

# COMPREHENSIVE PLAN UPDATE

## MIDDLESEX TOWNSHIP

An online survey is available for the public to provide feedback on the Middlesex Township Comprehensive Plan Update. This information will aid in developing the recommendations included in the plan that will ultimately help enhance and/or preserve the community. The comment period will end on **Friday, July 7, 2023**. To date, there are **67 responses** that touch on several quality of life issues and concerns. The most common remarks include:

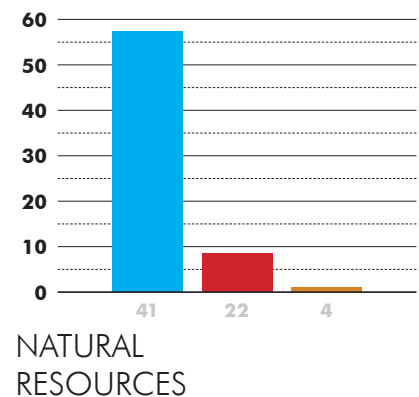
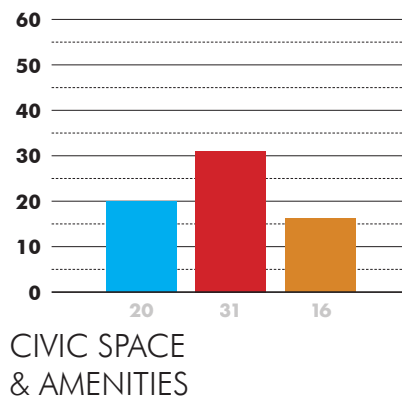
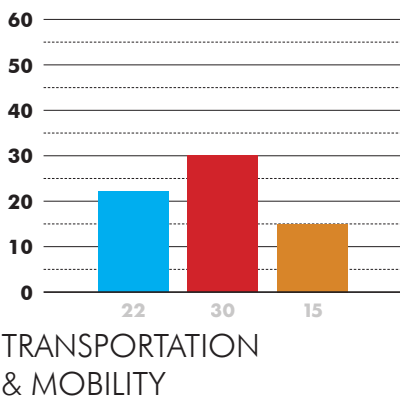
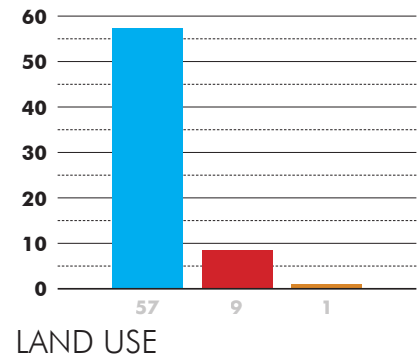
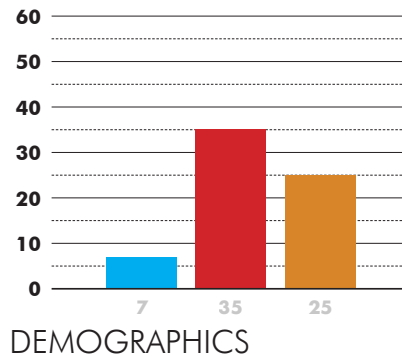
- 1.) Limiting housing growth
- 2.) Preserving community character
- 3.) Smart Long-Range Planning
- 4.) Public Infrastructure Capacity

A summary of the responses are included in this handout. Since numerous comments were complementary and/or shared common ideas, they have been grouped thematically for organizational purposes. The themes include:

- 1.) Public Services/Infrastructure
- 2.) Community Character/Charm
- 3.) Long-Term Planning
- 4.) Zoning Enforcement/Regulations
- 5.) Circulation
- 6.) Natural Area Preservation

As part of the online survey, participants were asked to rank the topics that the Township should focus on as part of the Comprehensive Plan Update.

High Priority ■  
 Moderate Priority ■  
 Low Priority ■



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### 1.) Public Services/Infrastructure

There are **12 responses (18% of total comments)** that specifically focus on the long-term infrastructure capacity and the city's ability to maintain sufficient services to the community. New development places added strain on existing utilities, such as sewer and stormwater, and the respondents are concerned that without adequate updates or management of development the capacity will be exceeded. Similarly, increased density could create a need for more school seats and support for the school district.

### 2.) Community Character/Charm

There are **5 responses (8% of total comments)** that touched on the rural character of Middlesex Township and how increased development is impacting this legacy. These responses were closely tied with some of the feedback related long-term planning.

### 3.) Long-Term Planning

Long-term planning is a comprehensive theme that includes development, preservation, public infrastructure, and community services that residents depend upon. This is the most prevalent source of feedback to date. In fact, there are **27 responses (40% of total comments)** that involve some type of consideration related to smart long-term planning strategies. Several respondents want to limit commercial and residential development and others that want to see an increase. However, the majority of the responses thus far want a decrease or limit in development and upgrades to public infrastructure that can support the existing population before introducing increased density. Smart development that respects the character of the community could be appropriate, but must be strategically planned and vetted with the residents.

### 4.) Zoning Enforcement/Regulations

There are **9 responses (13% of total comments)** that express interest in stronger zoning regulations and enforcement that limits development that is out of character with the existing context of the township. Some responses also note that zoning should be updated to provide for more land uses that currently do not exist in the township.

### 5.) Circulation

Circulation-related concerns are noted in **6 responses (9% of total comments)**. Respondents note that with the increasing number of developments, speeding and roadway safety are becoming problematic. Many of the roads in the township are limited and width and do not have the infrastructure to support safe pedestrian circulation.

### 5.) Natural Resource Preservation

**4 responses (6% of total comments)** touch on the need for preserving existing wooded areas in the community that enhance the quiet, rural character of the township.

## PA Municipalities Planning Code (MPC) 2022

### Article III – Comprehensive Plan

#### Section 301. Preparation of Comprehensive Plan.

(a) The municipal, multimunicipal or county comprehensive plan, consisting of maps, charts and textual matter, shall include, but need not be limited to, the following related basic elements:

(1) A statement of objectives of the municipality concerning its future development, including, but not limited to, the location, character and timing of future development, that may also serve as a statement of community development objectives as provided in section 606.

(2) A plan for land use, which may include provisions for the amount, intensity, character and timing of land use proposed for residence, industry, business, agriculture, major traffic and transit facilities, utilities, community facilities, public grounds, parks and recreation, preservation of prime agricultural lands, flood plains and other areas of special hazards and other similar uses.

(2.1) A plan to meet the housing needs of present residents and of those individuals and families anticipated to reside in the municipality, which may include conservation of presently sound housing, rehabilitation of housing in declining neighborhoods and the accommodation of expected new housing in different dwelling types and at appropriate densities for households of all income levels.

(3) A plan for movement of people and goods, which may include expressways, highways, local street systems, parking facilities, pedestrian and bikeway systems, public transit routes, terminals, airfields, port facilities, railroad facilities and other similar facilities or uses.

(4) A plan for community facilities and utilities, which may include public and private education, recreation, municipal buildings, fire and police stations, libraries, hospitals, water supply and distribution, sewerage and waste treatment, solid waste management, storm drainage, and flood plain management, utility corridors and associated facilities, and other similar facilities or uses.

(4.1) A statement of the interrelationships among the various plan components, which may include an estimate of the environmental, energy conservation, fiscal, economic development and social consequences on the municipality. (4.2) A discussion of short- and long-range plan implementation strategies, which may include implications for capital improvements programming, new or updated development regulations, and identification of public funds potentially available.

(5) A statement indicating that the existing and proposed development of the municipality is compatible with the existing and proposed development and plans in contiguous portions of neighboring municipalities, or a statement indicating measures which have been taken to provide buffers or other transitional devices between disparate uses, and a statement indicating that the existing and proposed development of the municipality is generally consistent with the objectives and plans of the county comprehensive plan.

(6) A plan for the protection of natural and historic resources to the extent not preempted by federal or state law. This clause includes, but is not limited to, wetlands and aquifer recharge zones, woodlands, steep slopes, prime agricultural land, flood plains, unique natural areas and historic sites. The plan shall be consistent with and may not exceed those requirements imposed under the following:

(i) Act of June 22, 1937 (P.L.1987, No.394), known as “The Clean Streams Law”.

(ii) Act of May 31, 1945 (P.L.1198, No.418), known as the “Surface Mining Conservation and Reclamation Act”.

(iii) Act of April 27, 1966 (1st SP.SESS., P.L.31, No.1), known as “The Bituminous Mine Subsidence and Land Conservation Act”.

(iv) Act of September 24, 1968 (P.L.1040, No.318), known as the “Coal Refuse Disposal Control Act”. 14 PA MUNICIPALITIES PLANNING CODE (MPC) February 2022

(v) Act of December 19, 1984 (P.L.1140, No.223), known as the “Oil and Gas Act”.

(vi) Act of December 19, 1984 (P.L.1093, No.219), known as the “Noncoal Surface Mining Conservation and Reclamation Act”.

(vii) Act of June 30, 1981 (P.L.128, No.43), known as the “Agricultural Area Security Law”.

(viii) Act of June 10, 1982 (P.L.454, No.133), entitled “An Act Protecting Agricultural Operations from Nuisance Suits and Ordinances Under Certain Circumstances”.

(ix) Act of May 20, 1993 (P.L.12, No.6), known as the “Nutrient Management Act,” regardless of whether any agricultural operation within the area to be affected by the plan is a concentrated animal operation as defined under the act.

(7) In addition to any other requirements of this act, a county comprehensive plan shall:

(i) Identify land uses as they relate to important natural resources and appropriate utilization of existing minerals.

(ii) Identify current and proposed land uses which have a regional impact and significance, such as large shopping centers, major industrial parks, mines and related activities, office parks, storage facilities, large residential developments, regional entertainment and recreational complexes, hospitals, airports and port facilities.

(iii) Identify a plan for the preservation and enhancement of prime agricultural land and encourage the compatibility of land use regulation with existing agricultural operations.

(iv) Identify a plan for historic preservation.

(b) The comprehensive plan shall include a plan for the reliable supply of water, considering current and future water resources availability, uses and limitations, including provisions adequate to protect water supply sources. Any such plan shall be generally consistent with the State Water Plan and any applicable water resources plan adopted by a river basin commission. It shall also contain a statement recognizing that:

(1) (Lawful activities such as extraction of minerals impact water supply sources and such activities are governed by statutes regulating mineral extraction that specify replacement and restoration of water supplies affected by such activities.

(2) Commercial agriculture production impact water supply sources.

(c) The municipal or multimunicipal comprehensive plan shall be reviewed at least every ten years. The municipal or multimunicipal comprehensive plan shall be sent to the governing bodies of contiguous municipalities for review and comment and shall also be sent to the Center for Local Government Services for informational purposes. The municipal or multimunicipal comprehensive plan shall also be sent to the county planning commissions or, upon request of a county planning commission, a regional planning commission when the comprehensive plan is updated or at ten-year intervals, whichever comes first, for review and comment on whether the municipal or multimunicipal comprehensive plan remains generally consistent with the county comprehensive plan and to indicate where the local plan may deviate from the county comprehensive plan.

(d) The municipal, multimunicipal or county comprehensive plan may identify those areas where growth and development will occur so that a full range of public infrastructure services, including sewer, water, highways, police and fire protection, public schools, parks, open space and other services can be adequately planned and provided as needed to accommodate growth.