

**MIDDLESEX TOWNSHIP
REORGANIZATIONAL MEETING
January 5, 2026
7:00 PM**

OFFICIALS PRESENT: SUPERVISORS: Donald S. Geistwhite, Jr.
Phil Neiderer
SOLICITOR: Keith O. Brenneman
ENGINEER: Gerald "Bud" Grove
PUBLIC SAFETY
DIRECTOR: Chief Andrew Bassler
FIRE / EMC: Chief Edwin Beam
ZONING OFFICER: Mark D. Carpenter
ASST. CODES ENFORCEMENT/
MS4 COORDINATOR: Gerald Steigleman
MANAGER/
ROADMASTER: Zachary L. Zook
SECRETARY/
TREASURER: Eileen M. Gault

OFFICIALS ABSENT: SUPERVISOR: William H. Goodhart

CALL TO ORDER AND PLEDGE TO THE FLAG: Mr. Geistwhite called the meeting to order at 7:00 p.m., with Gerald "Bud" Grove leading the pledge to the flag in the Middlesex Township Municipal Building.

ELECTION OF CHAIRMAN AND VICE-CHAIRMAN: Mr. Geistwhite nominated himself as Chairman. Supervisor Neiderer seconded it. It was unanimously agreed to appoint Mr. Geistwhite as Chairman. Chairman Geistwhite nominated Mr. Neiderer as Vice-Chairman. Supervisor Neiderer seconded it. It was unanimously agreed to appoint Mr. Neiderer as Vice-Chairman.

APPOINTMENTS:

Manager: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Zachary L. Zook as the Manager.

Secretary/Treasurer: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mrs. Eileen Gault as Secretary/Treasurer.

Zoning Officer: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mark D. Carpenter as the Zoning Officer.

Solicitor to Board of Supervisors: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint the Law Office of Keith O. Brenneman, P. C. as the Solicitor to the Board of Supervisors.

Solicitor to Planning Commission: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint the Law Office of Keith O. Brenneman, P. C. as the Solicitor to the Planning Commission.

Solicitor to Zoning Hearing Board: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Jennifer B. Hipp as the Solicitor to the Zoning Hearing Board.

Sewage Enforcement Officer: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint JWP Environmental Inc. as the Sewage Enforcement Officer.

Assistant Sewage Enforcement Officer: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mr. Vince Elbel as the Assistant Sewage Enforcement Officer.

Zoning Hearing Board: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mr. Ed Murphy to the Zoning Hearing Board, term to expire January 1, 2031.

Planning Commission Member: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mr. Tracy Gleim to the Planning Commission, term to expire January 1, 2030. Vice-Chairman Neiderer thanked those in the community that applied for the recent vacant seats on the Planning Commission and encouraged the community to get involved when there is a seat for a vacant board member.

Municipal Authority: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mr. Peter Lusardi to the Municipal Authority, term to expire January 1, 2031.

Cumberland County Tax Bureau (CCTB Delegate): On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mr. Zachary Zook as the CCTB Delegate.

CCTB Alternate: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mrs. Eileen Gault as the CCTB Alternate.

Administrator PMRS, AFLAC and New York Life Insurance: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mrs. Eileen M. Gault as the administrator for PMRS, AFLAC and New York Life Insurance.

Depositories for Funds: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Orrstown Bank and Member's 1st as depositories for funds.

BOS Representative to the Municipal Authority: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mr. Donald S. Geistwhite, Jr. as the BOS Representative to the Municipal Authority.

Building Committee: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mr. Philip Neiderer to the Building Committee.

Cumberland Perry Task Force: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mr. Mark D. Carpenter to the Cumberland Perry Task Force.

Cumberland Perry Task Force (Alternate): On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mr. William H. Goodhart to the Cumberland Perry Task Force as an alternate.

Vacancy Board Member: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint Mr. Steve Larson as the Vacancy Board Member.

RESOLUTIONS:

2026 – 1 Identifying All Three Supervisors, Manager and Secretary/Treasurer as Signatories for Township Funds at Orrstown Bank: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to adopt Resolution 2026 - 1 identifying all three Supervisors, Manager and Secretary/Treasurer as signatories for the township funds at Orrstown Bank.

2026 – 2 Identifying All Three Supervisors, Manager and Secretary/Treasurer as Signatories for Township Funds at Member's 1st: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to adopt Resolution 2026 - 2 identifying all three Supervisors, Manager and Secretary/Treasurer as signatories for the township funds at Member's 1st.

2026 – 3 Reducing Member Contribution to Police Pension Plan from 5% to 0%: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to adopt Resolution 2026 - 3 reducing member contribution to the Police Pension Plan from 5% to 0%.

2026 – 4 Disposition of Specific Public Records: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to adopt Resolution 2026 – 4 authorizing the disposition of specific public records in accordance with the Pennsylvania Historical and Museum Commission's Retention and Disposition Schedule for Records of Pennsylvania Municipalities.

2026 – 5 Fee Schedule for 2026: On the motion of Chairman Geistwhite seconded by Vice-Chairman Neiderer, it was unanimously agreed to adopt Resolution 2026 – 5 authorizing the Fee Schedule for 2026.

2026 – 6 Establishing the rate of compensation for Manager of Middlesex Township: On the motion of Chairman Geistwhite seconded by Vice-Chairman Neiderer, it was unanimously agreed to establish the rate of compensation for the Manager of Middlesex Township.

ESTABLISHMENT OF UNIFORM AND NON-UNIFORM SALARIES PER 2026 BUDGET: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to establish the uniform and non-uniform salaries based on the 2026 budget.

MS4 STORMWATER UPDATES: Mr. Steigleman stated they are still working on the stream restoration project on Wolfs Bridge Road.

APPROVAL OF MINUTES: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to approve the minutes of December 30, 2025.

AUTHORIZE PAYMENT OF BILLS: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to authorize the payment of the bills for January 2026.

REPORTS:

Solicitor – No report.

Engineer – See below.

Director of Public Safety – Chief Bassler submitted the monthly Police Report. Report entered into record.

Fire/EMC – Chief Beam submitted the monthly Fire Chief Report. Report entered into record.

Zoning – Mr. Carpenter submitted and briefly discussed the monthly Zoning Report. Report entered into record.

Codes Enforcement – Mr. Steigleman submitted the monthly Codes Enforcement Report. Report entered into record.

Roadmaster – Mr. Zook submitted and briefly discussed the monthly Highway Department Report. Report entered into record.

Municipal Authority – Chairman Geistwhite reported that things are going as planned at the Municipal Authority.

Recreation/Recycling Coordinator – Mrs. Jumper submitted the monthly Recreation Director Report. Report entered into record.

Manager – Mr. Zook presented a report from the Cumberland County Tax Bureau showing a tax comparison from December 2025 to December 2024. The local taxes are down from 2024.

UNFINISHED BUSINESS:

Discussion and Possible Action to approve and authorize Township Manager to sign amendment to the Vertical Bridge Agreement: The Township has a piece of property that a cell tower is leasing on. The agreement goes back to when the tower was originally built in 2008 and every year, they have paid a lease to be on that property. An amendment was received in November and reviewed by the Township Solicitor proposing to reduce the amount of the lease annually and reduce the escalator. This item was moved to executive session.

NEW BUSINESS:

Discussion and possible action on Preliminary Subdivision Plan for Pennsylvania digital 1 (PAX-1) Data Center development on Country Club Road: A Presentation was done by Justin Ross of Livic Civil the engineer on the Project, also present was Mr. Charlie Courtney representing Carlisle Development Partners which is the applicant for this plan submission as well as future submissions. The

property currently consists of four parcels. This plan takes the four existing lots and consolidates them into one 693-acre parcel which is the total tract of development. They are proposing to break the 693 acres into five proposed lots. The lots are 1A, 1B (campus 1), 2 (campus 2), 3 (campus 3), 1C (no plans for development). As part of the development, they are proposing to build a private road open to the public that will loop through the first phase and around what will be the PP&L sub-station and switchyard. The loop road will provide frontage for each of the other campuses and each of the other lots. There will be one primary access point and intersection on Country Club Road. The traffic will flow into there and then be dispersed out into each campus without adding additional traffic onto Country Club Road. As part of this plan that roadway provides frontage to the rear lot. This is one condition they need to meet. They will be requesting/proposing that they bond those improvements for construction of the road to guarantee it will be in place. They have one waiver request. It is a plan scale waiver request to be able to show it on one sheet which deviates from the required scale. They are also seeking a non-building waiver from DEP for the subdivision which means lots will not be required at this point to have sewage planning approved.

PUBLIC COMMENT:

Philip Coler, 17 Teaberry Dr. – concerned about flood plain. He wanted to know if there will be management of that and build up the area to help mitigate the risk. Per Justin, the flood plain of the Conodoguinet will not be impacted.

Karen Dalton, outside of the township – wanted to speak claiming the PA constitution allows her the right to speak at the meeting even though Supervisors limited public comment to residents only. Per the solicitor, the Sunshine law limits public comment to residents of the township and township taxpayers.

Steve Callawalder, 315 Hollowbrook Dr. – asked the supervisors why they are only letting township residents speak when it affects everyone. Per solicitor, it is an important decision of the residents of the township. Mr. Callawalder stated it affects power, water. Not just in this township.

Jodi Shival, 8 Teaberry Dr. – does not think the township has enough information out there for people. People do not know what is going on.

Ashley Aspers, 142 Horners Rd., - asked why public comment listed earlier in the agenda was skipped.

Earl Beam, 303 Country Club Rd., - why did they pick lot 1A for PP&L substation? He was curious as to where the transmission lines that cross Country Club Rd. will be and how big the substation will be because it affects where he lives. Per township engineer, he confirmed that in November (Livic) provided an overview of the entire project. At that meeting he presented what was conceptually planned for Lot 1A where the substation is. Forthcoming from Livic will be a preliminary plan for 1A but those plans have not been approved yet and are still in the process of being reviewed by the township. The township engineer encouraged the public to continue to attend township meetings to gather information.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to approve a waiver of the following section of the Middlesex Township Subdivision and Land Development Ordinance No. 8-2017 (SALDO) for the Preliminary Subdivision Plan for Pennsylvania Digital 1 (PAX-1) Data Center development on Country Club Road, subject to providing written request and justification for each waiver and listing the waivers on the cover sheet of the plan set.

1. SALDO 501.A.2. Plan scale not smaller than 1" =100'. Modification to allow Sheets SD101 through SD203 to be at 1" =50' scale due to project size, to allow comprehensive review and legibility.

Mr. Justin Ross understands and agrees to the waiver.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to approve the Preliminary Subdivision Plan for Pennsylvania Digital 1 (PAX-1) Data Center, subject to the following conditions:

1. That the applicant satisfies all comments and conditions of the Township Engineer, Bud Grove, P.E. in written review of J. Michael Hess, PE of Herbert, Rowland & Grubic, Inc. dated 12/04/2025 in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies all comments of the Cumberland County Planning Department, in written report dated 09/09/2025 for Plan Number P25-726, subject to final review by the Township Zoning Officer.
3. That the applicant provides at least one signed copy of the Preliminary Subdivision Plan for Pennsylvania Digital 1 (PAX-1) Data Center, for township records.

Mr. Justin Ross understands and agrees with the conditions.

Discussion and possible action on extension of review time for Final Lot Consolidation and Major Land Development Plan for Dunkin – Harrisburg Pike: On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the request of the applicant's representative, Douglas S. Brehm, PLS, of Brehm Lebo Engineering, Inc. and accept an extension of the time period for action on the Final Lot Consolidation and Major Land Development Plan for Dunkin- Harrisburg Pike, until April 1, 2026.

Discussion and possible action on Preliminary Final Land Development Plan for Redevelopment of Existing Rise Cannabis Dispensary at 1186 Harrisburg Pike: On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve waivers of the following sections of the Middlesex Township Subdivision and Land Development Ordinance No.8-2017 (SALDO); and the Middlesex Township Stormwater Management Ordinance No.6-2011 (SWMO), for the Final Minor Lot Addition and Lot Consolidation Subdivision Plan and Final Minor Land Development Plan for Redevelopment of Existing Rise Cannabis Dispensary at 1186 Harrisburg Pike, subject to providing written request and justification for each waiver and listing the waivers on the cover sheet of the plan set.

1. SALDO 707.A.1. Sidewalk Requirements. Modification to allow relief from requirement to provide sidewalk along exterior streets upon which the development fronts; with required note from this section on plan.
2. SALDO 708.A. Curbing Requirements. Modification to allow relief from providing curb on a portion of the site to allow for drainage patterns to mimic the existing conditions.
3. SALDO 719.C.14.A.6. Screen Buffer Requirement. Modification of requirement to allow existing mechanical equipment to remain unscreened.
4. SWMO 303.A. Modification from requirement to comply with the criteria for permanent stormwater management design due to the proposed development meeting exemption criteria as noted in SWMO 106.A.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to approve the Final Minor Lot Addition and Lot Consolidation Subdivision Plan and Final Minor Land Development Plan for Redevelopment of Existing Rise Cannabis Dispensary at 1186 Harrisburg Pike, subject to the following conditions:

1. That the applicant satisfies all comments and conditions of the Township engineer, Bud Grove, P.E. in written review of dated 12/12/2025 in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies all comments of the Cumberland County Planning Department, in written report dated 07/16/2025 for Plan Number P25-490, subject to final review by the Township Zoning Officer.
3. That the applicant enters into a Developer's Agreement with Middlesex Township regarding required public improvements and posts financial security for required public improvements for this plan with the Township in an amount acceptable to the Township Engineer and form acceptable to the Township Solicitor, prior to the plans being signed by the Township and released for recording.
4. That per Section 710. of the Subdivision and Land Development Ordinance No.8-2017, as amended, the applicant pays to Middlesex Township the required fee in lieu of dedication of park and recreation areas of \$1000 per disturbed acre of proposed commercial development land, prior to the plans being signed by the Township and released for recording.
5. That, when plans are released by Middlesex Township for recording at the Cumberland County Office of the Recorder of Deeds, the applicant records all plan sheets of the plan set.

Discussion and possible action to approve the 2026 Township Holiday Schedule: On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite it was unanimously agreed to approve the 2026 Township Holiday Schedule.

PUBLIC COMMENT:

Dave Kerr, Westpoint Dr. – asked if police officers pay anything into their pension.

Earl Beam, 303 Country Club Rd., - asked the Roadmaster about traffic lights at Country Club Rd and Harrisburg Pike. Needs to be addressed.

TOWNSHIP STAFF / SUPERVISOR COMMENTS:

- Skelly & Loy Annual MS4 presentation on February 4 meeting
- Cumberland County Public Forum on Understanding Data Centers (Jan. 20th at 6pm, RSVP by Jan. 13th)

EXECUTIVE SESSION: There being no further business, Chairman Geistwhite adjourned the meeting at 7:36 p.m. to Executive Session for possible litigation with no action to be taken as a result.