

## **9.0 ECONOMIC PROFILE**

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Historically, Middlesex Township's economy has been dominated by one industry, agriculture. From its initial settlement during colonial times through the first half of the 20th Century farming was an important aspect of the Township's economy. However, since the construction of the Pennsylvania Turnpike in 1940 and the subsequent extension of the Turnpike eastward to Philadelphia and the construction of I-81, the Township's economy has changed, focusing more on serving the traveling public and on the transportation industry, than on farming.

This section provides information on the Township's workforce and on the economic activity based within Middlesex Township.

### **9.1 LABOR FORCE**

Table 9-1 presents the number and percentage of Middlesex Township's residents who are employed by industry type. In 1990, the largest proportion of the Township's workforce was employed in the Services industry (29.8 percent), followed by Manufacturing (18.1 percent) and Retail Trade (15.4 percent). Other important industries employing Township residents include Public Administration (10.8 percent) and Transportation, Communications, and Public Utilities (10.3 percent). It should be noted that in 1990, less than 2 percent (51 persons) of the Township's residents were employed in the Agriculture, Forestry, Fishing and Mining industry.

When compared with the employment profile for Cumberland County, as shown in Table 9-1, we find that the breakdown for employment by industry is similar for Middlesex Township and Cumberland County with two exceptions. First, a larger percentage of Middlesex Township residents (18.4 percent) are employed in Manufacturing, than Cumberland County residents (14.2 percent). Second, a lesser percentage of Middlesex Township residents (29.8 percent) are employed in the Services industry than for Cumberland County as a whole (38.4 percent).

Table 9-2 presents the number and percentage of Middlesex Township residents working in the labor force categories defined by the U.S. Census. Employment characteristics in 1990 indicate that over one third (33.6 percent) of the Township's labor force have technical, sales and administrative support occupations, and over one quarter (26.6 percent) are employed as operators,

fabricators and laborers. Managerial and professional occupations (16.3 percent), the so-called "white collar" jobs, are the third most common occupational category for employed Township residents.

Comparing the occupational profile for Middlesex Township with that of Cumberland County in Table 9-2, we find that the breakdown of employment by occupation is similar, but again with two exceptions. Middlesex Township has a greater proportion of its workforce in the Operators, Fabricators and Laborers occupations (26.6 percent) than Cumberland County (16.0 percent). Conversely, Middlesex Township (16.3 percent) has a lesser proportion of its work force employed in Managerial and Professional occupations than Cumberland County (27.3 percent).

### **9.2 MAJOR EMPLOYERS**

Major employers within Middlesex Township are presented in Table 9-3. As seen in this table, several industries dominate this list. The Trucking/Transportation industry is the leading industry in terms of employees within the Township. The top three employers within the Township, Roadway Express, ABF, and Consolidated Freight, are in the Trucking/Transportation industry. Service industries geared toward serving the traveling public, such as hotels, truck stops, restaurants, etc., also employ many persons in Middlesex Township. All American Plazas, the Embers Inn, the Flying J, and the Pilot Corporation are some of the larger employers of persons serving the traveling public. Other large employers within the Township include Giant Foods, whose corporate headquarters are on the Harrisburg Pike, and Cumberland County. Middlesex Township houses several county facilities in the Claremont Road/Claremont Drive area including the Cumberland County Prison, Nursing Home and Agricultural Extension Office.

**Table 9-1  
Employment by Industry for  
Middlesex Township and Cumberland County, 1990  
(Persons 16 years and older)**

Industry Group	Middlesex Township		Cumberland County	
	#	%	#	%
Agriculture, Forestry, Fishing & Mining	51	1.7	1,961	1.9
Construction	219	7.1	5,589	5.5
Manufacturing	555	18.1	14,395	14.2
Transportation, Communications & Public Utilities	317	10.3	7,964	7.8
Wholesale Trade	208	6.8	4,934	4.9
Retail Trade	472	15.4	17,361	17.1
Services	915	29.8	39,086	38.4
Public Administration	330	10.8	10,400	10.2
<b>Total</b>	<b>3,067</b>	<b>100.0</b>	<b>101,690</b>	<b>100.0</b>

Source: U.S. Census 1990.

**Table 9-2  
Employment by Occupation for  
Middlesex Township and Cumberland County, 1990  
(Persons 16 years and older)**

Occupation	Middlesex Township		Cumberland County	
	#	%	#	%
Technical, Sales & Administrative Support	1,029	33.6	35,164	34.6
Operators, Fabricators & Laborers	816	26.6	16,330	16.0
Managerial & Professional	500	16.3	27,698	27.3
Service	345	11.2	11,422	11.2
Precision, Production, Craft & Repair	341	11.1	9,373	9.2
Farming, Forestry & Fishing	36	1.2	1,703	1.7
<b>Total</b>	<b>3,067</b>	<b>100.0</b>	<b>101,690</b>	<b>100.0</b>

Source: U.S. Census 1990.

**Table 9-3  
Top Employers  
Middlesex Township, 1999**

Employer	Number of Employees
Roadway Express	1264
ABF	817
Consolidated Freight	731
Giant Foods	600
Cumberland County	493
All American Plazas	273
Embers Inn	169
Flying J	165
Cumberland Truck Equipment	146
ERX Logistics	122
Pilot Corporation	120
Stoner Associates	110
Schneider National Carriers	106

Source: West Shore Tax Bureau, September 25, 1998 and Gannett Fleming 1999.

There are two major center of economic activity within the Township. The first and largest is the Miracle Mile and lands adjacent to the Harrisburg Pike. The second and smaller activity center is the Claremont Road/Claremont Drive area.

Economic activity along the Harrisburg Pike began when the Pennsylvania Turnpike opened in 1940. The eastern terminus of the Pennsylvania Turnpike was in Middlesex Township. Thus setting the stage for the tourist and trucking industries in our area, and the need to provide services to the traveling public. Several restaurants and hotels opened along the Harrisburg Pike shortly after the Turnpike opened. The subsequent extension of the Turnpike eastward from Middlesex Township to Philadelphia and the construction of I-81 resulted in increased demand to serve the traveling public.

Truck stops, restaurants, hotels/motels, gasoline

service stations and similar commercial establishments now dot the landscape adjacent to the Miracle Mile. The area along the Harrisburg Pike east of I-81 has become an extension of the Miracle Mile with truck stops, restaurants, hotels as well as several large truck terminals.

Being located at the crossroads of two major highways (the Pennsylvania Turnpike and I-81) has made Middlesex Township a desirable location for the Trucking/Transportation and related industries. One related industry where there is current pressure for development in the area is warehousing and distribution centers. Warehousing and distribution centers, while not truck terminals per say, can and do generate truck traffic.

The Claremont Road/Claremont Drive area serves as the Township's other major employment and economic activity center. Cumberland County owns several hundred acres of lands in this portion of the Township. Several County facilities have been located here, including the Cumberland County Prison, the County Nursing Home and the County Agricultural Extension office. The County has donated land in the southwest corner of the Township for a proposed U.S. Army Heritage Center.

Further east on along Claremont Road are several light industrial and warehousing facilities. The largest concentration of such businesses lies along Stoner Drive. A large warehouse/ distribution center is planned at the eastern end of Claremont Road in the northwest quadrant of the Claremont Road/South Middlesex Road intersection.

**9.3 TRENDS AND ISSUES**

**Trends - Economic Development**

- ✓ Although the Township has traditionally been a farming community there is very little active farming remaining. Only 1.7 percent of those employed in the Township are engaged in farming activities.
- ✓ The largest employers are Services (29.8 percent), Manufacturing (18.1 percent) and Retail Trade ( 15.4 percent).
- ✓ Leading employers are: Roadway Express, ABF and Consolidated Freight, Giant Foods and Cumberland County.

- ✓ Occupational profiles show that the largest occupation for residents of the Township are: technical, sales & administrative support; operators, fabricators & laborers; and managerial and professional.

**Issues**

- ✓ Make sites available for economic development in the Township.
- ✓ Encourage economic development activity where there is adequate infrastructure to support such development.
- ✓ Amend the zoning ordinance to provide for districts for economic development that will adhere to specific performance standards.
- ✓ Improve the mix of employers and employment opportunities in the Township.
- ✓ Provide employment opportunities close to housing to reduce commuting time .
- ✓ Support Army Heritage Center

**9.4 COMMUNITY SURVEY RESULTS**

- The majority of respondents were satisfied with employment opportunities in:
  - Offices & professional services (47.7%)
  - Industry/manufacturing (47.6%)
  - Commercial and retail sales (45.4%)
- The majority of respondents disagree to strongly disagree with the following statement:
  - We need more heavy and light industry (69.9%)
- The majority of respondents strongly disagree to disagree with the following statement:
  - We need more trucking/warehouse/distribution centers (85.1%)