

MIDDLESEX TOWNSHIP
CUMBERLAND COUNTY, PENNSYLVANIA

ORDINANCE NO. 11 - 00

AN ORDINANCE OF THE TOWNSHIP OF MIDDLESEX,
CUMBERLAND COUNTY, PENNSYLVANIA EXTENDING
THE IMPOSITION OF A TEMPORARY MORATORIUM ON
SUBDIVISION AND LAND DEVELOPMENT WITHIN THE
RT-RESIDENTIAL TOWNE DISTRICT.

WHEREAS, through Middlesex Township Ordinance No. 7-94, the Middlesex Township Zoning Ordinance (Ordinance No. 3-89, as amended) was amended to create and include the RT-Residential Towne District; and

WHEREAS, the RT-Residential Towne District was designed and intended to accommodate medium to high density development in areas of the Township where such development had not been previously located; and

WHEREAS, the Middlesex Township Board of Supervisors in 1998 commenced the process to revise the Middlesex Township Comprehensive Plan in an effort to, inter alia, provide the basis for subsequently amending the Middlesex Township Zoning Ordinance; and

WHEREAS, as part of the study preparatory to revising the Middlesex Township Comprehensive Plan, the RT-Residential Towne District was identified as a zoning district where substantial impact to the roadways and infrastructure of Middlesex Township was expected due to future anticipated development; and

WHEREAS, as a result of the findings of the study preparatory to revising the Middlesex Township Comprehensive Plan and in consideration of the public health, safety and welfare of

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the residents of Middlesex Township, the Board of Township Supervisors enacted on March 26, 1999 Ordinance No. 3-99, imposing a temporary moratorium on subdivision and land development within the RT-Residential Towne District for a period of one (1) year from the effective date of the Ordinance, said effective date being March 31, 1999; and

WHEREAS, the Board of Township Supervisors enacted Ordinance No. 2-00 and Ordinance No. 8-00 further extending the imposition of the temporary moratorium; and

WHEREAS, continued study necessary for revising the Comprehensive Plan has been diligently pursued and such study has revealed that numerous serious planning issues exist with respect to certain areas of Middlesex Township, including the area comprising the RT-Residential Towne District, and that the resolution of such issues will have important long term impact on and consequences to the residents of Middlesex Township and their quality of life; and

WHEREAS, the RT-Residential Towne District encompasses an area recently identified as having geological and other features significant to the establishment of a water source for Middlesex Township when presently no such water source exists; accordingly, such features and the development of a water source need to be considered in revising the Comprehensive Plan; and

WHEREAS, the Board of Supervisors of Middlesex Township believes it is in the best interest of the residents of Middlesex Township to impose and extend the moratorium with respect to subdivision and land development within the RT-Residential Towne District for a reasonable period of time until the planning issues raised by amending the Comprehensive Plan

as they pertain to the RT-Residential Towne District can be addressed and resolved; and

WHEREAS, the Board of Supervisors finds that extending the moratorium with respect to subdivision and land development within the RT-Residential Towne District bears a substantial relation to the public health, safety and welfare;

NOW THEREFORE, 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: PREAMBLE.

The foregoing paragraphs or preamble is incorporated by reference herein as the background, basis and policy of this Ordinance.

SECTION 2: PROHIBITION AGAINST SUBDIVISION AND LAND DEVELOPMENT.

The subdivision or land development of any lot(s), tract(s) or parcel(s) located, in whole or part, within the RT-Residential Towne District shall be and is prohibited during the period of prohibition as set forth a Section 3, below. The words "subdivision" and "land development" shall have those meanings as ascribed to them as set forth in the Middlesex Township Subdivision and Land Development Ordinance No. 8-90, as amended.

SECTION 3: PERIOD OF PROHIBITION.

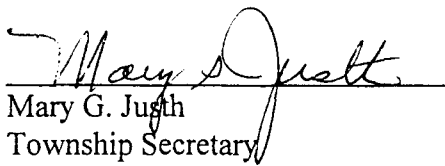
The prohibition against subdivision and land development in the RT-Residential Towne District shall be effective five (5) days after enactment of this Ordinance as provided by law, and

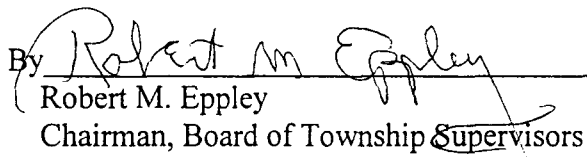
shall remain in effect for a period of 60 days from such date, unless its duration is shortened or extended by subsequent ordinance duly enacted by the Board of Supervisors.

ENACTED AND ORDAINED this 29th day of December, 2000.

ATTEST:

TOWNSHIP OF MIDDLESEX


Mary G. Justh
Township Secretary

By 
Robert M. Eppley
Chairman, Board of Township Supervisors

(Township Seal)