

**TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA**

ORDINANCE NO. 1 - 2025

AN ORDINANCE OF THE TOWNSHIP OF MIDDLESEX, CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING ORDINANCE NO. 3-89 AS AMENDED, KNOWN AS THE “MIDDLESEX TOWNSHIP ZONING ORDINANCE”, BY REZONING FROM THE VC – VILLAGE CENTER DISTRICT ZONING THE PARCELS IDENTIFIED AS CUMBERLAND COUNTY TAX PARCEL IDENTIFICATION NOS. (AND ADDRESSES): (I) 21-07-0467-025A (151 Wolfs Bridge Road); and (II) 21-07-0467-004, 21-07-0467-005, 21-07-0467-004A, 21-07-0467-002, 21-07-0467-004C, 21-07-0467-004G, and 29-17-1587-119 (COLLECTIVELY 106 WOLFS BRIDGE ROAD) TO RF – RESIDENTIAL FARM DISTRICT ZONING ON THE MIDDLESEX TOWNSHIP ZONING MAP AND REPEALING ORDINANCE NO. 2-2024.

WHEREAS, the Board of Township Supervisors for Middlesex Township on November 22, 2024 by Ordinance 2-2024 rezoned a parcel of land at 151 Wolfs Bridge Road and seven parcels of land collectively identified as 106 Wolfs Bridge Road from RF-Residential Farm to VC Village Center zoning; and

WHEREAS, in consideration of comments by interested citizens, the fact that Middlesex Township has for more than a year undertaken the preparation of a new zoning ordinance for all of Middlesex Township and in consideration that the Middlesex Township Comprehensive Plan has not been studied and updated since 2003, the Board of Supervisors desires to rezone the parcels identified above back to the zoning that existed immediately prior to November 22, 2024.

NOW THEREFORE, BE IT HEREBY ENACTED AND ORDAINED and it is hereby enacted and ordained by the Board of Township Supervisors in and for the Township of Middlesex, Cumberland County, Pennsylvania, as follows:

SECTION 1: Ordinance No. 3-89 known as the “Middlesex Township Zoning Ordinance”, as subsequently amended, is hereby amended as follows:

Article III (Entitled “Establishment of Zoning Districts and Map”), specifically Section 3.02 (Entitled “Zoning Map”) and the “Middlesex Township Zoning Map” are hereby amended by rezoning from the VC – Village Center Districts to RF – Residential Farm Districts, the following parcels identified as Cumberland County Tax Parcel Identification Nos. (and addresses):

(I) 21-07-0467-025A (151 Wolfs Bridge Road); and

(II) 21-07-0467-004, 21-07-0467-005, 21-07-0467-004A, 21-7-0467-002, 21-07-0467-004C, 21-07-0467-004G, and 29-17-1587-119 (collectively 106 Wolfs Bridge Road).

SECTION 2: The Zoning Officer of the Township of Middlesex Township, or assigned designee, is directed to revise the “Middlesex Township Zoning Map” to delineate the rezoned area and boundary line changes as adopted hereby.

SECTION 3: Except only as amended, modified and changed herein, Ordinance No. 3-89 enacted June 30, 1989 known as the “Middlesex Township Zoning Ordinance”, as subsequently amended, shall remain in all other respects in full force and effect.

SECTION 4: If any section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase or word in this Ordinance is declared by any reason to be illegal, unconstitutional, or invalid by any court of competent jurisdiction, such decision shall not effect or impair the validity of this Ordinance or Ordinance No. 3-89 enacted June 30, 1989 known as the “Middlesex Township Zoning Ordinance”, as subsequently amended, as a whole, or any other section, sub-section, provision, regulation, limitation, restriction, sentence, clause, phrase, word or remaining portion of this Ordinance or Ordinance No. 3-89 enacted June 30, 1989 known as the “Middlesex Township Zoning Ordinance”, as subsequently amended.

SECTION 5: Ordinance No. 2-2024 is hereby repealed.

SECTION 6: This Ordinance shall become effective in accordance with applicable law.

ENACTED AND ORDAINED this 5th day of February, 2025.

TOWNSHIP OF MIDDLESEX

By: _____

Chairman, Board of Township Supervisors

ATTEST:



Township Secretary

(Township Seal)