

**MIDDLESEX TOWNSHIP
SUPERVISOR MEETING
February 4, 2026
6:00 PM**

OFFICIALS PRESENT:	SUPERVISORS:	Vice-Chairman Phil Neiderer William H. Goodhart
	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: Chairman Donald S. Geistwhite, Jr.

CALL TO ORDER AND PLEDGE TO THE FLAG: Vice-Chairman Neiderer called the meeting to order at 7:00 p.m., with Chief Bassler leading the pledge to the flag in the Middlesex Township Municipal Building.

PUBLIC COMMENT: Susan Mayer, resident, at corner of Oak Lane Drive and Country Club Road, is not in favor of the data center and is concerned about water usage.

MS4 / STORMWATER PUBLIC COMMENT & UPDATES

Skelly and Loy presentation of Annual Permit Review: Present from Skelly and Loy were Carol Ehrhart and Jennifer Strauss. They gave a presentation that included a review on the MS4 stormwater management program, an update on the annual report, as well as a status update on the pollutant reduction plan projects, training and outreach completed.

APPROVAL OF MINUTES: On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to approve the minutes of January 5, 2026.

On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to approve the minutes of January 30, 2026.

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

REPORT:

Solicitor – No report submitted.

Engineer – No report submitted.

Police – Chief Bassler submitted the monthly Police Report. Report entered into record.

Fire / EMC - Chief Beam submitted the monthly Fire/EMC Report. Report entered into record. There was a brief discussion of the recent fire that occurred in the township.

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

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

Municipal Authority – No report submitted.

Roadmaster/ Manager – Mr. Zook submitted the monthly Roadmaster Report. Report entered into record. He then reported that they have been busy with road maintenance during the recent winter weather and with projects within the municipal building. Additionally, they have been using the iWorQ software program to map signs in the township into the GIS database.

Secretary/Treasurer – Mrs. Gault submitted and reviewed the monthly Cumberland County Tax Bureau (CCTB) report. The report compares Earned Income Tax (EIT) and Local Services Tax (LST) collections for January of the current year to January of the previous year and includes calendar year-to-date figures. Collections are performing well, with increased amounts received by the township. Mrs. Gault also submitted a check register of the township General Fund detailing all deposits made during January through the date of the meeting, as well as any related disbursements.

Recreation – Mrs. Jumper submitted the monthly Recreation Report. Report entered into record.

UNFINISHED BUSINESS:

Discussion and Possible motion on Resolution 2026-8 Authorizing Middlesex Township to become a member of Capital Region Council of Governments (CAPCOG): The discussion outlined the benefits of joining the Capital Regional Council of Government. Membership requires passing a resolution, submitting an enrollment form, and providing a letter of intent, with an annual cost of \$1,800. A key advantage is cost savings through joint bidding with other municipalities, which reduces advertising needs and secures more competitive pricing. An example cited was road salt, where CAPCOG's pricing this year could have resulted in an estimated \$24,000 in savings compared to CoStar, helping reduce costs for taxpayers. On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart it was unanimously agreed to approve the adoption of resolution 2026-8, authorizing Middlesex Township to become a member of CAPCOG.

NEW BUSINESS:

Discussion and Possible motion on extension of review time for Preliminary/Final Land Development Plan for Saia Trailer Storage Lot: On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to grant the extension of

review time for the Preliminary/Final Land Development Plan for Saia Trailer Storage Lot until May 6, 2026.

Letters of Appreciation for staff and volunteers service to the Township: Letters of appreciation signed by the supervisors were acknowledged for township staff and volunteers in recognition of their years of service. Individuals recognized include Steve Kingsborough, Karen Kiehl, Robin Rohrer, Jim O'Connell, and Steve Zeigler. Vice-Chairman Neiderer expressed appreciation for community members who serve the township and emphasized the importance of public participation through meeting attendance, emails, and letters. Residents were encouraged to become involved when positions are available by checking the township website, calling the township office, or speaking with staff to learn about opportunities to participate.

SUPERVISOR / STAFF COMMENTS: Mrs. Gault reported that the annual audit began two weeks ago, and everything is going well. They will be auditing again on the upcoming Saturday.

Residents Q/A: Vice-Chairman Neiderer stated that question-and-answer period was opened for township residents only. It was noted that while regional concerns are understood, individuals who are not township residents or taxpayers are asked to submit questions or comments in writing rather than speaking at the meeting. Residents were invited to ask questions, with the request that speakers state their name and address, and the board committed to answering questions to the best of its ability.

Stan Shivell, 8 Teaberry Drive, asked whether there has been any coordination with the Chesapeake Bay Foundation regarding environmental and drainage concerns, particularly related to Pennsylvania's impact on the Chesapeake Bay watershed and the proposed data center.

Mr. Grove responded that the Chesapeake Bay entities have an indirect role. Pennsylvania has adopted stormwater management regulations that have been passed on to the Environmental Protection Agency and the Chesapeake Bay Commission. These regulations are then implemented at the local level. Local stormwater management compliance and review of NPDES construction permits are administered by the Cumberland County Conservation District, which ensures that projects meet the required environmental standards intended, in part, to protect the Chesapeake Bay.

Andrew Aultman, 172 N. Middlesex Road, attended his first township meeting and asked whether the proposed data center project has been fully approved and is moving forward. He also expressed general concerns about the availability of accurate information and potential impacts, particularly related to water resources.

Vice-Chairman Neiderer responded that the Data Center Overlay District was approved on May 30, 2025, and a zoning ordinance adopted in September permits data centers by right within that overlay. As a result, the project is expected to proceed, though it must still comply with all subdivision, land development, and zoning requirements. While the township cannot prevent the project, efforts are focused on mitigating negative impacts through regulatory review and enforcement. Water usage and capacity were discussed in detail. The previously approved residential development (Pantera Cumberland Knoll) was allotted approximately 250,000 gallons per day, while the data center has requested approximately 400,000 gallons per day. The township currently has approximately one million gallons per day of excess water capacity, leaving an estimated 600,000 gallons per day available after the data center allocation. It was noted that the

data center will connect to municipal water and sewer systems and will not drill private wells. The township is working with its engineer and consultants, including HRG, as well as specialized sub-consultants, to closely review all aspects of the development. Resident-submitted letters and reports have been forwarded to both township consultants and the developer, resulting in additional review measures, including a specialized noise analysis.

Dolly Potteiger, 302 Country Club Road, whose property directly abuts the proposed data center site, raised concerns regarding the placement of a planned electric substation and stormwater retention pond adjacent to her home and expressed concerns about noise, lighting, and property impacts.

Vice-Chairman Neiderer explained that a recent informational meeting was held with PPL Electric Utilities, township staff, engineers, and Planning Commission members to better understand substation planning. It was noted that PPL had long-term plans to strengthen the regional electric grid and that the substation location was selected primarily due to its immediate proximity to existing high-voltage transmission lines and distance from nearby waterways. The developer is proposing a landscaped berm along portions of the site, including areas adjacent to Country Club Road, with berm heights ranging from approximately 12 feet to as much as 20–25 feet in certain sections to reduce visual, noise, and lighting impacts. It was also suggested that the resident meet directly with Justin Ross, the project's lead designer, to discuss additional mitigation options.

Cassie Deckman, 25 Oak Lane Drive, raised concerns about heavy truck traffic in the area. She noted safety issues related to narrow, curving roads, trucks crossing center lines, and increased dump truck traffic carrying stone. She asked whether truck routes could be adjusted to reduce impacts on residential streets. Township staff responded that they were unaware of the truck traffic and will investigate the source, routing, and dumping locations of the trucks.

Jim Gehr, 3351 Spring Road, suggested that the township conduct an assessment of the roadway to evaluate anticipated impacts over the next several years, including recommendations for safety improvements such as widening where feasible and clearing roadside brush and vegetation to improve visibility and maneuverability.

Mr. Carpenter responded that the data center developer is responsible for rebuilding and widening Country Club Road along the portion of the roadway adjacent to the project frontage, similar to prior improvements completed in front of Cumberland Preserve. It was clarified that while improvements will occur along the project frontage, the entire length of Country Club Road will not be rebuilt.

Jean Martin, 3 Wild Rose Circle, heard that Middlesex Township has plans to drill ten wells, with three being dedicated to the data center and that there are mini nuclear reactors associated with the data center operations. Jean then requested clarification and additional information regarding these statements.

Vice-Chairman Neiderer clarified that the information was incorrect and there are no plans for ten wells, nor are any wells being dedicated exclusively to the data center. Regarding nuclear power generation, there are no plans for a nuclear reactor at the data center site and no such proposal has been presented.

Jean Martin then asked about emergency preparedness in the event of a fire at the proposed data center, specifically expressing concern about fires involving lithium battery systems and the difficulty of extinguishing such incidents. She was concerned whether the local fire department will be adequately equipped and prepared to respond to these types of specialized fire hazards.

Vice-Chairman Neiderer emphasized that the project represents a multi-billion-dollar investment, with significant value concentrated in server and hardware infrastructure, making comprehensive fire protection a critical priority with state-of-the-art fire suppression. The developer has acknowledged the need to coordinate closely with local emergency services. The county 911 center has already been included in ongoing discussions.

Chief Beam stated that he did a tour of data centers in Loudoun County, a region with a high concentration of data centers. He has engaged with fire departments there to better understand operational challenges and best practices, including those related to lithium battery systems. Plans are underway to continue gathering input from experienced fire personnel and fire chiefs to ensure local preparedness. Continued coordination with emergency services will remain part of the project review and planning process.

Tracy Gleim, 450 Sherwood Drive, expressed agreement with prior comments regarding the inadequacy and safety concerns of Country Club Road. He stated that given the scale of the data center project, the township should negotiate with the developer to widen the roadway to safely accommodate both residents and construction traffic, even if improvements occur over multiple years. He further noted that Country Club Road has been a longstanding concern among residents and expressed hope that this project could serve as an opportunity to finally address and improve roadway conditions for long-term safety and use.

Mr. Zook announced that there was an Executive Session on personnel, security and property lease issues after the January 30, 2026, meeting.

EXECUTIVE SESSION: There being no further business, the meeting was adjourned by Vice-Chairman Neiderer at 7:30 p.m. to Execution Session to discuss possible legal matters.