

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING AGENDA
January 30, 2026
7:30 AM**

OFFICIALS PRESENT:	SUPERVISORS:	Vice-Chairman Phil Neiderer William H. Goodhart Keith O. Brenneman
	SOLICITOR:	
	PUBLIC SAFETY	
	DIRECTOR:	Chief Andrew Bassler
	ZONING OFFICER:	Mark D. Carpenter
	ASST. CODES ENFORCEMENT/	
	MS4 COORDINATOR:	Gerald Steigleman
	ENGINEER:	Gerald “Bud” Grove
	MANAGER/	
	ROADMASTER:	Zachary L. Zook
	SECRETARY/	
	TREASURER:	Eileen Gault

OFFICIALS ABSENT: SUPERVISORS: Chairman Donald S. Geistwhite, Jr.

CALL TO ORDER AND PLEDGE TO THE FLAG: Vice-Chairman Phil Neiderer called the meeting to order at 7:30 a.m. in the Middlesex Township Municipal Building

PUBLIC COMMENT: Kelley Brickey, resident, Elizabeth Way, contracted with a consultant to review the data center plans, comparing them to the Zoning Ordinance and provided copies of the report for distribution.

Robert Nesbit, non-resident, is aware of what is going on with data centers and his concern is why the project is moving forward and who has the final authority to move the plan forward.

Vice-Chairman Neiderer stated that the general rule is to allow public comment by residents and taxpayers of the township, and it is at the discretion of the presiding member of the Board to allow non-residents to comment. Public Comment time is for comments, not questions and answers. There is a section at the bottom of the agenda for questions and answers.

Discussion and Possible Motion on extension of review time for Preliminary Land Development Plan for Pennsylvania Digital 1 (PAX-1) Phase 1-A: Mr. Andy Giorgione, Attorney for the developer was present regarding the extension of review time. Township Engineer Mr. Grove stated that there are several comments that need to be addressed by HRG who is reviewing the plan on behalf of the township. On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to grant the applicant in a letter submitted by Mr. Charles Courtney an extension of the 90-day review time to March 4, 2026.

Discussion and Possible Motion on adopting Resolution 2026-7, Middlesex Township Rules and Regulations of Conduct for Meetings of the Board of Supervisors, Planning Commission and Recreation Advisory Board: Vice-Chairman Neiderer stated that his duty as a supervisor is to the residents and taxpayers of Middlesex Township, not to dismiss the concerns of non-residents and does not address issues on a regional basis, but on a township basis as outlined in the Township code. With the recent interest in attendance at the township meetings, Vice-Chairman Neiderer had asked the Solicitor to draft a document

outlining the rules and regulations of conduct for meetings. On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Resolution 2026 – 7 adopting the rules and regulations of conduct for meetings of the Board of Supervisors, Planning Commission and Recreation Advisory Board.

Discussion and Possible Motion to amend the PMRS Non-Uniform Pension Plan to allow retired employees to work part-time for the township after retirement: On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to amend the Non-Uniform Pension Plan to allow retired employees to work part-time after retirement.

Discussion and Possible Motion to advertise Ordinance 1 – 2026 amending PMRS Non-Uniform Pension Plan: On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the advertisement of Ordinance 1 – 2026 amending the PMRS Non-Uniform Pension Plan to allow an employee to work part-time for the township after retirement.

Discussion and Possible Motion to appoint Gerald Grove as Township Engineer: On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to appoint Gerald “Bud” Grove as Township Engineer.

Discussion about joining the CapCOG and the benefits of membership: Township Manager Mr. Zook discussed the benefits of being a member of CapCOG (Capital Region Council of Governments). This includes but not limited to savings on the purchase of salt for winter road maintenance, advertisements for joint bidding of material and services, auction of surplus equipment and networking with municipal members from various neighboring counties. On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the Manager to start the process for becoming a member of CapCOG.

Township Board /Staff Comments:

Manager Mr. Zook informed the Supervisors that Skelly and Loy will be presenting a review of the Annual MS4 (Municipal Separate Storm Sewer Systems) Permit review at the Board of Supervisors meeting on February 4, 2026, at 6 p.m.

Assistant Zoning Officer Mr. Steigleman informed the Supervisors of the issues that occurred at Regency Woods North Mobile Home Park during the recent snowstorm with regards to no winter road maintenance. A certified notice was sent to the property owner even though it is private property, roads must be open for emergency services.

Engineer Mr. Grove commented that HRG is doing a fabulous job with the review process of the data center. He also stated that the Planning Commission, Mr. Carpenter, and himself have taken abuse at the meetings and that they are doing everything they can to address ordinance issues. Mr. Grove is asking that respect is given to the staff and Planning Commission during the meetings.

Residents Q/A: Residents/taxpayers to go first and then a special exception for today will be given to all others.

Kelley Brickey, Elizabeth Way, stated that she lived with data centers in Ohio and watched their township at the time struggle with not having ordinances and zoning laws in place to deal with such a large development. There were promises made and not kept by the developer. The state, county and township were all having their own conversations with the developer with different priorities. The contracted

consultant that was used for the report she submitted found some discrepancies with regards to this scope of development. One being that Middlesex elementary is a Title 1 school, which entitles it to federal funding for schools that are 35-40% below poverty level. The school district stands to lose federal funding due to the school being in a one-mile radius of the data center. Vice-Chairman Neiderer stated that the proposed tax revenue from the developer for the school district is between 40 and 50 million dollars with zero student burden on the school. He too would like the township to stay a rural residential township, but there is a certain amount of growth that must happen, and the data center is a permitted use by right. He stated that the data center is coming to that parcel on Country Club Road, and it is the job of the Board of Supervisors, engineer, and consultants to make this project have the least impact as possible on the township.

Eric Keller, resident, Teaberry Drive, asked how he could get a copy of the report that was brought forth. Mrs. Brickey provided him with a copy of the report.

Robert Nesbit, non-resident, asked when it comes to ordinances, is there a decibel rating within the ordinances for data centers? Vice-Chairman Neiderer responded that there is a 70-decibel limit that is applied throughout the township at the property line. The generators for data center must be shielded by soundproof barriers and placed on the side of the building away from housing.

There being no further business, on the motion of Vice-Chairman Neiderer the meeting was adjourned at 8:30 a.m. to an Executive Session with no action to be taken as a result.