

EMAIL — PUBLIC RECORD

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From: Mark Carpenter, Middlesex Township Zoning Officer [address redacted]
Sent: Friday, January 31, 2025, 9:08 AM
To: Troy D. Truax, Michael Baker International (Township planning consultant) [address redacted]
Cc: Keith Brenneman, Township Solicitor; Eileen Gault, Township Manager [address redacted]
Subject: EXTERNAL: Middlesex Township Zoning Ordinance Project Discussion

Troy:

Just an email to summarize our phone conversation this morning.

I got some direction from the Board of Supervisors at their meeting today regarding the new Zoning Ordinance Project, as follows:

1. The Board of Supervisors want to finalize the Zoning Ordinance and schedule a Public Hearing as soon as possible. We planned to finalize the Zoning Ordinance to present to the Planning Commission at their February 24, 2025 meeting at 7:00 pm. Hopefully, the Planning Commission can give any final review comments at the 02/24/2025 meeting or the 03/10/2025 meeting and forward the document to the Board of Supervisors for consideration at their 03/05/2025 or 03/28/2025 meeting.
2. Allow Data Centers By Right in the Data Center Overlay District area (on the PennTerra & McNaughton properties along Country Club Road in the MU-1 Zoning District) and in the Industrial Districts.
3. Township Solicitor, Keith Brenneman, gave his opinion that, since the Comprehensive Plan is dated 02/05/2003, it is obsolete and no longer relevant, so the Comprehensive Plan Future Land Use Map does not need to be updated before the Board of Supervisors consider the new Zoning Ordinance at a Public Hearing.

As we discussed, please complete any minor revisions to the new Zoning Ordinance and forward it to me for final review.

Let me know if you have any questions.

Mark Carpenter
Zoning Officer
Middlesex Township

REPLY

From: Troy D. Truax, Michael Baker International (Township planning consultant) [address redacted]
Sent: Friday, January 31, 2025, 10:24 AM
To: Mark Carpenter, Middlesex Township Zoning Officer [address redacted]
Cc: Keith Brenneman, Township Solicitor; Eileen Gault, Township Manager [address redacted]

Good morning, Mark,

Thanks for the follow-up summary to our call this morning.

I'm working on finalizing the draft ZO and my goal will be to have it submitted to you by early next week (Tues at the latest) for review. I'll check in with Derin at the County GIS to confirm the status of the map revisions.

W/regards,

Troy D. Truax, AICP
Associate Vice President and Planning Director
Michael Baker International