

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING AGENDA
February 27, 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: Vice-Chairman Phil Neiderer called the meeting to order at 7:30 a.m. in the Middlesex Township Municipal Building.

Vice-Chairman Neiderer addressed questions raised at the prior Planning Commission meeting regarding how the proposed data center project got to this point. He emphasized that the process occurred through publicly advertised meetings over approximately 18 months and was not hidden, noting the importance of resident engagement through reviewing agendas and attending meetings. He then reviewed the key timeline highlights:

- **October 25, 2024:** Initial presentation of a proposed data center on Country Club Road at a Township Supervisors Workshop Meeting. Supervisors supported the concept and referred it to the Planning Commission.
- **November 25, 2024:** Planning Commission received an informational presentation; no action taken.
- **December 9, 2024:** Public article published describing a hyperscale data center project.
- **April 25, 2025:** Zoning map and text amendment creating a data center overlay district was submitted to and reviewed by the County Planning Department, which recommended approval with comments.
- **April 25, 2025:** Supervisors Workshop included another developer presentation emphasizing urgency due to power allocation and project funding considerations.
- **May 27, 2025:** Planning Commission unanimously recommended approval of the zoning amendments to establish the Overlay District; no public comment was received.
- **May 30, 2025:** Board of Supervisors unanimously adopted Ordinance 3-2025, applying the Data Center Overlay District to the Country Club Road property.
- **July 24, 2025:** Phasing plan submitted by the developer (Project Bolt), establishing vested rights under existing zoning.

- **September 3, 2025:** Board of Supervisors unanimously adopted a new comprehensive zoning ordinance and map.

While the township was not legally required to create a data center overlay or allow it by right, those decisions had already been made and approved. Vice-Chairman Neiderer reiterated that the data center project will proceed but noted that the township retains the ability to enforce compliance with all applicable regulations. Ongoing review is occurring, with extensive comments being addressed by the developer and their consultants. The developer has been responsive to dialogue with township officials and residents.

Vice-Chairman Neiderer opened the floor for public comment, reminding attendees that comments were limited to residents or taxpayers, limited to three minutes, and not a question-and-answer session.

Public Comment: Jean Martin, Wild Rose Circle, thanked Mr. Neiderer for his timeline and wanted to know how much research was done before allowing the data center to come in. She is concerned about the effect of the data center on residents' health and property values.

Tom Brickey, 5 Elizabeth Way, that he and his wife became aware of the data center project after approvals were already in place and understand that the project will proceed. He indicated they have chosen a constructive approach focused on mitigating impacts to the neighborhood rather than opposing the project. He requested that, before any future zoning overlays are considered, including the Sunday property, township officials engage residents and seek public input or feedback prior to approval.

Anthony Basehore, 2 Crabapple Way, expressed concerns regarding the impacts of the data center particularly those living near the creek, including approximately six hundred homes in The Meadows and Country Manor. He raised concerns about increased nighttime lighting, additional noise, and potential impacts on wildlife, recreational activities such as boating, fishing, and kayaking, as well as overall quality of life. He also noted existing noise from nearby truck stops and aircraft and expressed concern that the proposed development would add to those impacts.

Kelly Brickey, 5 Elizabeth Way, referenced the recent Planning Commission meeting and expressed concern about the complexity and clarity of motions related to the project. She noted that multiple documents, waivers, and deferrals were combined in a single motion, making it difficult to clearly understand responsibilities and requirements. She emphasized the importance of ensuring that deadlines do not compromise thorough review, accuracy, or documentation. She stated that motions should be clearly written so that requirements are unambiguous for future reference and for the developer's implementation.

Taylor Griffiths, 3 Bayberry Road, expressed appreciation for the transparency of township officials and the explanation of the governmental process since he does not typically attend meetings. He acknowledged that the data center project will proceed and encouraged the township to view it as an opportunity to benefit the community. He suggested leveraging potential benefits to support parks, first responders, public safety equipment, and infrastructure, while keeping taxes low and maintaining community services.

Cheri Basehore, Crabapple Way, thanked the board for the time and information presented. She agreed with comments made regarding the need for improved communication and encouraged

the township to enhance outreach efforts going forward. Ms. Basehore stated that she did not recall seeing information about the data center in the township newsletter or being invited to a dedicated public meeting for input. She requested clearer, more proactive communication and opportunities for resident feedback on controversial or impactful projects to help achieve the best possible outcome for the community.

Jody Shivell, 8 Teaberry Drive, expressed significant concerns regarding the potential impacts of the proposed data center project. She noted worries related to increased noise, lighting, wildlife disruption, flooding and wetland proximity, and long-term health and quality-of-life effects, particularly for residents living closest to the site. She stated that many residents have lived in the area for decades and have historically trusted township leadership, but that trust has been strained due to how the project progressed. She emphasized the emotional and personal impact of the development, especially for long-term and senior residents who may not have the means to relocate and encouraged continued collaboration between the township and affected residents as the project moves forward.

Andrew Dymski, 430 Bernheisel Bridge Road, stated that he was not disputing the data center project itself but raised concerns about the township's ability to regulate noise impacts, particularly low-frequency noise associated with hyperscale data centers. He cited research regarding potential health, environmental, and wildlife impacts of sustained low-frequency noise exposure, including sleep disruption and effects on children, livestock, and ecosystems. He referenced other jurisdictions, which have adopted dual-metric noise ordinances incorporating both A-weighted and C-weighted measurements and requested that the township review existing noise regulations, examine best practices from other municipalities, establish a baseline noise study prior to construction, and consider limits to ensure post-development noise does not exceed pre-project conditions.

John Manta, 255 Wolf Ridge Road, expressed appreciation for the research and explanations provided by township officials regarding the current data center project. He acknowledged statements that the project is a "done deal," but raised concerns about future development and long-term impacts. He also raised concerns regarding long-term responsibilities and oversight related to infrastructure, environmental protection, public services, schools, emergency services, and regulatory enforcement after data centers are constructed. Additionally, he commented on notification methods for public meetings and requested clearer and more effective communication.

Discussion and possible motion to approve residential stormwater management plan for 260 N Old Stonehouse Rd: Mr. Grove reported that this is a resubmitted residential stormwater management plan, previously denied several months earlier, was presented in a simplified form, and is being recommended for approval subject to standard conditions of approval, as noted in the provided memorandum. Mr. Carpenter reported that this is a single-family residence proposed on an existing four-acre lot on North Old Stonehouse Road. The lot has existed since the 1980s, and sewage planning approval has already been completed. The stormwater facility is a required component of the residential development process. On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to approve the residential stormwater management plan for 260 North Old Stonehouse Road.

Discussion and possible motion on Preliminary/Final Land Development Plan for Saia Trailer Storage Lot: This Preliminary/Final Land Development Plan for the Saia Trailer Storage Lot, involves development of a trailer storage lot and employee parking area on property

acquired by Saia adjacent to its existing truck terminal and a former hotel property. Cook Drive, which was vacated by the township, will function as a private access drive. The Board reviewed the six requested waivers and after discussion decided to strike the request for modification from requirement for outdoor site lighting fixtures. On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to approve the waivers of the following five sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8-2017 (SLDO); and the Middlesex Township Stormwater Management Ordinance No. 6-2011 (SWMO), for the Preliminary/Final Land Development Plan for Saia Trailer Storage Lot, subject to the applicant providing written request and justification for each waiver and listing the waivers on the cover sheet of the plan set.

1. [SLDO 301.] – Modification from requirement for separate Preliminary Plan submission.
2. [SLDO § 501.A.26.] – Partial modification from requirement to show all existing structures within 100 feet of the property.
3. [SLDO 719.C.16.d.] – Modification from requirement for interior landscaping of parking lots within the trailer parking lot area.
4. [SLDO 719.C.16.f.] – Modification from requirement for interior landscaping of parking lots over 2,000 sq ft., equal to 10% of the gross area of the parking lot.
5. [SLDO 303.B.2.] – Modification from requirement for infiltration of Stormwater, to allow alternate Stormwater Best Management Practice using Manage Release Rate Concept design.

On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Preliminary/Final Land Development Plan for Saia Trailer Storage Lot, subject to the following conditions:

1. That the applicant satisfies all comments and conditions of plan approval detailed by the Township Engineer, Bud Grove, P.E. in written review dated February 20, 2026, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies comments of the Cumberland County Planning Department, in written report dated February 2, 2024, for plat number 24-44, subject to final review by the Zoning Officer.
3. That the applicant satisfies comments of the LeTort Regional Authority, in written report dated February 11, 2024, subject to final review by the Zoning Officer.
4. That the applicant satisfies any forthcoming comments of the Middlesex Township Municipal Authority, subject to their final review.
5. That a note be added to the plan requiring no operational access from the SAIA Truck Terminal site across the private access road to the intersection with Harrisburg Pike; and that all access from the SAIA Truck Terminal site across the private access road to the intersection with Harrisburg Pike be restricted by secure gates with provisions for key lock box access for use of the gates by emergency service providers.
6. That per Section 705.E.2.b. 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 for commercial development of \$1,000 per disturbed acre of development area, prior to the plans being signed by the Township and released for recording.
7. 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.

The following three agenda items pertain to extensions of review time for the PAX 1 Data Center Phase 1B, Phase 2 and Phase 3.

Mr. Brenneman stated that Pennsylvania law on this issue has remained unchanged since 1976 and requires the township to act in good faith when reviewing and processing development plans. Acting in good faith includes discussing technical ordinance interpretations with applicants and providing them a reasonable opportunity to respond to objections or modified plans when there are misunderstandings or differences of opinion. Given the size and complexity of the project, time extensions will be necessary for both the developer and the township. A project may be denied if a developer fails to respond to township comments for an extended period, but that is not the situation here. Therefore, the board is legally required to accept reasonable time extensions needed to address review comments.

Discussion and possible motion on extension of review time for Preliminary Land Development Plan for Pennsylvania Digital (PAX-1) Data Center Phase 1-B, until April 1, 2026: On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to grant the extension of review time for Preliminary Land Development Plan for Pennsylvania Digital (PAX-1) Data Center Phase 1-B, until April 1, 2026.

Robin Eppley, 63 Beatle Club Road, a Planning Commission member, expressed concerns regarding the presentation process at the Monday night meeting involving Livic Civil. The Planning Commission had received documents in advance through Mark, as is customary. However, during the meeting, Justin (from Livic) stated that the Commission did not have the most up-to-date document and provided a new version at that time. This was the first opportunity Commission members had to review the updated material, yet they were expected to make a decision based on it. It was noted that Mr. Grove had also not seen the updated document prior to the meeting. Mrs. Eppley emphasized that if extensions are being requested, all materials under review must be provided at least one week in advance. The documents are lengthy, and it is unreasonable to expect thorough review late at night after several hours of meetings. The situation was described as chaotic and frustrating, and Livic was urged to significantly improve how information is prepared and presented for Commission review. Mrs. Eppley respectfully requested that the Supervisors and township staff ensure that applicants provide complete and updated materials in advance for the Planning Commission and all involved parties.

Vice-Chairman Neiderer questioned whether Mr. Carpenter could have Livic Civil provide PC Members and the Board of Supervisors with documents and information, rather than routing everything through Mark, given his workload and the potential for delays. Mr. Carpenter responded that he could provide email addresses and request that Livic distribute information directly.

Jim Gehr, emphasized the importance of adequate preparation time, noting that providing materials only 24 hours before a meeting is insufficient. He stated that it is customary and appropriate to provide information at least one week in advance to allow for proper review.

Pam Wenner, 104 Fieldstone Drive, questioned whether a formal project or program plan exists outlining the developer's submission and approval timeline. She expressed concern that the current process appears reactive, with frequent requests for extensions, rather than following a structured, preplanned schedule. While acknowledging that unforeseen issues can arise, she emphasized that such plans should include built-in time contingencies. Ms. Wenner noted that

the absence of a required, advance submission timeline—such as providing documents at least one week prior to meetings—contributes to confusion and inefficiency.

Discussion and possible motion on extension of review time for Preliminary Land Development Plan for Pennsylvania Digital (PAX-1) Data Center Phase 2, until July 1, 2026: On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to grant the extension of review time for Preliminary Land Development Plan for Pennsylvania Digital (PAX-1) Data Center Phase 2, until July 1, 2026.

Discussion and possible motion on extension of review time for Preliminary Land Development Plan for Pennsylvania Digital (PAX-1) Data Center Phase 3, until July 1, 2026: On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to grant the extension of review time for Preliminary Land Development Plan for Pennsylvania Digital (PAX-1) Data Center Phase 3, until July 1, 2026.

Discussion and possible motion on future Zoning Ordinance Amendments: Vice-Chairman Neider requested the comprehensive plan discussion be placed on the agenda, noting that the township's current comprehensive plan was adopted in 2003 and that the Municipalities Planning Code recommends updates every ten years. Although the zoning ordinance was recently completed, it was acknowledged that the comprehensive plan ideally should have preceded it and is now overdue. While not a regulatory document, it provides direction for land use, development, and policy updates. Significant resident input will be required, including surveys and the formation of a task force that may include residents and business owners. Staff has already met with the County Planning Department to begin the process, with the goal of issuing an RFP within the next few weeks. On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to not allow any further amendments to the zoning map and zoning ordinance or establish overlay districts that would permit or expand data center uses within the Township until the Township has completed and formally adopted an updated comprehensive plan addressing the future of the Township to include data center land use, infrastructure impacts as well as community impacts.

Jim Gehr, 3351 Spring Road, expressed support for the motion, stating that it is responsible and fiscally prudent, and noted that he looks forward to its passage.

Robynn Eppley, 63 Beagle Club Road, stated that based on her experience serving on the steering committee for the zoning ordinance rewrite, the absence of an updated comprehensive plan was repeatedly noted during that process. She explained that this lack created challenges and differing interpretations of the work being undertaken. Ms. Eppley agreed that an updated comprehensive plan is necessary and expressed full support for the motion.

John Manta, 255 Wolf Ridge Road, asked for clarification regarding statements that the comprehensive plan is “not a legal document,” questioning whether that meant it was unenforceable and seeking clarification on what gives it legal standing.

Mr. Brenneman explained that the comprehensive plan is a policy document intended to guide the growth and development of the township. While it is not regulatory in the same way as zoning ordinances, it is required by state law and must follow a specific, detailed adoption process. The plan is also required to be reviewed every ten years. The solicitor further explained that the comprehensive plan serves as the foundation for future zoning ordinance updates, which

then directly regulate and govern development. Mr. Manta acknowledged the explanation and expressed appreciation for the clarification.

Pam Wenner, 104 Fieldstone Drive, expressed support for the development of a plan. She asked whether the plan or related zoning regulations could include enforceable requirements or penalties if a developer fails to adhere to stated commitments or requirements. Her concern is that developers may interpret or modify commitments after the fact, leading to outcomes that differ from what was originally understood or agreed upon. Ms. Wenner questioned whether stronger, enforceable provisions could be built into the planning or zoning process to ensure compliance and prevent future misunderstandings or unintended results.

Mr. Brenneman explained that the township already has enforcement mechanisms in place to ensure compliance with approved plans. When plans are approved, specific requirements are included as notes on the plan, and the township has legal authority to enforce those requirements if they are not met. This includes the ability to impose fines for ordinance violations. Staff was noted to be attentive to ensuring requirements are satisfied during and after plan approval, with legal involvement typically occurring when compliance issues arise.

Discussion and possible motion to approve advertising bids for equipment rental for paving, oil and chip projects and fuels: Mr. Zook stated that advertising for bids on certain items is an annual process, and he is requesting approval to advertise three items—equipment rental, paving for oil and chip projects, and fuels—to solicit proposals for future consideration. On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart, it was unanimously agreed to approve the advertising of bids for the listed items.

Township Board / Staff Comments: Mr. Zook provided an update on the comprehensive plan, stating that it will be an agenda item at the upcoming Wednesday evening Board of Supervisors meeting. He noted that a Request for Proposals (RFP) is currently being developed and may be advanced at that meeting. He also discussed preparations for the comprehensive plan update, including research and planning for public engagement. He indicated that the township plans to solicit resident feedback through mailed survey cards and expressed optimism about moving the comprehensive plan process forward.

Residents Q/A

Jean Martin, 3 Wild Rose Circle, expressed support for the idea of a resident task force and volunteered to participate. She raised concerns that ordinance enforcement often occurs too late in the process and cited lighting, trucking, and the proximity of the proposed data center to residential areas as examples. She questioned reported claims that the data center would use 40% of the township's water, particularly in light of drought conditions, and asked whether residents would be required to conserve water while the data center continued operations.

Vice-Chairman Neiderer stated that the township has nearly one million gallons per day of reserve capacity, and the data center has been approved for approximately 400,000 gallons per day by the Municipal Authority. It was stated that there has been no history of township-mandated water conservation. Mr. Zook stated that the state may ask for conservancy compared to the township asking to conserve water. When those actions happen, the water authority then must run extra water because they treat so much water and that water must meet a certain standard in order to keep that standard in the water lines.

Questions were raised about enforcement mechanisms if the data center exceeds approved water usage or violates other conditions. It was explained that the Municipal Authority tracks water usage precisely and has authority over enforcement, billing, and potential penalties. Township officials acknowledged that monitoring and enforcement will be an ongoing challenge.

Additional concerns were raised regarding health impacts, air quality, and low-frequency noise. A suggestion was made that the developer contribute funds to offset potential future medical costs; township officials responded that they likely do not have the authority to require such measures.

Township representatives emphasized that extensive engineering and buffering are being incorporated to minimize impacts related to noise, lighting, water, and environmental effects. An environmental impact report of approximately seven hundred pages has been completed. Officials described site visits to existing data centers and noted plans for additional visits to better understand operational impacts.

Residents were encouraged to voice concerns to state and federal legislators, as many regulatory standards are outside township authority. Township officials reiterated that they are working within their legal limits to mitigate impacts and address resident concerns as effectively as possible.

Tom Brickey, 5 Elizabeth Way, raised concerns about the deteriorated condition of the Diamond Hotel, located along Carlisle Pike near the Route 11 interchange from I-81. The property was described as a major eyesore and a poor first impression for visitors entering the township, with frustration expressed over responsibility disputes between the township and Cumberland County.

In response, it was explained that the township has elevated the issue to the County Blight Board, which has formally designated the property as blighted. The county has agreed that the structure will be demolished, although no specific timeline is currently available. Additional comments expressed concern over the slow pace of action and skepticism that any portion of the structure is salvageable, emphasizing the need for demolition to move forward promptly. There is a process to move this forward and has taken approximately 3 years to get where it is today.

Vice-Chairman Neiderer commented on the significant amount of work performed behind the scenes by township staff and expressed appreciation for their efforts. He praised staff members for their roles in zoning, code enforcement, engineering, administration, and legal services, noting that they act in the best interests of the township and its residents. He emphasized the importance of being respectful and appreciative of their work and noted ongoing communication aimed at improving transparency, proactiveness, and overall township operations.

There being no further business the meeting was adjourned at 9:28 a.m. by Vice-Chairman Neiderer.