLING

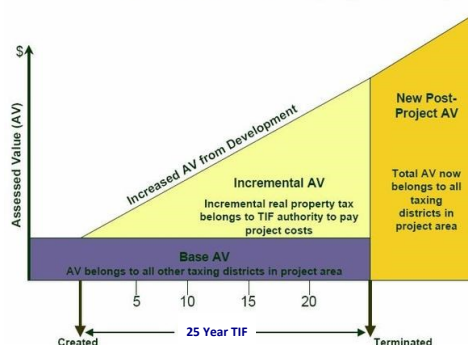
The Trustees have amended the residential waste collection contract with Rumpke of Ohio, Inc. to allow for **VOLUNTARY** residential recycling for an additional \$6.00 per month, including a cart. Please go to Trash Service and Recycling on the township website for more information.



## TAX REVENUE GENERATION - T.I.F.S

Tax Increment Financing, or "TIFs", are used by local governments to help fund a variety of public improvements, including public infrastructure costs related to new development. While there are a number of TIF options and structures available, Jersey Township has enacted 10-year/75% commercial TIFs on all of the remaining unincorporated areas of the township. This means that as new commercial development occurs in the township, a portion of the new tax revenue that is generated from that new development is placed into a dedicated "TIF Fund", and used for specific infrastructure-related purposes. When new commercial development occurs on land that was previously included in the CAUV tax program, recipients of property tax revenues see an increase in their tax receipts due to the increase from the CAUV valuation to the Base Assessed Value.

The following graphic shows the increase in the valuation from the Base Assessed Value and up due to the new development. Under Jersey's TIF structure, 75% of the new property tax generated from the commercial development valuation above the Base Assessed Value is captured in the TIF-Fund. Currently, this occurs for a period of 10 years, and at the time the TIF expires, tax revenues are distributed to the normal recipients.



While a portion of the TIF revenue would have gone to the local school district, the commercial development likely does not generate new students for the schools, so the net effect for the schools during the life of the TIF is the increase in taxes due to the Base Assessed Value increase from CAUV. While commercial TIFs have less of an impact on schools than residential TIFs, any use of the TIF program must be done with careful planning and consideration. This is especially true when tax abatements are sought by developers. While Jersey Township is supportive of using the TIF program, we are also cognizant of the need for strong, well-funded schools and safety services, therefore the use of the TIF program and related incentives are negotiated strictly on a case-by-case basis.





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## TRUSTEE'S MESSAGE

*"We all know that development is not only coming, but in many aspects it is already here in Jersey Township. One of the main goals of the current administration is to build a tax base from that new development that will help support our schools, fire and safety services, and the provision of government services to our residents. New development should generate that new revenue, not increased taxes on the residents."*

Dan Wetzel, President  
Board of Trustees

## WORTHINGTON ROAD WATER SERVICE

The Southwest Licking Community Water and Sewer District has completed the water line along Worthington Road. Visit [www.jerseytownship.us](http://www.jerseytownship.us) for service information.

**FUTURE NEWSLETTERS WILL BE POSTED TO THE TOWNSHIP WEBSITE AND SENT BY EMAIL ONLY**

Please send an email request to [rplatte@jerseytownship.us](mailto:rplatte@jerseytownship.us)  
to be added to the Jersey Township email distribution list

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