

**TOWNSHIP OF MIDDLESEX
CUMBERLAND COUNTY, PENNSYLVANIA**

RESOLUTION NO. 2024 - 8

A RESOLUTION OF THE TOWNSHIP OF MIDDLESEX, CUMBERLAND COUNTY, PENNSYLVANIA AMENDING THE “MIDDLESEX TOWNSHIP COMPREHENSIVE PLAN”, ADOPTED FEBRUARY 5, 2003, SPECIFICALLY THE “FUTURE LAND USE MAP”, TO RECLASSIFY FROM THE OPEN SPACE CONSERVATION CATEGORY AND THE RURAL AREA CATEGORY TO THE MIXED USE COMMERCIAL RESIDENTIAL CATEGORY, 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, 21-7-0467-002, 21-07-0467-004C, 21-07-0467-004G, and 29-17-1587-119 (COLLECTIVELY 106 WOLFS BRIDGE ROAD), AS GENERALLY DEPICTED ON EXHIBIT A.

WHEREAS, the Board of Township Supervisors in and for the Township of Middlesex, Cumberland County, Pennsylvania (“Board of Supervisors”), under the powers vested in it by the “Second Class Township Code” of Pennsylvania, as enacted and amended, and the authority and procedures of the “Pennsylvania Municipalities Planning Code,” as enacted and amended, (“MPC”) as well as other laws of the Commonwealth of Pennsylvania, has determined that the “Middlesex Township Comprehensive Plan”, adopted February 5, 2003 (“Township Plan”), specifically the “Future Land Use Map”, should be updated to acknowledge changes in past and future land use and development patterns by reclassifying from the Open Space Conservation Area category and the Rural Area category to the Mixed use Commercial Residential category 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, 21-7-0467-002, 21-07-0467-004C, 21-07-0467-004G, and 29-17-1587-119 (collectively 106 Wolfs Bridge Road)(the “Subject Parcels”) that are located in a mixed use growth and development area of the Township, the region and Cumberland County along Wolfs Bridge Road; and

WHEREAS, the proposed amendment to extend the Mixed Use Commercial Residential category to include the Subject Parcels, as described above, is logical and appropriate given the:

1. Development potential of land currently designated on the Future Land Use Map of the Township Plan as Mixed Use Commercial Residential is limited due to the fact that the land already is developed or is subject to constraints (i.e., location, access, configuration, floodplains, etc.); and

2. Future Land Use Map of the Township Plan already classifies an adjoining parcel that is located to the south and southwest of the Subject Parcels as part of the Mixed Use Commercial Residential category that is intended to promote mixed commercial/office/retail/ residential uses; and

WHEREAS, the proposed amendment to extend the Mixed Use Commercial Residential category to include the Subject Parcels, as described above, is contemplated by the Township Plan as it acknowledges the importance of encouraging new residential and nonresidential development to locate only in areas adequately served by infrastructure or which can be planned with adequate infrastructure consistent with other goals of the Township Plan; and

WHEREAS, the proposed amendment to extend the Mixed Use Commercial Residential category to include the Subject Parcels, as described above, is generally consistent with, and helps to better implement, certain elements of the Township Plan and the Cumberland County Comprehensive Plan, specifically the housing and other goals or objectives encouraging the opportunity for future development of housing for a diverse class of current and future residents, such as rental units, multi-family housing units, and moderate cost housing, in areas convenient to employment centers and public transportation.

WHEREAS, in accordance with Sections 301.4(a) and 603(j) of the MPC, the Board of Supervisors has identified a need to provide general consistency between the Township Plan, County Plan and the Zoning Ordinance, including the Zoning Map; and

WHEREAS, the Board of Supervisors, believes that it is in the best interest of the Township to amend part of the Township Plan by reclassifying the Subject Parcels on the Future Land Use Map; and

WHEREAS, pursuant to Section 302(a) of the MPC, the Board of Supervisors is authorized to amend part of the Township Plan; and

WHEREAS, in accordance with the Section 302 of the MPC, the Planning Commission of the Township of Middlesex, Cumberland County, Pennsylvania, ("Township Planning Commission") held a public meeting on November 22, 2024 to consider the proposed amendment; and

WHEREAS, the Township Planning Commission recommended that the Board of Supervisors adopt the proposed amendment; and

WHEREAS, in accordance with the Section 302 of the MPC, the Township forwarded the proposed amendment to the Cumberland County Planning Commission, Cumberland Valley School District and the adjoining municipalities; and

WHEREAS, the Board of Supervisors held a public hearing on the proposed amendment on November 22, 2024; and

WHEREAS, in accordance with the provisions and requirements of the MPC, the Board of Supervisors desires to adopt the proposed amendment as part of the Township Plan.

NOW, THEREFORE, be it resolved by the Board of Township Supervisors of the Township of Middlesex, Cumberland County, Pennsylvania, and the same is hereby resolved as follows, to wit:

SECTION 1: The “Future Land Use Map” of the “Middlesex Township Comprehensive Plan”, adopted February 5, 2003, is hereby amended by reclassifying from the Open Space Conservation Area category and the Rural Area category to the Mixed use Commercial Residential category 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, 21-7-0467-002, 21-07-0467-004C, 21-07-0467-004G, and 29-17-1587-119 (collectively 106 Wolfs Bridge Road) (the “Subject Parcels”) as depicted within the blue shaded area on Exhibit ‘A’ which is attached to and made a part of this Resolution.

SECTION 2: The Secretary of the Township of Middlesex, Cumberland County, Pennsylvania shall record the action of the Board of Township Supervisors of the Township of Middlesex, Cumberland County, Pennsylvania approving the proposed amendment and direct that it be incorporated as part of the “Middlesex Township Comprehensive Plan” adopted February 5, 2003, pursuant to Section 302(c) of the “Pennsylvania Municipalities Planning Code,” as enacted and amended.

SECTION 3: This Resolution shall become effective in accordance with applicable law.

DULY ADOPTED this 22nd day of November, 2024, by the Board of Township Supervisors of the Township of Middlesex in public session duly assembled.

TOWNSHIP OF MIDDLESEX

By: [Signature]
Chairman, Board of Township Supervisors

ATTEST:

[Signature: Eileen M. Gault]
Township Secretary

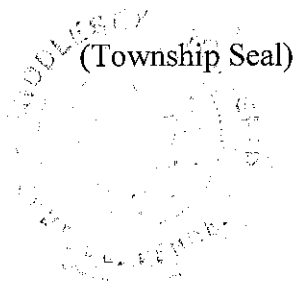


Exhibit A

