

LAW OFFICE OF  
**KEITH O. BRENNEMAN, P.C.**  
A PROFESSIONAL CORPORATION  
ATTORNEY AT LAW

44 WEST MAIN STREET  
MECHANICSBURG, PENNSYLVANIA 17055

KEITH O. BRENNEMAN

717-697-8528

K.BRENNEMAN@VERIZON.NET  
FACSIMILE (717) 697-7681

January 6, 2023

Middlesex Township Planning Commission  
Middlesex Township  
350 N. Middlesex Road  
Carlisle, PA 17013

Re: Amendment to the Middlesex Township Comprehensive Plan and  
Future Land Use Map  
Amendment to the Middlesex Township Zoning Ordinance and  
Zoning Map

Dear Planning Commission Members:

I am enclosing for review and recommendation by the Middlesex Township Planning Commission a proposed Resolution amending the Comprehensive Plan and Future Land Use Map as well as proposed Ordinance amending the Middlesex Township Zoning Ordinance, both of which have been proposed by CRG Real Estate. The amendment to the Comprehensive Plan proposes a text amendment to include a new future land use category called the Redevelopment Opportunity Overlay as well as a change to the Future Land Use Map to add and delineate the limits of the Redevelopment Opportunity Overlay. The Ordinance provides text establishing the Redevelopment Opportunity Overlay and amends the Zoning Map to include certain parcels in the Redevelopment Opportunity Overlay. Both the Resolution and Ordinance will be the subject of a public hearings before the Board of Supervisors to be held February 24, 2023.

I ask that the Planning Commission consider each at a public meeting and provide any comments or recommendations it may have in writing to the Board of Supervisors prior to February 24, 2023.

Yours truly,



Keith O. Brenneman

Enclosures

**TOWNSHIP OF MIDDLESEX  
CUMBERLAND COUNTY, PENNSYLVANIA**

**RESOLUTION NO. 2023-\_\_\_\_\_**

**A RESOLUTION OF THE TOWNSHIP OF MIDDLESEX,  
CUMBERLAND COUNTY, PENNSYLVANIA AMENDING  
THE “MIDDLESEX TOWNSHIP COMPREHENSIVE  
PLAN”, ADOPTED FEBRUARY 5, 2003 AND  
SUBSEQUENTLY AMENDED, BY REVISING THE: (A)  
TEXT OF THE “LAND USE ACTION PLAN” BY  
CREATING THE REDEVELOPMENT OPPORTUNITY  
OVERLAY; AND (B) “FUTURE LAND USE MAP” BY  
APPLYING THE REDEVELOPMENT OPPORTUNITY  
OVERLAY TO CERTAIN PARCELS, OR PORTIONS  
THEREOF, THAT ARE LISTED ON EXHIBIT ‘A’ AND  
GENERALLY DEPICTED ON EXHIBIT ‘B’.**

**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, adopted the “Middlesex Township Comprehensive Plan” on February 5, 2003 and subsequently amended (“Township Plan”), specifically including the “Land Use Action Plan” and the “Future Land Use Map”; and

**WHEREAS**, the Board of Supervisors recognizes the uniqueness of the Harrisburg Pike (SR 0011) corridor area around the convergence of major transportation corridors (Interstate 76 (SR 0076), Interstate 81 (SR 0081) and Harrisburg Pike, the “Miracle Mile”); and

**WHEREAS**, the Board of Supervisors acknowledges trends and changes in the economic conditions, land use and development patterns, and transportation and infrastructure networks of the Miracle Mile corridor area that have occurred, or are necessary, since the Township Plan was initially adopted; and

**WHEREAS**, the Board of Supervisors, believes that it is in the best interest of the Township as a whole to amend part of the Township Plan, specifically the “Land Use Action Plan” and “Future Land Use Map”, via the creation and application of the Redevelopment Opportunity Overlay to help encourage reinvestment, revitalization and overall enhancement in the Miracle Mile corridor area; and

**WHEREAS**, the Board of Supervisors believes that the proposed amendment is generally consistent with, and implements elements of, the Township Plan, especially the “Land Use Action Plan” that specifically identifies the Miracle Mile corridor area where development should be managed via certain dimensional, performance and design standards including but not limited to,

utilities, area, coverage, setbacks, buffering and screening, density, parking and access management; and

**WHEREAS**, the Board of Supervisors believes that the proposed amendment is generally consistent with, and implements elements of, the Cumberland County Comprehensive Plan, especially the Land Use Plan and Future Land Use Map that specifically identify the Miracle Mile corridor area as an “Opportunity Area” that provides greater flexibility in both the variety of permitted uses and development standards (e.g., removing procedural, regulatory, and perceived barriers) to support planned development and redevelopment; and

**WHEREAS**, pursuant to Section 302(a) of the MPC, the Board of Supervisors is authorized to amend the Township Plan from time-to-time, among other things, to help encourage reinvestment, revitalization and overall enhancement of certain areas of the Township, such as the Miracle Mile corridor area; and

**WHEREAS**, in accordance with the Section 302(a) of the MPC, the Township forwarded the proposed amendment to the Planning Commission of the Township of Middlesex, Cumberland County, Pennsylvania, (“Township Planning Commission”), Cumberland County Planning Commission, Cumberland Valley School District and the adjoining municipalities; and

**WHEREAS**, in accordance with the Section 302(a) of the MPC, the Township Planning Commission held a public meeting on \_\_\_\_\_, 2023 to consider the proposed amendment; and

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

**WHEREAS**, the Board of Supervisors held a public hearing on the proposed amendment on \_\_\_\_\_, 2023; 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 “Middlesex Township Comprehensive Plan”, adopted February 5, 2003 and subsequently amended, is hereby amended as follows:

**A. TEXT CHANGE**

*“Part One – Goals, Policies and Action Strategies”*, the *“Land Use Action Plan”* is hereby amended by adding the following language under **“FUTURE LAND USE CATEGORIES”**:

**“Redevelopment Opportunity Overlay**

Intent: Recognize the uniqueness of the Harrisburg Pike (SR 0011) corridor area around the convergence of major transportation corridors (Interstate 76 (SR 0076), Interstate 81 (SR 0081) and Harrisburg Pike, the “Miracle Mile”); and encourage reinvestment, revitalization and overall enhancement of the Miracle Mile corridor area via infill, replacement and redevelopment opportunities on previously developed or underutilized land by providing greater flexibility in both the variety of permitted uses and development standards.”

**B. FUTURE LAND USE MAP CHANGE**

The “Future Land Use Map” is hereby amended by adding and applying the limits of the Redevelopment Opportunity Overlay to include certain land generally bound by: (i) the Conodoguinet Creek to the northwest; (ii) I-81 to the northeast; (iii) the Appalachian Trail to the east; (iv) I-76 to the southeast; (v) LeTort Spring Run and Harrisburg Pike to the south; and (vi) the Township boundary with North Middleton Township, Wolfs Bridge Road (T-508) and the Fraternal Order of Eagles Picnic Grounds to the west. More specifically, the area that is to be classified as part of the Redevelopment Opportunity Overlay is hereby intended and deemed to include the entire contiguous area of certain parcels, or portions thereof, that are listed on Exhibit ‘A’ and within the limits of the Redevelopment Opportunity Overlay that generally is depicted as light gray shading and light blue dashed outline on Exhibit ‘B’, both of which are 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 and subsequently amended, 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.

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**DULY ADOPTED** this 24th day of February, 2023, by the Board of Township Supervisors of the Township of Middlesex, Cumberland County, Pennsylvania in public session duly assembled.

**TOWNSHIP OF MIDDLESEX**

By: \_\_\_\_\_  
Chairman, Board of Township Supervisors

**ATTEST:**

\_\_\_\_\_  
Township Secretary

(Township Seal)

## EXHIBIT 'A'

### LIST OF CERTAIN PARCELS, OR PORTIONS THEREOF, INCLUDED AS PART OF THE REDEVELOPMENT OPPORTUNITY OVERLAY

Parcel ID	Property Address
21-07-0465-010	1501 HARRISBURG PIKE
21-07-0465-009	1651 HARRISBURG PIKE
21-07-0465-008	100 CAROLINA WAY
21-07-0465-006B	300 CAROLINA WAY
21-07-0463-003	2001 HARRISBURG PIKE
21-07-0465-007C	201 CAROLINA WAY
21-07-0463-005	1951 R HARRISBURG PIKE
21-07-0465-084	111 CAROLINA WAY
21-07-0465-007B	1951 HARRISBURG PIKE
21-07-0465-007	1825 HARRISBURG PIKE
21-07-0465-085	HARRISBURG PIKE & ALLISON BOULEVARD
21-07-0465-007D	1803 HARRISBURG PIKE
21-07-0465-060	1 ROADWAY DRIVE
21-07-0465-089	11 ROADWAY DRIVE
21-07-0465-061	15 ROADWAY DRIVE
21-07-0465-065	ROADWAY DRIVE
21-07-0465-066	25 ROADWAY DRIVE
21-07-0465-024	21 ROADWAY DRIVE
21-07-0465-000	
21-08-0571-023	1 SCHNEIDER DRIVE
21-07-0465-059	2 ROADWAY DRIVE
21-07-0465-054	1900 HARRISBURG PIKE
21-07-0465-055	1880 HARRISBURG PIKE
21-07-0465-056	1840 HARRISBURG PIKE
21-07-0465-074	10 ROADWAY DRIVE
21-07-0465-073	10 ROADWAY DRIVE
21-07-0465-075	20 ROADWAY DRIVE
21-07-0465-076	ROADWAY DRIVE
21-07-0465-072	40 ROADWAY DRIVE
21-07-0465-071	50 ROADWAY DRIVE
21-07-0465-022	1800 HARRISBURG PIKE
21-07-0465-021	1760 HARRISBURG PIKE & 1770 HARRISBURG PIKE
21-07-0465-093PU	1700 HARRISBURG PIKE
21-07-0465-020	1720 HARRISBURG PIKE
21-07-0465-095	1700 HARRISBURG PIKE
21-07-0465-087	HARRISBURG PIKE
21-07-0465-019	1550 HARRISBURG PIKE
21-07-0465-018	1500 HARRISBURG PIKE
21-07-0465-017A	1460 HARRISBURG PIKE
21-07-0465-017	1450 HARRISBURG PIKE
21-07-0465-016	1400 HARRISBURG PIKE
21-07-0465-096	80 ROADWAY DRIVE
21-07-0465-014	100 ROADWAY DRIVE
21-07-0465-000	
21-07-0465-014LL001	100 RR ROADWAY DRIVE SITE ID: CARLISLE - YRC
21-07-0465-012	40 S MIDDLESEX ROAD



## EXHIBIT 'A' (CONT'D)

### LIST OF CERTAIN PARCELS, OR PORTIONS THEREOF, INCLUDED AS PART OF THE REDEVELOPMENT OPPORTUNITY OVERLAY

Parcel ID	Property Address
21-18-1357-031	1251 HARRISBURG PIKE & 1255 HARRISBURG PIKE
21-18-1357-036	R S MIDDLESEX ROAD
21-18-1357-033	29 S MIDDLESEX ROAD
21-18-1357-030	1249 HARRISBURG PIKE
21-18-1357-038	HARRISBURG PIKE
21-18-1357-029U1	1245 HARRISBURG PIKE
21-18-1357-028	1243 HARRISBURG PIKE
21-18-1357-026	1239 HARRISBURG PIKE
21-18-1357-029U2	1247 HARRISBURG PIKE
21-18-1357-025	2 S MIDDLESEX ROAD
21-18-1357-035	S MIDDLESEX ROAD
21-18-1357-023EX	17 N LETORT DRIVE
21-18-1357-017	1215 HARRISBURG PIKE
21-18-1357-018	1 N LETORT DRIVE
21-18-1357-019	5 N LETORT DRIVE
21-18-1357-020	7 N LETORT DRIVE
21-18-1357-021	N LETORT DRIVE
21-18-1357-022	13 N LETORT DRIVE
21-18-1357-039	HARRISBURG PIKE
21-18-1357-001	1205 HARRISBURG PIKE
21-18-1357-014	6 N LETORT DRIVE
21-18-1357-004	CLINTON DRIVE
21-18-1357-013	8 N LETORT DRIVE
21-18-1357-012	10 N LETORT DRIVE
21-18-1357-011	12 N LETORT DRIVE
21-18-1357-010	22 S LETORT DRIVE
21-18-1357-009	25 S LETORT DRIVE
21-18-1357-008	23 S LETORT DRIVE & CLINTON AVENUE
21-18-1359-010	1203 HARRISBURG PIKE
21-18-1359-010A	1201 HARRISBURG PIKE
21-18-1359-008	1179 HARRISBURG PIKE
21-18-1359-012	1165 HARRISBURG PIKE & 1167 HARRISBURG PIKE
21-18-1359-011	1163 HARRISBURG PIKE
21-18-1359-001	1161 HARRISBURG PIKE
21-07-0467-016	SHADY LANE COMFORT INN
21-07-0467-016B	1153 HARRISBURG PIKE
21-07-0467-016A	HARRISBURG PIKE
21-07-0467-017	25 SHADY LANE
21-07-0467-049	1155 HARRISBURG PIKE
21-07-0467-017A	77 SHADY LANE
21-07-0467-018A	101 SHADY LANE
21-07-0467-035	1151 HARRISBURG PIKE
21-07-0467-024	1149 HARRISBURG PIKE
21-07-0467-024LL001	1149 HARRISBURG PIKE
21-07-0467-036	240 SHADY LANE
21-07-0467-055	STAMBAUGH LANE

# EXHIBIT 'A' (CONT'D)

## LIST OF CERTAIN PARCELS, OR PORTIONS THEREOF, INCLUDED AS PART OF THE REDEVELOPMENT OPPORTUNITY OVERLAY

Parcel ID	Property Address
21-07-0467-025	1133 HARRISBURG PIKE
21-18-1363-060	1135 HARRISBURG PIKE
21-07-0467-048	1133 B HARRISBURG PIKE
21-18-1363-059	1131 HARRISBURG PIKE
21-18-1363-061	1129 HARRISBURG PIKE
21-18-1363-058	1125 HARRISBURG PIKE
21-18-1363-057	1123 HARRISBURG PIKE
21-18-1363-056	1121 HARRISBURG PIKE
21-19-1637-025	1119 HARRISBURG PIKE
21-19-1637-024	1115 HARRISBURG PIKE
21-19-1637-023	1111 HARRISBURG PIKE
21-19-1637-022	1107 HARRISBURG PIKE
21-19-1637-027EX	19 HARMONY HALL DRIVE
21-19-1637-014	1099 HARRISBURG PIKE
21-19-1637-013	1087 HARRISBURG PIKE
21-19-1637-012	1081 HARRISBURG PIKE
29-07-0467-002A	1048 HARRISBURG PIKE
21-19-1637-001B	1050 HARRISBURG PIKE
21-19-1637-033	HARRISBURG PIKE
21-19-1637-034	HARRISBURG PIKE
21-19-1637-002	HARRISBURG PIKE
21-19-1637-003	1058 HARRISBURG PIKE
21-19-1637-004	1060 HARRISBURG PIKE
21-19-1637-035	HARRISBURG PIKE
21-19-1637-005	1064 HARRISBURG PIKE
21-19-1637-006	1066 HARRISBURG PIKE
21-19-1637-007	1068 HARRISBURG PIKE
21-07-0467-028A	1072 HARRISBURG PIKE
21-07-0467-028	1076 HARRISBURG PIKE & 20 WOLFS BRIDGE ROAD
21-07-0467-050	1098 HARRISBURG PIKE SHEETZ
21-07-0467-028ALL001	1072 RR HARRISBURG PIKE TOWER #272610
21-07-0467-042	PINE HILL DRIVE
29-07-0467-002	HARRISBURG PIKE
21-07-0467-054	10 PINE HILL DRIVE
21-07-0467-038	6 PINE HILL DRIVE
21-07-0467-045	PINE HILL DRIVE
21-07-0467-043	PINE HILL DRIVE
21-07-0467-044	WOLFS BRIDGE ROAD
21-07-0467-000	
21-18-1363-048	1100 HARRISBURG PIKE
21-18-1363-047	1100 RR HARRISBURG PIKE& WOLFS BRIDGE ROAD
21-18-1363-049	1100 HARRISBURG PIKE
21-18-1363-050	1110 HARRISBURG PIKE
21-18-1363-046	104 WILLOW VIEW DRIVE
21-18-1363-045	106 WILLOW VIEW DRIVE
21-18-1363-044	108 WILLOW VIEW DRIVE & MAPLE DRIVE



## EXHIBIT 'A' (CONT'D)

### LIST OF CERTAIN PARCELS, OR PORTIONS THEREOF, INCLUDED AS PART OF THE REDEVELOPMENT OPPORTUNITY OVERLAY

Parcel ID	Property Address
21-18-1363-051	1118 HARRISBURG PIKE
21-18-1363-043E	116 WILLOW VIEW DRIVE & MAPLE DRIVE
21-18-1363-052	1122 HARRISBURG PIKE
21-18-1363-043D	118 WILLOW VIEW DRIVE
21-18-1363-043C	120 WILLOW VIEW DRIVE
21-18-1363-053	1124 HARRISBURG PIKE
21-18-1363-043B	122 WILLOW VIEW DRIVE
21-18-1363-055	1130 HARRISBURG PIKE
21-18-1363-043A	126 WILLOW VIEW DRIVE
21-18-1363-043	128 WILLOW VIEW DRIVE
21-18-1363-042	WILLOW VIEW DRIVE
21-18-1363-056A	HARRISBURG PIKE
21-18-1363-000	
21-18-1363-062	1148 HARRISBURG PIKE
21-18-1363-000	
21-07-0467-034	1150 HARRISBURG PIKE
21-07-0467-051	1152 HARRISBURG PIKE HOLIDAY INN EXPRESS & SUITES
21-07-0467-000	
21-07-0467-006	99 WOLFS BRIDGE ROAD
21-07-0467-047	99 R WOLFS BRIDGE ROAD
21-07-0467-047LL	41 GASOLINE ALLEY SITE ID: 2513
21-07-0467-006A	53 GASOLINE ALLEY
21-07-0467-007	73 GASOLINE ALLEY
21-00-0000-000	
21-07-0467-046	125 WOLFS BRIDGE ROAD
21-07-0467-004H	141 WOLFS BRIDGE ROAD
21-07-0467-008	10 GASOLINE ALLEY
21-07-0467-012	HARRISBURG PIKE
21-07-0467-015	HARRISBURG PIKE
21-07-0467-013	1166 HARRISBURG PIKE
21-07-0467-013LL	1166 HARRISBURG PIKE SITE NO: 2010528948
21-18-1359-014	1164 HARRISBURG PIKE
21-07-0467-040	HAMPTON COURT
21-07-0467-039	HAMPTON COURT
21-07-0467-041	1 HAMPTON COURT
21-17-2696-010EX	N MIDDLESEX ROAD & RESERVOIR LANE
21-17-2696-023	1170 HARRISBURG PIKE
21-17-2696-022	1176 HARRISBURG PIKE
21-17-2696-020	1184 HARRISBURG PIKE
21-17-2696-019	1186 HARRISBURG PIKE
21-17-2696-016	10 N MIDDLESEX ROAD
21-17-2696-015	20 N MIDDLESEX ROAD
21-17-2696-014	30 N MIDDLESEX ROAD
21-17-2696-013	40 N MIDDLESEX ROAD
21-17-2696-012	50 N MIDDLESEX ROAD & MILL ROAD
21-17-2696-011EX	60 N MIDDLESEX ROAD

## EXHIBIT 'A' (CONT'D)

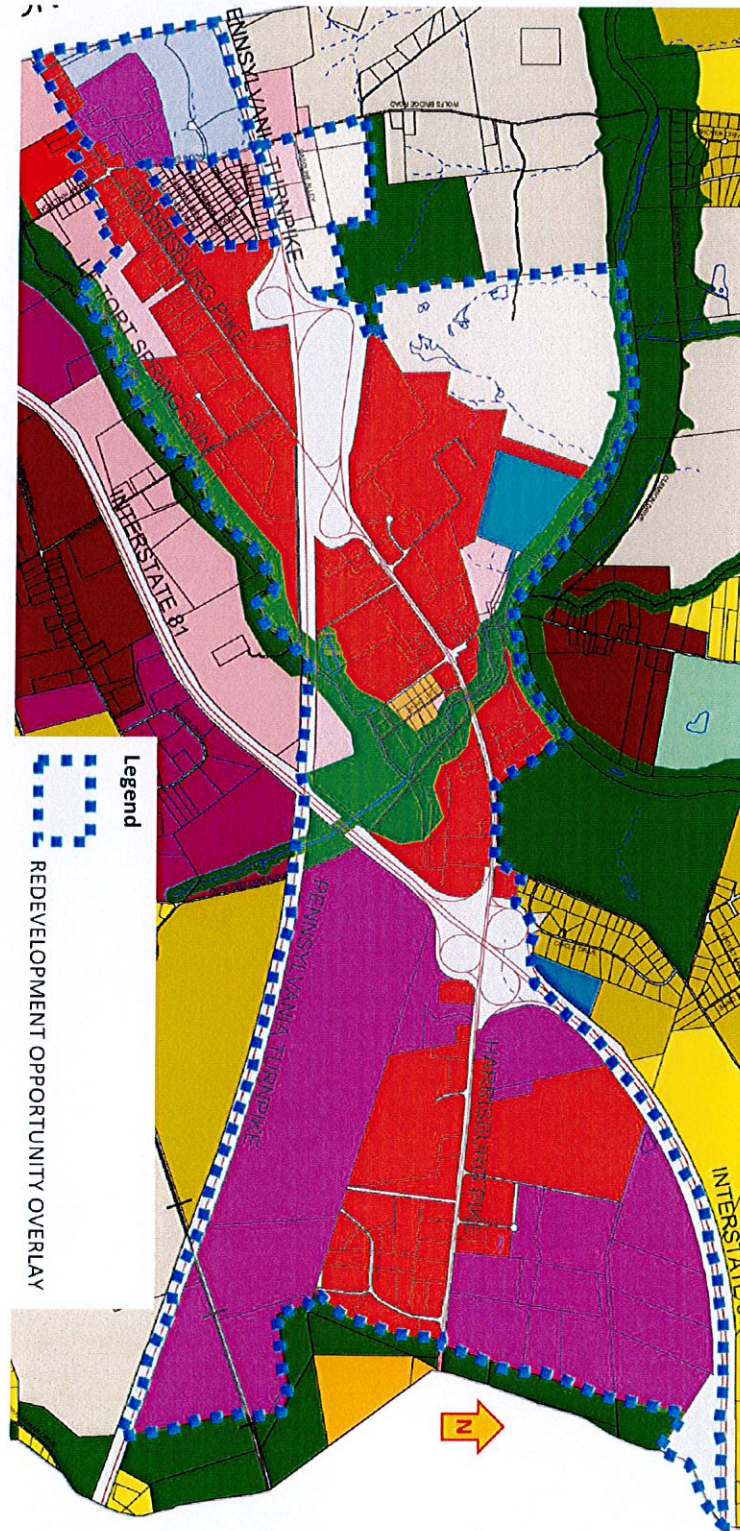
### LIST OF CERTAIN PARCELS, OR PORTIONS THEREOF, INCLUDED AS PART OF THE REDEVELOPMENT OPPORTUNITY OVERLAY

Parcel ID	Property Address
21-17-2696-030	MILL ROAD
21-17-2696-031	9 MILL ROAD
21-17-2694-001	1230 HARRISBURG PIKE
21-17-2694-005	1240 HARRISBURG PIKE
21-17-2694-004	1236 HARRISBURG PIKE
21-17-2696-035	8 MILL ROAD & NORTH MIDDLESEX ROAD
21-17-2696-036	35 N MIDDLESEX ROAD
21-17-2696-037	25 N MIDDLESEX ROAD
21-17-2696-038	15 N MIDDLESEX ROAD
21-17-2696-040	1202 HARRISBURG PIKE
21-17-2696-034	6 MILL ROAD
21-17-2696-041	1206 HARRISBURG PIKE
21-17-2696-042	HARRISBURG PIKE
21-17-2696-043	HARRISBURG PIKE
21-17-2696-033	2 MILL ROAD
21-17-2694-018	1252 HARRISBURG PIKE RAMADA



## EXHIBIT 'B'

MAP GENERALLY DEPICTING THE LIMITS OF THE  
REDEVELOPMENT OPPORTUNITY OVERLAY WITH  
LIGHT GRAY SHADING AND LIGHT BLUE DASHED OUTLINE



**TOWNSHIP OF MIDDLESEX  
CUMBERLAND COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_-2023**

**AN ORDINANCE OF THE TOWNSHIP OF MIDDLESEX,  
CUMBERLAND COUNTY, PENNSYLVANIA, AMENDING  
ORDINANCE NO. 3-89 ENACTED JUNE 30, 1989 KNOWN  
AS THE “MIDDLESEX TOWNSHIP ZONING  
ORDINANCE”, AS SUBSEQUENTLY AMENDED, BY  
REVISING THE: (A) MIDDLESEX TOWNSHIP ZONING  
MAP BY APPLYING THE REDEVELOPMENT  
OPPORTUNITY OVERLAY DISTRICT TO ALL OR  
PORTIONS OF CERTAIN PARCELS, OR PORTIONS  
THEREOF, THAT ARE LISTED ON EXHIBIT ‘A’ AND  
GENERALLY DEPICTED ON EXHIBIT ‘B’; AND (B) TEXT  
BY CREATING A NEW REDEVELOPMENT  
OPPORTUNITY OVERLAY DISTRICT.**

**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 enacted Ordinance No. 3-89 enacted June 30, 1989 known as the “Middlesex Township Zoning Ordinance”, as subsequently amended (“Zoning Ordinance”), which includes the “Middlesex Township Zoning Map” (“Zoning Map”), to implement comprehensive plans and accomplish any of the purposes of the MPC; and

**WHEREAS**, the Board of Supervisors, adopted Resolution No. 2023-\_\_\_\_ on \_\_\_\_\_, 2023 amending the “Middlesex Township Comprehensive Plan”, adopted February 5, 2003 and subsequently amended (“Township Plan”) to create and apply the Redevelopment Opportunity Overlay in order to help encourage reinvestment, revitalization and overall enhancement of certain land along the Harrisburg Pike (SR 0011, “Miracle Mile”) corridor area around the convergence of major transportation corridors (Interstate 76 (SR 0076), Interstate 81 (SR 0081) and Harrisburg Pike); and

**WHEREAS**, the Zoning Ordinance does not include an optional set of standards that help to encourage innovation and promote flexibility, economy, and ingenuity in development (i.e., infill, replacement and redevelopment) in the Miracle Mile corridor area; and

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



**WHEREAS**, the Board of Supervisors, believes that it is in the best interest of the Township as a whole to implement elements of the Township Plan, and certain purposes and objectives of the Zoning Ordinance, by amending the Zoning Ordinance and Zoning Map, so as to create and apply the Redevelopment Opportunity Overlay District to certain land, subject to specific standards; and

**WHEREAS**, the Board of Supervisors, desires to amend the Zoning Ordinance and Zoning Map via the following amendment that is generally consistent with, and better implements elements of the Township Plan.

**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 enacted June 30, 1989 known as the “Middlesex Township Zoning Ordinance”, as subsequently amended, is hereby amended as follows:

**A. ZONING MAP CHANGE**

Article III (Entitled “Establishment of Zoning Districts and Map”), specifically Section 3.02 (Entitled “Zoning Map”) and the “Middlesex Township Zoning Map” is hereby amended by adding and applying the limits of the Redevelopment Opportunity Overlay District to include certain land generally bound by: (i) the Conodoguinet Creek to the northwest; (ii) I-81 to the northeast; (iii) the Appalachian Trail to the east; (iv) I-76 to the southeast; (v) LeTort Spring Run and Harrisburg Pike to the south; and (vi) the Township boundary with North Middleton Township, Wolfs Bridge Road (T-508) and the Fraternal Order of Eagles Picnic Grounds to the west. More specifically, the area that is to be zoned as part of the Redevelopment Opportunity Overlay District is hereby intended and deemed to include the entire contiguous area of certain parcels, or portions thereof, that are listed on Exhibit ‘A’ and within the limits of the Redevelopment Opportunity Overlay District that generally is depicted as light gray shading and red dashed outline on Exhibit ‘B’, both which are attached to and made a part of this Ordinance.

**B. TEXT CHANGES**

1. Article III (Entitled “Establishment of Zoning Districts and Map”), is hereby amended by adding and including and incorporating the following as new Section 3.13 (Entitled “Establishment of Redevelopment Opportunity Overlay District”), as follows:

**SECTION 3.13      ESTABLISHMENT OF REDEVELOPMENT  
OPPORTUNITY OVERLAY DISTRICT.**

- A.     Optional Overlay District Concept. The Redevelopment Opportunity Overlay District ("RO Overlay") shall be an optional overlay district for certain land as depicted on the official Middlesex Township Zoning Map ("Zoning Map"). While the RO Overlay confers alternative use and development options to be employed at the discretion of the Applicant, any land located within the RO Overlay may be developed pursuant to either the standards of the RO Overlay or the standards of the underlying zoning district, but not both. Although the RO Overlay does not in any manner remove or alter the rights permitted by the underlying zoning district, the use of one or more of the RO Overlay standards set forth in Section 3.13 (Establishment of Redevelopment Opportunity Overlay District) and Article XXIII (Redevelopment Opportunity Overlay District) requires compliance with all applicable RO Overlay standards.
- B.     Interpretation and Application.
1.     The standards of the Zoning Ordinance shall apply to the RO Overlay except to the extent specifically provided for herein Section 3.13 and Article XXIII.
  2.     With the exception of the standards of Article V (OS – Conservation/Open Space Districts) and Article XIII (FP – Floodplain Conservation Districts) which shall prevail and apply over the standards of Article XXIII, the standards of Section 3.13 and Article XXIII shall supersede all general use and bulk and area standards set forth in the underlying zoning district.
  3.     The standards of Section 14.15.B (Driveway Access Points) shall apply to the RO Overlay.
  4.     Except as provided in Sections 3.13.B.2 and 3.13.B.3, in the event of a conflict between the standards of Article XXIII and elsewhere in the Zoning Ordinance, the standards of Article XXIII shall prevail and apply.
2.     Adding a new Article XXIII (Entitled "Redevelopment Opportunity Overlay District") as follows:

## **ARTICLE XXIII**

### **REDEVELOPMENT OPPORTUNITY OVERLAY DISTRICT**

#### **SECTION 23.01                      PURPOSE.**

The purpose of the Redevelopment Opportunity Overlay District ("RO Overlay") is to:

- A. Recognize the uniqueness of the Harrisburg Pike (SR 0011) corridor area around the convergence of major transportation corridors (Interstate 76 (SR 0076), Interstate 81 (0081) and Harrisburg Pike, the "Miracle Mile");
- B. Encourage reinvestment, revitalization and overall enhancement of the Miracle Mile corridor area via infill, replacement and redevelopment opportunities on previously developed or underutilized land by providing greater flexibility in both the variety of permitted uses and development standards; and
- C. Provide an optional set of standards that help to encourage innovation and promote flexibility, economy, and ingenuity in development (i.e., infill, replacement and redevelopment) which generally is consistent with the applicable provisions of the Pennsylvania Municipalities Planning Code, including Article VI (specifically §§ 603(c)(5), 603(c)(6), 605(2)(i), 605(2)(vii) and 605(3)), the Cumberland County Comprehensive Plan and the Middlesex Township Comprehensive Plan.

#### **SECTION 23.02                      REQUIRED UTILITIES.**

Public water and public sewer shall be required.

#### **SECTION 23.03                      USE STANDARDS.**

The following use standards shall apply:

- A. Multiple Uses and Structures, and Mixed Uses.
  - 1. Multiple Uses and Structures Permitted. More than one (1) principal use or structure or accessory use or structure that are permitted in the RO Overlay and listed in Section 23.03.B (Permitted Uses) shall be

permitted to occupy the same building or lot, provided the applicable standards of Article XXIII (Redevelopment Opportunity Overlay District) and the Zoning Ordinance are met.

2. **Mixed Uses Permitted.** Mixed uses, consisting of combinations of residential or nonresidential uses that are permitted in the RO Overlay and listed in Section 23.03.B (Permitted Uses) shall be permitted to occupy the same building or lot, provided the applicable standards of Article XXIII and the Zoning Ordinance are met. Uses shall be permitted to be mixed both on the horizontal plane and the vertical plane.

- B. **Permitted Uses.** The following uses shall be permitted by right in the RO Overlay. Notwithstanding the introductory sentence in Article XIV (Supplementary Regulations) to the contrary, the following permitted uses are subject to additional specific standards in Article XIV (Supplementary Regulations) only when specifically listed below:

1. **Residential Uses:**

- a. Multi-family dwellings (e.g., apartments or condominiums).
- b. Single-family attached dwellings (e.g., townhouses).

2. **Nonresidential Uses:**

- a. Agricultural, food and kindred products manufacturing, but not including rendering, slaughtering or tanning plants.
- b. Animal hospitals.
- c. Business services, such as banks, credit unions, loan companies and other financial institutions, real estate and insurance agencies, utility offices, government, business and professional offices, and veterinary clinics.
- d. Canvas products made of purchased canvas manufacturing.\*



- e. Commercial recreation and entertainment facilities, including, but not limited to, theaters, bowling alleys, skating rinks, golf courses, miniature golf courses, swimming pools, and archery ranges.
- f. Day care centers. (See Sections 14.48.A and 14.48.B)
- g. Drive-in, drive-up or drive-through type establishments, including but not limited to, car and truck washes, restaurants, beverage distributors, theaters, veterinary clinics, financial institutions and other similar establishments designed to provide drive-in facilities.
- h. Electronics and small parts assembly.\*
- i. Fabricated metal products manufacturing and metal working.\*
- j. Forestry. (See Section 14.53)
- k. Furniture and fixtures manufacturing.\*
- l. Hotels, motels and tourist homes. (See Section 14.47.I)
- m. Laundries, laundry services and cleaning plants – industrial operations.\*
- n. Mortuary and funeral homes and monument sales.
- o. Municipal and public utility facilities, including essential services and installations, buildings, structures and yards, treatment plants and pump stations, heating and electric power generation plants.
- p. National fraternal or benevolent organizations, and membership clubs. (See Section 14.31.D.1)
- q. Newspaper and printing, publishing and allied industry establishments.

- r. Personal services, such as barber shops, beauty salons, photographic studios, coin operated laundromats, tailor, dress-making, millinery and dry cleaning and laundry pick-up stations where the processing is to be done elsewhere.
- s. Personal wireless service facilities. (See Section 14.52)
- t. Pharmaceutical, medicinal, drug and biological products manufacturing.\*
- u. Philanthropic and religious institutions, hospitals, nursing homes, assisted living facilities and sanatoria for medical care.
- v. Places of worship including accessory buildings and uses, such as church school and dormitory facilities.
- w. Principal solar energy systems. (See Section 14.60)
- x. Professional and administrative offices.
- y. Professional, scientific and controlling instruments; photographic and optical goods.\*
- z. Public schools, private schools, commercial schools, vocational trade schools, colleges, universities and post-graduate schools, each including accessory dormitory facilities. (See Section 14.29)
- aa. Repair services, such as radio, television and appliance shops, plumbing shops, carpenter shops, upholstery shops, and shoe-repair shops.
- bb. Research, design and development laboratories.\*
- cc. Retail businesses, such as variety stores, apparel stores, drug stores, grocery stores,

eating and drinking establishments, liquor stores, antique shops, auction houses, music shops, sporting goods stores, and book, stationery, magazine, candy and tobacco shops.

- dd. Self-storage facilities.\* (See Sections 14.62.A through 14.62.B, 14.62.D through 14.62.G, 14.62.K and 14.62.O).
  - ee. Textile mill and apparel products manufacturing.\*
  - ff. Vehicle sales and services, such as service stations; repair garages; new and used car, mobile home, motorcycle, recreational vehicle, and construction or farm equipment dealers; and automotive supplies.\* (See Sections 14.46.B.3 through 14.46.B.6)
  - gg. Vehicle parking or storage lots and structures.\* (See Sections 14.46.B.3 through 14.46.B.6)
  - hh. Wholesaling, storing and warehousing, including lumber yards, building contractors, and farm supply and building material yards, and distribution centers.\* (See Sections 14.61.G through 14.61.J)
  - ii. Wind energy facilities. (See Section 14.58)
  - jj. Woodworking, cabinets and handicraft products manufacturing.
3. Accessory Uses. Any accessory building, structure or use that is secondary and incidental to a principal building or use on a lot shall be permitted by right on such lot, specifically including, but not limited to:
- a. Outdoor seating and dining areas.
  - b. Signs.
  - c. Fences.

- d. Parking.
  - e. Loading.
  - f. Bed and Breakfast Inns. (See Section 14.42)
- C. Special Exception Uses. The following uses shall be permitted by special exception in the RO Overlay:
  - 1. Uses which, in the opinion of the Zoning Hearing Board, are of the same general character as those listed as permitted uses and which will not be detrimental to the intended purpose of the RO Overlay; but excluding those uses listed as prohibited in Section 23.03.D (Prohibited Uses).
  - 2. Uses not provided for. (See Section 14.21)
- D. Prohibited Uses. The following uses are expressly prohibited in the RO Overlay:
  - 1. Truck terminals.
  - 2. Truck repair and service facilities (i.e., truck stops).
  - 3. Junk yards used for storage, wrecking and converting used or discarded materials
  - 4. Adult bookstores and adult theatres.

**SECTION 23.04                      AREA            AND            DIMENSIONAL  
STANDARDS.**

- A. Minimum Lot Area: No minimum lot area required.
- B. Minimum Lot Width: 50 feet.
- C. Maximum Impervious Area Coverage: 70%.
- D. Maximum Lot Coverage (i.e., building coverage): 50%.
- E. Minimum Yard Requirements. Building, parking, loading and storage shall comply with the following:
  - 1. Front:



- a. Arterial Street: See Section 14.15 (Arterial Road and Interchange Development).
    - b. Collector Street: 30 feet.
    - c. Local Street: 25 feet.
  - 2. Each Side and Rear: 10 feet, except that 25 feet for a nonresidential use adjoining residential use or district.
  - 3. Notwithstanding the foregoing minimum yard requirements and provisions of Section 23.03.A (Multiple Uses and Structures, and Mixed Uses), for the nonresidential uses listed in Section 23.03.B.2 (Nonresidential Uses) which are denoted with an " \* " (i.e., asterisk), such nonresidential buildings, loading and storage facilities shall be set back a minimum distance of 100 feet from any building containing a dwelling unit that is located on the same lot as the nonresidential use, or on an adjoining lot. Within this minimum 100-foot set back distance, a minimum 50-foot wide landscape planting strip shall be provided in lieu of the 20-foot wide planting strip required by Section 719.C.14.b.1) of the SLDO.
- F. Maximum Height: 65 feet. For heights exceeding 40 feet, the minimum yard requirements of Sections 23.04.E.1 and 23.04.E.2 (Minimum Yard Requirements) shall be increased 1 additional foot for each 1 additional foot of height exceeding 40 feet.
- G. Maximum Net Residential Density:
- 1. Multi-family dwellings (e.g., apartments or condominiums): 20 dwelling units per net acre; and
  - 2. Single-family attached dwellings (e.g., townhouses): 12.5 dwelling units per net acre.

## **SECTION 23.05**

## **PARKING STANDARDS.**

The minimum number of parking spaces shall be provided to meet the anticipated demand in accordance with the following:

- A. The Applicant shall calculate the parking demand based on accepted standards, such as published in the most recent version of the Institute of Transportation Engineers Parking Generation Manual or another acceptable standard, including studies from a previous project with similar parking requirements.
- B. The Applicant shall conduct a shared parking analysis that projects parking needs based on the peak hour of parking demand, when applicable. For example, a building with first-floor retail and office space and upper-floor residential will be able to adjust total parking demand to address the fact that peak residential parking demand will occur in the evening, while peak office parking demand will occur during the day. This analysis shall be based on accepted standards, such as published in the most recent version of the Institute of Transportation Engineers Parking Generation Manual, the Urban Land Institute Shared Parking study, or another acceptable standard.
- C. Uses not specifically listed in the most recent version of the Institute of Transportation Engineers Parking Generation Manual or another acceptable standard shall comply with the requirements for the most similar use listed in the applicable publication, unless the Applicant proves, to the satisfaction of the Zoning Officer, that an alternative standard should be used for that use.

## **SECTION 23.06**

## **SITE AND BUILDING DESIGN**

## **CRITERIA.**

It is the intent of the following criteria to provide a set of design criteria that will result in unified, harmonious and high-quality building and development throughout the RO Overlay without inhibiting the imaginative work of designers and the individuality of property owners and tenant businesses. The design criteria tend to minimize the large-scale visual impact of buildings and create a complex of buildings compatible with more of a pedestrian scale of the streetscape. Developers and designers are encouraged to explore

the creative possibilities on individual sites while generally seeking to maintain a building and development consistency with the basic patterns and elements throughout the RO Overlay.

A. Site Design Criteria.

1. Entrance driveways shall be clearly visible and intuitively located to first-time visitors.
2. Conflict between service vehicles, automobiles and pedestrians shall be minimized to the extent practical and feasible.
3. Main building entries shall be emphasized by accent features including one or more of the following:
  - a. Ceremonial entry porte-cochere.
  - b. Plazas.
  - c. Decorative planters and landscape plantings.
  - d. Architectural walls.
4. Access Management. The functional classification and the speed limit of a street that abuts a property proposed for development will determine the location, number, and spacing between vehicular access points allowed onto the street. Functional classification of streets can be found in the Middlesex Township Comprehensive Plan (Figure 8.1 Roadway Classification and Traffic Volumes Map dated October 18, 1999) and in consultation with the Township Engineer.
  - a. Vehicular access to properties proposed for development shall be controlled and provided by use of driveways in accordance with at least one of the following access management requirements set forth in Sections 23.06.A.4.a(1), 23.06.A.4.a(2) and 23.06.A.4.a(3).
    - (1) Existing or proposed driveways that provide access to properties proposed

for development and intersect an arterial or collector street shall be separated from other existing or proposed driveways at minimum distances of:

- (a) 600 feet for arterial streets; and
- (b) 300 feet for collector streets.

Separation distances shall be measured from the centerline of one driveway to the centerline of the next driveway. When this requirement has been satisfied, access locations must be checked to assure compliance with safe sight distance. Safe sight distance must be measured per Pennsylvania Department of Transportation Publication 201, Engineering and Traffic Studies.

- (2) Provide shared vehicular access between two or more adjoining land uses that make use of a shared driveway onto an adjoining arterial or collector street, pursuant to Section 703.I.7 of the SLDO.
- (3) In circumstances where it is not possible to provide vehicular access in accordance with Section 23.06.A.4.a(1) or Section 23.06.A.4.a(2) above, the proposed development shall be permitted to have one driveway that intersects the cartway of the applicable collector or arterial street and shall not exceed 24 feet in width (exclusive of curb radii) or such greater width that is required by the Pennsylvania Department of Transportation. If in the event a developer provides evidence that this requirement impedes on the flow of tractor-trailers that would deliver goods to the lot, the developer may widen the cartway to the minimum width it would



take to allow truck deliveries to occur safely on the lot.

- b. Driveways servicing two or more adjoining land uses, shall be improved to local street standards as shown in Table 703.1, and Intersection Design shall be for a Collector with an Arterial intersection, as shown in Table 703.2 of the SLDO.
- c. As an incentive to implement Section 23.06.A.4.a(1) or Section 23.06.A.4.a(2) above, a developer that implements either Section 23.06.A.4.a(1) or Section 23.06.A.4.a(2) shall be permitted to increase:
  - (1) The lot coverage (i.e., building coverage) limitation on its lot by an additional 10%; or
  - (2) The height limitation by an additional 20 feet.

**B. Building Form and Materials Criteria.**

**1. For building exterior wall materials:**

- a. Use of preferred materials is required on the sides of any building that: (i) contains the building's main entrance; and (ii) is oriented toward any street that adjoins the lot on which such building is located. Preferred materials include brick, stone, cast stone, concrete, stucco, dryvit, textured split-faced block, fiber cement siding, wood siding and materials of similar quality; provided, however, no preferred materials shall include metal siding or nontextured split-faced block.
- b. The main entrance to the building shall be architecturally emphasized through fenestration, entrance treatment, columns, colonnades, pilasters, piers, recesses, projections, bays, offsets, or other architectural details.

- c. Except for industrial buildings, in order to scale down the horizontality of a building having a gross ground floor area exceeding 40,000 square feet, any pilasters, piers or columns that are used shall be regularly spaced at intervals of no less than 20 feet on center and no more than 40 feet on center.
- d. Pre-engineered buildings featuring predominantly metal painted exteriors are not permitted.
- e. Exposed drainage pipes on building walls oriented toward streets are not permitted, except if specifically approved by the Township Board of Supervisors.
- f. Highly reflective surfaces that create hazardous glares for motorists are not permitted.

2. For building roofs:

- a. When flat or predominately flat roof areas can be viewed from above from an adjoining lot, roof-mounted equipment shall be installed in a neat and compact fashion and be of a color that blends with the visual background to the extent practical and feasible.
- b. Use of preferred materials also is required on all pitched roofs. Preferred materials include slate shingles, metal, architectural grade fiberglass shingles and materials of similar quality.
- c. Building parapets shall be of such a height to screen roof-mounted mechanical equipment to the extent practical and feasible. If parapets cannot provide adequate screening, an unobtrusive screening device designed to appear integral with the building architecture may be used. Such screening devices shall be constructed of durable materials and finished in a texture and color scheme consistent with the architectural character of the building.

## **SECTION 23.07**

## **MODIFICATION OF STANDARDS.**

Consistent with Sections 603(c)(5) and 605(3) of the Pennsylvania Municipalities Planning Code, the Board of Township Supervisors may, by conditional use approval, authorize a modification of the RO Overlay standards of Article XXIII, or other area, dimensional and design-related standards of the Zoning Ordinance, which impact the layout and design of the use or development of land in the RO Overlay, in order to encourage the use of innovative design. Any conditional use application requesting a modification of a RO Overlay standard or other applicable zoning standard shall be subject to the following standards:

- A. The modification is generally consistent with the applicable elements of the:
  - 1. Intended purpose of the RO Overlay (Section 23.01);
  - 2. Statement of Purposes (Section 1.02) and Community Development Objectives (Section 1.03) of the Zoning Ordinance; and
  - 3. Township Plan.
- B. The modification will not result in any danger to the public health and safety, nor adversely impact adjoining properties or future inhabitants of the RO Overlay.
- C. The modification will allow for equal or better results and represents the minimum amount of relief necessary to ensure compliance with the applicable standard.

**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:** In the event any provision added by this Ordinance or Ordinance No. 3-89 enacted June 30, 1989 known as the "Middlesex Township Zoning Ordinance", as subsequently amended, has been numbered, lettered or otherwise designated out of sequence, the same shall be corrected and/or correctly numbered, lettered or designated upon discovery of same.

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

**ENACTED AND ORDAINED** this \_\_\_\_ day of \_\_\_\_\_, 2023.

**TOWNSHIP OF MIDDLESEX**

By: \_\_\_\_\_  
Chairman, Board of Township Supervisors

**ATTEST:**

\_\_\_\_\_  
Township Secretary

(Township Seal)

## EXHIBIT 'A'

### LIST OF CERTAIN PARCELS, OR PORTIONS THEREOF, ZONED AS PART OF THE REDEVELOPMENT OPPORTUNITY OVERLAY DISTRICT

Parcel ID	Property Address
21-07-0465-010	1501 HARRISBURG PIKE
21-07-0465-009	1651 HARRISBURG PIKE
21-07-0465-008	100 CAROLINA WAY
21-07-0465-006B	300 CAROLINA WAY
21-07-0463-003	2001 HARRISBURG PIKE
21-07-0465-007C	201 CAROLINA WAY
21-07-0463-005	1951 R HARRISBURG PIKE
21-07-0465-084	111 CAROLINA WAY
21-07-0465-007B	1951 HARRISBURG PIKE
21-07-0465-007	1825 HARRISBURG PIKE
21-07-0465-085	HARRISBURG PIKE & ALLISON BOULEVARD
21-07-0465-007D	1803 HARRISBURG PIKE
21-07-0465-060	1 ROADWAY DRIVE
21-07-0465-089	11 ROADWAY DRIVE
21-07-0465-061	15 ROADWAY DRIVE
21-07-0465-065	ROADWAY DRIVE
21-07-0465-066	25 ROADWAY DRIVE
21-07-0465-024	21 ROADWAY DRIVE
21-07-0465-000	
21-08-0571-023	1 SCHNEIDER DRIVE
21-07-0465-059	2 ROADWAY DRIVE
21-07-0465-054	1900 HARRISBURG PIKE
21-07-0465-055	1880 HARRISBURG PIKE
21-07-0465-056	1840 HARRISBURG PIKE
21-07-0465-074	10 ROADWAY DRIVE
21-07-0465-073	10 ROADWAY DRIVE
21-07-0465-075	20 ROADWAY DRIVE
21-07-0465-076	ROADWAY DRIVE
21-07-0465-072	40 ROADWAY DRIVE
21-07-0465-071	50 ROADWAY DRIVE
21-07-0465-022	1800 HARRISBURG PIKE
21-07-0465-021	1760 HARRISBURG PIKE & 1770 HARRISBURG PIKE
21-07-0465-093PU	1700 HARRISBURG PIKE
21-07-0465-020	1720 HARRISBURG PIKE
21-07-0465-095	1700 HARRISBURG PIKE
21-07-0465-087	HARRISBURG PIKE
21-07-0465-019	1550 HARRISBURG PIKE
21-07-0465-018	1500 HARRISBURG PIKE
21-07-0465-017A	1460 HARRISBURG PIKE
21-07-0465-017	1450 HARRISBURG PIKE
21-07-0465-016	1400 HARRISBURG PIKE
21-07-0465-096	80 ROADWAY DRIVE
21-07-0465-014	100 ROADWAY DRIVE
21-07-0465-000	
21-07-0465-014LL001	100 RR ROADWAY DRIVE SITE ID: CARLISLE - YRC
21-07-0465-012	40 S MIDDLESEX ROAD



**EXHIBIT 'A' (CONT'D)****LIST OF CERTAIN PARCELS, OR PORTIONS THEREOF,  
ZONED AS PART OF THE  
REDEVELOPMENT OPPORTUNITY OVERLAY DISTRICT**

<b>Parcel ID</b>	<b>Property Address</b>
21-18-1357-031	1251 HARRISBURG PIKE & 1255 HARRISBURG PIKE
21-18-1357-036	R S MIDDLESEX ROAD
21-18-1357-033	29 S MIDDLESEX ROAD
21-18-1357-030	1249 HARRISBURG PIKE
21-18-1357-038	HARRISBURG PIKE
21-18-1357-029U1	1245 HARRISBURG PIKE
21-18-1357-028	1243 HARRISBURG PIKE
21-18-1357-026	1239 HARRISBURG PIKE
21-18-1357-029U2	1247 HARRISBURG PIKE
21-18-1357-025	2 S MIDDLESEX ROAD
21-18-1357-035	S MIDDLESEX ROAD
21-18-1357-023EX	17 N LETORT DRIVE
21-18-1357-017	1215 HARRISBURG PIKE
21-18-1357-018	1 N LETORT DRIVE
21-18-1357-019	5 N LETORT DRIVE
21-18-1357-020	7 N LETORT DRIVE
21-18-1357-021	N LETORT DRIVE
21-18-1357-022	13 N LETORT DRIVE
21-18-1357-039	HARRISBURG PIKE
21-18-1357-001	1205 HARRISBURG PIKE
21-18-1357-014	6 N LETORT DRIVE
21-18-1357-004	CLINTON DRIVE
21-18-1357-013	8 N LETORT DRIVE
21-18-1357-012	10 N LETORT DRIVE
21-18-1357-011	12 N LETORT DRIVE
21-18-1357-010	22 S LETORT DRIVE
21-18-1357-009	25 S LETORT DRIVE
21-18-1357-008	23 S LETORT DRIVE & CLINTON AVENUE
21-18-1359-010	1203 HARRISBURG PIKE
21-18-1359-010A	1201 HARRISBURG PIKE
21-18-1359-008	1179 HARRISBURG PIKE
21-18-1359-012	1165 HARRISBURG PIKE & 1167 HARRISBURG PIKE
21-18-1359-011	1163 HARRISBURG PIKE
21-18-1359-001	1161 HARRISBURG PIKE
21-07-0467-016	SHADY LANE COMFORT INN
21-07-0467-016B	1153 HARRISBURG PIKE
21-07-0467-016A	HARRISBURG PIKE
21-07-0467-017	25 SHADY LANE
21-07-0467-049	1155 HARRISBURG PIKE
21-07-0467-017A	77 SHADY LANE
21-07-0467-018A	101 SHADY LANE
21-07-0467-035	1151 HARRISBURG PIKE
21-07-0467-024	1149 HARRISBURG PIKE
21-07-0467-024LL001	1149 HARRISBURG PIKE
21-07-0467-036	240 SHADY LANE
21-07-0467-055	STAMBAUGH LANE



**EXHIBIT 'A' (CONT'D)****LIST OF CERTAIN PARCELS, OR PORTIONS THEREOF,  
ZONED AS PART OF THE  
REDEVELOPMENT OPPORTUNITY OVERLAY DISTRICT**

<b>Parcel ID</b>	<b>Property Address</b>
21-07-0467-025	1133 HARRISBURG PIKE
21-18-1363-060	1135 HARRISBURG PIKE
21-07-0467-048	1133 B HARRISBURG PIKE
21-18-1363-059	1131 HARRISBURG PIKE
21-18-1363-061	1129 HARRISBURG PIKE
21-18-1363-058	1125 HARRISBURG PIKE
21-18-1363-057	1123 HARRISBURG PIKE
21-18-1363-056	1121 HARRISBURG PIKE
21-19-1637-025	1119 HARRISBURG PIKE
21-19-1637-024	1115 HARRISBURG PIKE
21-19-1637-023	1111 HARRISBURG PIKE
21-19-1637-022	1107 HARRISBURG PIKE
21-19-1637-027EX	19 HARMONY HALL DRIVE
21-19-1637-014	1099 HARRISBURG PIKE
21-19-1637-013	1087 HARRISBURG PIKE
21-19-1637-012	1081 HARRISBURG PIKE
29-07-0467-002A	1048 HARRISBURG PIKE
21-19-1637-001B	1050 HARRISBURG PIKE
21-19-1637-033	HARRISBURG PIKE
21-19-1637-034	HARRISBURG PIKE
21-19-1637-002	HARRISBURG PIKE
21-19-1637-003	1058 HARRISBURG PIKE
21-19-1637-004	1060 HARRISBURG PIKE
21-19-1637-035	HARRISBURG PIKE
21-19-1637-005	1064 HARRISBURG PIKE
21-19-1637-006	1066 HARRISBURG PIKE
21-19-1637-007	1068 HARRISBURG PIKE
21-07-0467-028A	1072 HARRISBURG PIKE
21-07-0467-028	1076 HARRISBURG PIKE & 20 WOLFS BRIDGE ROAD
21-07-0467-050	1098 HARRISBURG PIKE SHEETZ
21-07-0467-028ALL001	1072 RR HARRISBURG PIKE TOWER #272610
21-07-0467-042	PINE HILL DRIVE
29-07-0467-002	HARRISBURG PIKE
21-07-0467-054	10 PINE HILL DRIVE
21-07-0467-038	6 PINE HILL DRIVE
21-07-0467-045	PINE HILL DRIVE
21-07-0467-043	PINE HILL DRIVE
21-07-0467-044	WOLFS BRIDGE ROAD
21-07-0467-000	
21-18-1363-048	1100 HARRISBURG PIKE
21-18-1363-047	1100 RR HARRISBURG PIKE & WOLFS BRIDGE ROAD
21-18-1363-049	1100 HARRISBURG PIKE
21-18-1363-050	1110 HARRISBURG PIKE
21-18-1363-046	104 WILLOW VIEW DRIVE
21-18-1363-045	106 WILLOW VIEW DRIVE
21-18-1363-044	108 WILLOW VIEW DRIVE & MAPLE DRIVE



### EXHIBIT 'A' (CONT'D)

LIST OF CERTAIN PARCELS, OR PORTIONS THEREOF,  
ZONED AS PART OF THE  
REDEVELOPMENT OPPORTUNITY OVERLAY DISTRICT

Parcel ID	Property Address
21-18-1363-051	1118 HARRISBURG PIKE
21-18-1363-043E	116 WILLOW VIEW DRIVE & MAPLE DRIVE
21-18-1363-052	1122 HARRISBURG PIKE
21-18-1363-043D	118 WILLOW VIEW DRIVE
21-18-1363-043C	120 WILLOW VIEW DRIVE
21-18-1363-053	1124 HARRISBURG PIKE
21-18-1363-043B	122 WILLOW VIEW DRIVE
21-18-1363-055	1130 HARRISBURG PIKE
21-18-1363-043A	126 WILLOW VIEW DRIVE
21-18-1363-043	128 WILLOW VIEW DRIVE
21-18-1363-042	WILLOW VIEW DRIVE
21-18-1363-056A	HARRISBURG PIKE
21-18-1363-000	
21-18-1363-062	1148 HARRISBURG PIKE
21-18-1363-000	
21-07-0467-034	1150 HARRISBURG PIKE
21-07-0467-051	1152 HARRISBURG PIKE HOLIDAY INN EXPRESS & SUITES
21-07-0467-000	
21-07-0467-006	99 WOLFS BRIDGE ROAD
21-07-0467-047	99 R WOLFS BRIDGE ROAD
21-07-0467-047LL	41 GASOLINE ALLEY SITE ID: 2513
21-07-0467-006A	53 GASOLINE ALLEY
21-07-0467-007	73 GASOLINE ALLEY
21-00-0000-000	
21-07-0467-046	125 WOLFS BRIDGE ROAD
21-07-0467-004H	141 WOLFS BRIDGE ROAD
21-07-0467-008	10 GASOLINE ALLEY
21-07-0467-012	HARRISBURG PIKE
21-07-0467-015	HARRISBURG PIKE
21-07-0467-013	1166 HARRISBURG PIKE
21-07-0467-013LL	1166 HARRISBURG PIKE SITE NO: 2010528948
21-18-1359-014	1164 HARRISBURG PIKE
21-07-0467-040	HAMPTON COURT
21-07-0467-039	HAMPTON COURT
21-07-0467-041	1 HAMPTON COURT
21-17-2696-010EX	N MIDDLESEX ROAD & RESERVOIR LANE
21-17-2696-023	1170 HARRISBURG PIKE
21-17-2696-022	1176 HARRISBURG PIKE
21-17-2696-020	1184 HARRISBURG PIKE
21-17-2696-019	1186 HARRISBURG PIKE
21-17-2696-016	10 N MIDDLESEX ROAD
21-17-2696-015	20 N MIDDLESEX ROAD
21-17-2696-014	30 N MIDDLESEX ROAD
21-17-2696-013	40 N MIDDLESEX ROAD
21-17-2696-012	50 N MIDDLESEX ROAD & MILL ROAD
21-17-2696-011EX	60 N MIDDLESEX ROAD

# EXHIBIT 'A' (CONT'D)

## LIST OF CERTAIN PARCELS, OR PORTIONS THEREOF, ZONED AS PART OF THE REDEVELOPMENT OPPORTUNITY OVERLAY DISTRICT

Parcel ID	Property Address
21-17-2696-030	MILL ROAD
21-17-2696-031	9 MILL ROAD
21-17-2694-001	1230 HARRISBURG PIKE
21-17-2694-005	1240 HARRISBURG PIKE
21-17-2694-004	1236 HARRISBURG PIKE
21-17-2696-035	8 MILL ROAD & NORTH MIDDLESEX ROAD
21-17-2696-036	35 N MIDDLESEX ROAD
21-17-2696-037	25 N MIDDLESEX ROAD
21-17-2696-038	15 N MIDDLESEX ROAD
21-17-2696-040	1202 HARRISBURG PIKE
21-17-2696-034	6 MILL ROAD
21-17-2696-041	1206 HARRISBURG PIKE
21-17-2696-042	HARRISBURG PIKE
21-17-2696-043	HARRISBURG PIKE
21-17-2696-033	2 MILL ROAD
21-17-2694-018	1252 HARRISBURG PIKE RAMADA



## EXHIBIT 'B'

MAP GENERALLY DEPICTING THE LIMITS OF THE  
REDEVELOPMENT OPPORTUNITY OVERLAY DISTRICT WITH  
LIGHT GRAY SHADING AND RED DASHED OUTLINE

