



Cumberland County Review Report

Cumberland County Planning Department
 310 Allen Road, Suite 101
 Carlisle, PA 17013
 Telephone: (717) 240-5362

<i>Name of Amendment:</i>				
Neighborhood Design Development (NDD) requirements in the SLDO.				
<i>Municipality:</i>	<i>Date Received:</i>	<i>Date Reviewed:</i>	<i>Reviewed By:</i>	<i>Checked By:</i>
Middlesex Township	3/16/2022	4/1/2022	SH, EG	KS
<i>Type of Amendment:</i>			<i>Recommendation:</i>	
SALDO Text Amendment			Approval With Comments	
<i>Explanation of Amendment:</i>				
Proposed amendment to the subdivision and land development ordinance to include design guidelines and specifications for a NDD.				
<i>Consistent with Municipal Comprehensive Plan:</i>		<i>Consistent with County Comprehensive Plan:</i>		
Not Applicable		Not Applicable		
<i>Comments and Recommendations:</i>				
<ol style="list-style-type: none"> 1. The proposed specification pages should not include revision dates. The diagrams in the ordinance should reflect the standards in place at the time of adoption. Any dates on the diagrams should be the date of adoption. 2. The township should consider adding a speed limit to the proposed cross-section specifications. For example, street S.44.24.0 and street S.40.20.0 are virtually the same layout except for the proposed cartway width. The speed limit on the narrow street should be lower. 3. The language should include a description or definition of a 'Beauty Strip'. Is this an area landscaped with grass and street trees? The 5' Beauty Strip should be identified on all specification sheets between the proposed curb and the sidewalk. 4. Page 8 (NHD 21.0.00 Street Section Legend). The legend describes a boulevard. This street type is not included in the proposed text. The township should remove boulevard from the proposed language unless that style of street is proposed elsewhere in the township. 5. page 16-17 (Typical Street / Alley – Paving Section). The proposed typical street paving section includes a wearing course, bearing course and sub-base for NDD streets that will be utilized heavily by vehicles and occasional truck traffic for deliveries. The proposed pavement appears to be less than the requirement for minor streets (residential use) in the existing SLDO (wearing course, binder course, base course, sub-base (table 703.3, page VII-6)). If the streets are not intended to be privately owned, they would be dedicated to the township without meeting the township's street design standards. The township should consider a justification for these specifications and future maintenance issues that could arise from substandard street construction. 				
<p><i>"Section 505 (b) and 609 (g) of the Municipalities Planning Code requires that amendments to municipal ordinances be filed with the county planning agency. If this amendment is approved, please forward a final copy to the county planning office so we may update our records."</i></p>				