

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

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

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Geistwhite called the meeting to order at 6:00 p.m. at the Middlesex Township Municipal Building, followed by the Pledge of Allegiance led by Mr. Grove.

PUBLIC COMMENT: There was no public comment.

MS4 / STORMWATER PUBLIC COMMENT & UPDATES: Mr. Steigleman reported that Project 8 is near completion. A site walkthrough is planned for Monday, though the time has not yet been confirmed. Some cleanup work remains, and invoices are being submitted to the DEP Growing Greener program for grant reimbursement.

APPROVAL OF MINUTES: On a motion by Supervisor Goodhart, seconded by Vice-Chairman Neiderer, the minutes of the February 4, 2026, meeting were unanimously approved.

On a motion by Supervisor Goodhart, seconded by Vice-Chairman Neiderer, the minutes of the February 27, 2026, meeting were unanimously approved.

AUTHORIZE PAYMENT OF BILLS: On a motion by Chairman Geistwhite, seconded by Supervisor Goodhart, the Board unanimously authorized payment of the March 2026 bills.

REPORT:

Solicitor – No report submitted.

Engineer – No report submitted.

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

Fire / EMC - Chief Beam submitted the monthly Fire/EMC Report, which was entered into record.

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

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

Municipal Authority – Chairman Geistwhite reported that the Municipal Authority is working on finalizing Well #2.

Roadmaster/ Manager – Mr. Zook submitted the monthly Roadmaster Report, which was entered into record. He reported on ongoing work using a GIS tracking program which allows for mapping, inspections, and work order tracking for signs, storm sewers, and roads. Staff are entering signs into the database and scheduling repairs as needed. Mr. Zook then reported that he met with financial advisors to review fund management and explore ways to maximize interest earnings and further meetings are being planned to continue this process.

Secretary/Treasurer – Mrs. Gault presented two reports: the monthly distribution report from the Cumberland County Tax Bureau, noting strong performance compared to last year, and the February Treasurer's report for the General Fund, detailing all receipts, deposits, and disbursements. No questions were raised.

Recreation – Mrs. Jumper submitted the monthly Recreation Report, which was entered into record. The Easter Egg Hunt will be held on March 28th at the park beginning at 10:00 AM. Recreation programs continue to run successfully, with Zumba classes ongoing and yoga classes continuing to have strong participation. Registration for the Summer Playground program will open on April 2nd.

UNFINISHED BUSINESS:

Discussion and Possible motion on Ordinance 1-2026 Amending Non- Uniform Pension Plan:

The Board discussed an ordinance amending the Non-Uniform Pension Plan to allow retired Township employees to return to part-time work, a provision not previously addressed. The plan remains in good standing, and the amendment formalizes this change. On a motion by Chairman Geistwhite, seconded by Supervisor Goodhart, Ordinance 1-2026 was unanimously adopted.

Discussion and Possible motion on Request for Reduction of Improvement Security for Major Preliminary/Final Land Development Plan for Provco Pinegood Sunday Drive LLC proposed Wawa Food Market #8236:

The Board discussed a request for reduction of improvement security for the Major Preliminary/Final Land Development Plan for Provco Pinegood Sunday Drive LLC, proposed Wawa Food Market. The Township Engineer reported, in a memorandum dated February 26, 2026, that following a site inspection and review of prior inspections and documentation, he supports a reduction in the amount of \$102,264.40, leaving a remaining balance of \$475,891.10. On a motion by Vice-Chairman Neiderer, seconded by Chairman Geistwhite, the Board unanimously approved the reduction of improvement security in the amount of \$102,264.40.

Discussion and Possible motion on Release of Improvement Security for Preliminary Final Major Land Development Plan, Pine Hill Industrial Park Lot 3:

The Board reviewed a memorandum dated February 27, 2026, from Township Engineer Mr. Grove regarding the Pine Hill project. Mr. Grove reported that all required inspections have been completed, as-built

drawings reviewed, and the stormwater operations and maintenance plan and agreement found to be in order. He recommended full release of the improvement security in the amount of \$614,124.00. The release is conditioned upon the posting of maintenance security in the amount of \$92,119.00 (15% of construction cost) to be held for a period of 18 months, and proof of recording of the operations and maintenance plan, operations and maintenance agreement, and as-built plans. On a motion by Vice-Chairman Neiderer, seconded by Chairman Geistwhite, the Board unanimously approved the release of improvement security subject to the stated conditions.

NEW BUSINESS:

Discussion and Possible motion on Application of Heckman Irrev Trust, Joan C EtAl for Zoning Ordinance Map Amendments to add the following properties to the Data Center Overlay District:

Parcel ID 21-07-0467-012; Harrisburg Pike, 118.85 deed acres

Parcel ID 21-07-0467-013; 1166 Harrisburg Pike, 60.33 deed acres

Parcel ID 21-07-0467-015; Harrisburg Pike, 21.92 deed acres

Parcel ID 21-17-2696-023; 1170 Harrisburg Pike, 13.31 deed acres:

Sean Delaney of Stevens & Lee appeared on behalf of the Heckman Family Trust regarding a map amendment request. He requested that the Board authorize proceeding with the process to schedule a public hearing, noting that no decision on the amendment was being requested at this time. Vice-Chairman Neiderer reviewed the motion passed at the Friday workshop meeting placing future data center development on hold. The motion, seconded by Supervisor Goodhart, prohibits any further amendments to the zoning map, zoning ordinance, or establishment of overlay districts permitting or expanding data center use until the Township completes and formally adopts an updated Comprehensive Plan. The Comprehensive Plan was noted as a roadmap for future land use and zoning decisions, reflecting resident input. The Board clarified that no public hearing will be scheduled until the Comprehensive Plan is completed and proper due diligence is conducted and took no action on the request to schedule a public hearing.

Discussion and Possible motion on extension of review time for Preliminary Final Land Development Plan for Ahold Delahaize Solar Development: The Board discussed a request to extend the review period for the preliminary/final land development plan for the Ahold Solar Development on Shady Lane (20 acres) to allow additional time to address Township comments. On a motion by Vice-Chairman Neiderer, seconded by Supervisor Goodhart, the Board unanimously approved extending the review period for the Ahold Solar Development Land Development Plan until June 19, 2026.

Discussion and Possible motion on updating the Township Comprehensive Plan and approve advertising Request for Proposals: Township Manager Mr. Zook discussed the need to update the Township's current Comprehensive Plan, which dates to February 5, 2003. While much of the plan has been successfully implemented, it is now over 20 years old and due for an update. The Comprehensive Plan guides land use and development, provides a legal foundation for zoning, coordinates infrastructure and public investment, protects community character, encourages economic development, and promotes public participation. A task force comprising staff, zoning officials, and residents will help guide the process and determine the Township's future direction. The Township has prepared a request for proposals (RFP) to engage consultants for the update. Assistance will be sought from Cumberland County Planning Commission. The Township also plans to apply for grants from DCED, due April 1, and from Cumberland County, to help offset the cost of preparing the updated Comprehensive Plan. On a motion by Vice-Chairman Neiderer,

seconded by Chairman Geistwhite, the Board unanimously approved updating the Comprehensive Plan and authorized advertising the RFP.

Discussion and Possible motion on Resolution 2026-9 Authorizing Submission of DCED Municipal Assistance Program Grant for Township Comprehensive Plan: The Board discussed Resolution 2026-9, authorizing submission of an application to the Pennsylvania Municipal Assistance Program (MAP). The Municipal Assistance Program, administered by the Pennsylvania Department of Community and Economic Development, provides grant funding to assist municipalities with planning, community development, shared services, and related projects. It was noted that the grant will help reduce taxpayer costs and requires a 50% local match. On a motion by Vice-Chairman Neiderer, seconded by Chairman Geistwhite, the Board unanimously approved Resolution 2026-9, authorizing submission of the DCED Municipal Assistance Program grant for the Township Comprehensive Plan.

Discussion and Possible motion on approve purchase of Frontier conservation spreader, COSTARS contract: The Board discussed the purchase of a John Deere spreader/slit seeder for use at the Township park ball fields. It attaches to the back of a tractor to help maintain fields. The equipment, available through the CoStars contract, costs \$10,832.94. On a motion by Chairman Geistwhite, seconded by Supervisor Goodhart, the Board unanimously authorized the purchase of the spreader/slit seeder for \$10,832.94.

Discussion and Possible motion to award the sale of 2019 Ford Explorer Police Interceptor auctioned on Municibid: The Board discussed the sale of a retired 2019 Ford Explorer Police Interceptor. The vehicle, which had over 130,000 miles and approximately 16,000 engine hours, was sold through a municipal online auction for \$5,100 to William Ritrievi. On a motion by Chairman Geistwhite, seconded by Vice-Chairman Neiderer, the Board unanimously approved the sale of the 2019 Ford Explorer Police Interceptor.

Discussion and Possible motion on approval of Hiltons Electronic Security estimate to upgrade Municipal building card/fob access system, COSTARS contract: Discussion was held regarding the proposed upgrade to the municipal building's electronic security system, including card access. The current system has been identified as obsolete and no longer serviceable, with parts unavailable for repair. A preliminary estimate was provided last year and used for budget planning purposes. A more detailed and updated proposal estimate of \$20,974.00 has now been submitted. The proposed system would be cloud-based, allowing for remote access and management via mobile devices, including the ability to monitor doors and control access. The project is planned to proceed through the COSTARS purchasing program. On a motion by Chairman Geistwhite, seconded by Vice-Chairman Neiderer, the Board unanimously approved Hilton's Electronic Security to install and upgrade the municipal building card access system using COSTARS.

Discussion and Possible motion to authorize township manager to write letters of support for North Middleton Township for Federal grant submission for Post Road improvements and for the National Park Service for a land exchange of Scott Farm on 5.05 acres in Middlesex Twp owned by NPS with privately owned parcel of 161.97 acres on Peters Mountain, currently owned by a private non-profit conservation organization trail partner: Discussion was held regarding two separate letters of support requested from the Board. The first letter of support is for North Middleton Township in connection with their application for a federal grant through the Department of Community and Economic Development (DCED). The funding would be used for improvements to Post Road, including the replacement of three bridges and additional

roadway improvements. The second letter of support is for the National Park Service regarding the proposed trade of parcels of ground. The second letter of support is for the National Park Service regarding a proposed land swap that has been under discussion for several years. The Appalachian Trail Conservancy had previously expressed interest in acquiring the Scott Farm property for their activities. The National Park Service currently owns the property, and the proposed plan is to complete a land exchange in which the Appalachian Trail Conservancy would receive the Scott Farm parcel, and the Appalachian Trail National Park would receive a parcel of land on Peters Mountain. On a motion by Chairman Geistwhite, seconded by Vice-Chairman Neiderer, the Board authorized the Township Manager to prepare and submit the appropriate letters of support to the National Park Service and North Middleton Township. Motion carried unanimously.

Discussion and Possible motion on Preliminary Land Development Plan for Pennsylvania Digital 1 (PAX-1) Data Center Phase 1-A: Charlie Courtney of McNees, Wallace, & Nurick, LLC and Justin Ross of Livic Civil were present to discuss the preliminary land development plan for Phase 1A. The Board was reminded that the subdivision plan for the overall approximately 700-acre property was approved in recent months. That subdivision consolidated the property and divided it into five lots corresponding to development phases: Lot 1A (Phase 1A), Lot 1B (Phase 1B), Lot 1C (Phase 1C), Lot 2, and Lot 3.

Phase 1A Preliminary Plan – Overview Presentation

The plan presented to the Board is the Preliminary Plan for Phase 1A, which consists of infrastructure improvements only and does not include any data center buildings. This phase includes water main relocation, construction of an access road, improvements to Country Club Road frontage, and construction related to the PPL switchyard and substation. Future phases, including data center buildings, will be presented separately to the Planning Commission and Board at a later date.

Justin Ross of Livic Civil provided an overview of the Phase 1A preliminary plan, including requested modifications, waivers, and agency referrals. The site plan was reviewed from a general orientation, noting the locations of the PPL switchyard, internal access loop road, and utility operations and maintenance access areas.

Mr. Ross explained that over the past several months a laydown yard is still being constructed for staging and storage of construction materials. The plan also includes a proposed water main relocation and improvements along the Country Club Road frontage. Country Club Road is currently a narrow roadway, and the overall project includes widening the road and improving shoulders. Some roadway improvements are proposed to be deferred until a later phase. Roads constructed as part of this phase will be public access roads.

Screening, Landscaping, and Environmental Improvements: Screening berms are proposed throughout portions of the site. The berms will be approximately twelve feet in height and will include vegetation, street trees, and dense screening plantings. Additional environmental work includes replanting and enhancement of riparian buffer areas. It was stated that there will be no direct stormwater discharge to the creek, and that the project will include environmental enhancements to the creek and surrounding undeveloped land. Wetlands and stream corridors have been studied and monitored, and the plan is designed to avoid degradation of wetlands and streams. Riparian buffers will be replanted and enhanced. The property is currently farmland where agricultural activity historically occurred close to streams and creeks. The plan will maintain a 50-

foot setback from streams and includes restoration and enhancement of riparian buffer areas to improve environmental conditions and habitat.

Undeveloped portions of the site will be planted as meadow areas to support grasslands, birds, and wildlife habitat, providing environmental improvements compared to current agricultural use.

Stormwater Management: Stormwater facilities will include underground chambers designed to capture runoff. These facilities will be planted with soil and vegetation and will include underdrains and media filters to treat stormwater before discharge into larger stormwater basins. The basins are designed to control both the rate and timing of stormwater leaving the property. The basins will not be permanent ponds; they are designed to dewater within approximately three days and will be maintained as grass meadow areas.

Mr. Ross explained that the project will reduce overall peak stormwater runoff as required by Township regulations. Some modification requests related to infiltration were discussed due to site geology. Extensive geotechnical testing was conducted across the site, including more than 450 test pits, which identified a rock layer approximately 7–9 feet below the surface, limiting natural infiltration. Stormwater will therefore move laterally in a controlled manner toward the creek.

These stormwater systems are DEP-approved alternative designs used where standard infiltration is limited.

Roads and Access: An internal circulation loop road is proposed around the perimeter of the site. This road will provide access throughout the property, including redundancy for construction access and long-term operations and maintenance access for utility facilities.

Mr. Ross noted that the existing roadway base on Country Club Road is in poor condition due to multiple overlays over the years. The long-term plan is to fully reconstruct the road to provide a more durable roadway for the community. Reconstruction will be deferred until later in the project so the new road is not damaged by early construction traffic.

Discussion also took place regarding internal loop roads. Mr. Ross confirmed that these roads are permanent roads constructed to Township standards. While there is no current intention to dedicate the roads to the Township, they could be dedicated in the future if desired.

Board members asked about emergency access, including access through any security gates. Mr. Ross confirmed that the roads are designed as public access roads and that emergency service access will be coordinated with EMS, fire, and other emergency services. This had previously been discussed with the Planning Commission.

PPL Substation and Electrical Infrastructure: Mr. Ross reviewed the proposed PPL substation and provided a visual example, noting it would be similar in appearance to the Upper Allen substation near Friendship Park in Mechanicsburg. The substation will receive power from existing transmission lines and step down power for distribution within the site.

Mr. Ross discussed utility infrastructure and transmission improvements associated with the project. He explained that a typical residential electric bill includes both generation and transmission costs, and that transmission infrastructure investments associated with this project could help offset costs that might otherwise be borne by ratepayers.

He also discussed PJM, the regional transmission organization that oversees grid reliability and transmission infrastructure across Pennsylvania, New Jersey, Maryland, and Delaware. PJM reviews and approves new generation and transmission projects to ensure grid reliability and capacity. The project schedule is driven in part by PJM scheduling, and the substation is currently scheduled for a planned outage connection in June 2027.

Vice-Chairman Neiderer asked what percentage of the substation costs would be covered by the developer versus PPL. Mr. Ross explained that the developer will be responsible for proportional costs associated with improvements required for the project, while PPL will cover costs associated with previously planned regional grid improvements.

Lighting Plan: A lighting plan was reviewed, and Mr. Ross stated that extensive design work has been completed to ensure there is no light spill beyond the site, with all lighting directed downward and shielded in accordance with industry standards. A waiver request related to light pole height was submitted and discussed separately.

Noise Study and Monitoring: Mr. Ross discussed noise considerations related to the Phase 1A infrastructure plan, noting that this phase includes only the substation and infrastructure, not the data center buildings.

A noise study was prepared showing projected noise well below the Township ordinance limit of 70 decibels at the property line. Estimated noise levels for the substation range between 25 and 40 decibels, comparable to a whisper or a household refrigerator. An ambient noise study is also being conducted to document existing conditions, including background noise from Interstate 81. Future phases will include additional cumulative noise studies to ensure continued compliance with Township regulations.

At the request of Township officials, temporary noise meters are being placed on or near adjacent properties for approximately 24 hours to establish baseline sound levels. Letters were sent to neighboring property owners requesting permission for temporary placement of monitoring equipment.

Mr. Ross and Mr. Courtney then reviewed the waiver and deferral requests associated with the plan as follows:

Plan Scale Waivers: The property encompasses approximately 700 acres, and the scale presented differs from ordinance requirements to improve legibility and clarity. The intent of these waivers is to make the plans easier to read and interpret.

Street Design: This request is classified as a deferral, not a waiver. The ordinance requires installation of curb and sidewalk along Country Club Road; however, the road is currently rural and unlit, and no curb or sidewalk exists today. A note will be added to the plan stating that if the Township requires curb and sidewalk installation in the future, the landowner will install them at that time. This approach reduces impervious areas while maintaining proper stormwater management and safety.

Street Grading: A waiver is requested for grading within the street right-of-way outside of the paved section. The ordinance typically requires grading the full right-of-way upward toward the road where curb and sidewalk are present. Instead, the plan proposes grading to shed stormwater away from the roadway into vegetated areas, which is considered better engineering for stormwater

management and roadway longevity. This applies to both Country Club Road and the internal data drive loop road.

Street Width: A waiver is requested from the ordinance requirement for a 36-foot-wide roadway. The proposed design includes two 12-foot travel lanes, four-foot shoulders and a total cartway width of approximately 24 feet. This design is consistent with PennDOT local road standards and is intended to improve safety by reducing vehicle speeds while still accommodating emergency vehicles.

Horizontal Curve – Country Club Road: A modification is requested for the horizontal curve at the Stone House bend along Country Club Road. The existing curve is substandard for new development under the ordinance; however, modifying the curve to meet current standards would increase the turning radius and could encourage higher vehicle speeds. The plan proposes maintaining the existing curve while widening the roadway to improve safety and operations.

Depressed Driveway Curves – Internal Circulation: A waiver is requested for depressed curb at driveway entrances along the internal data drive loop road. The ordinance requirement is primarily intended for residential subdivisions. The internal access points for this project function more like commercial roadway intersections used by delivery and service vehicles, which require larger radii and heavier pavement. Standard curb radii will be provided, but depressed curbs will not be installed to reduce maintenance issues and improve durability.

Stormwater Monitoring: The landowner/developer is responsible for maintaining all stormwater facilities (basins, swales, inlets) in accordance with the approved Stormwater Management (SWM) Plan. A formal operations and maintenance plan is part of the SWM Plan. The Township, Pennsylvania Department of Environmental Protection, and the Cumberland County Conservation District retain the right to inspect, enforce compliance, and require remediation. Maintenance requirements vary by facility and may occur annually or biannually, depending on rainfall and system performance. Monitoring will ensure proper system function, prevention of clogging and flooding, maintenance of infiltration capacity and protection of water quality. Minor review comments were addressed and did not materially impact compliance. Overall, the plan meets applicable engineering and regulatory standards.

The waivers, modifications, and deferrals are intended to balance compliance with ordinance standards while accommodating safe, functional roadway design, stormwater management, and practical construction considerations for both Country Club Road and the internal circulation system. After discussion of the requested waivers, modifications, and deferrals the Board declined the modification request for the lighting waiver/modification for 25 ft. poles versus the 20 ft. existing ordinance standard.

Vice-Chairman Neiderer stated that there is significant public interest in the project and many people in attendance, and he wanted to clarify a common misunderstanding that if the Board does not approve the waivers or deferrals, the entire project would stop. He explained that this is not the case and that the data center proposal is permitted by right under the Township's zoning ordinance.

He noted that the overlay district was approved on May 30 of the previous year, and both he and Jim Gehr were present at that meeting, while many current attendees were not. He further stated that the data center project had been publicly discussed even earlier, referencing a December 9, 2024, article by Charlie Thompson outlining the project. He emphasized that nothing about the

project has been hidden and that all matters presented to the Township have been duly advertised in accordance with legal requirements.

Vice-Chairman Neiderer stated that the zoning ordinance approved in April 2025 clearly identifies this type of use as permitted by right, and therefore the Township does not have legal standing to stop the project. He explained that the Township's role is to ensure the project is completed in a way that is as minimally impactful as possible to Township residents.

He addressed questions from the public regarding why the Board does not simply deny all waiver and deferral requests. He explained that the Board cannot arbitrarily deny requests without justification and that the applicant has submitted reasonable waiver and deferral requests. He stated that he spent considerable time reviewing the requests, speaking with Township staff and the County, and working to understand each request, and he believes most of the requests are appropriate. He noted one exception, which was the lighting waiver, and stated that he did not support approving the lighting waiver. He noted that the waivers under consideration were the same waivers previously recommended for approval by the Planning Commission.

He also clarified the public comment policy for the meeting, stating that public comment at that time would be limited to Township residents or Township taxpayers. Individuals who are not Township residents or taxpayers would not be permitted to speak during the meeting but were encouraged to submit emails or letters to the Township, which the Board does review. He noted that the Township had received numerous letters both in support of and in opposition to the data center project. Vice-Chairman Neiderer then invited any Township residents or taxpayers who wished to speak to come forward.

Jocelyn Colyer raised concerns about whether noise standards apply to constant humming or just random, intermittent sounds. HRG Engineer Mike Hess clarified that the ordinance covers both intermittent and continuous noise. While the substation itself is not a massive noise generator, the data center campus is expected to be a much larger source of sound.

Jocelyn asserted that the data center is largely paying for the substation, implying it is being built specifically to serve their private needs. Vice-Chairman Neiderer noted that as a public utility, PPL has significant leeway to build where they choose, often superseding local municipal ordinances. He suggested that the "why" behind their arrival might not change the legal reality of their ability to build.

Jocelyn expressed that the community takes pride in where they live and wants the area to remain a good place for their families, emphasizing that residents have a strong personal investment in the community. She referenced a 2020 interview stating that land use decisions are often heavily influenced by politics, even when zoning and land development plans appear to meet requirements "by right." Jocelyn thanked the township for pausing current development plans, expressing concern that the community may be negatively impacted by developers, and supported taking more time to review and improve the plan before moving forward.

Wanda Weiser, Wheatfield Drive, asked what type of cooling system would be used and expressed concern about potential noise impacts on the community. Vice-Chairman Neiderer responded that the current meeting agenda was focused on the PPL substation and not the data center buildings. He stated that details about the data center, including cooling systems, would be discussed at future meetings once the end user is announced and those items are placed on the agenda. When asked

whether the Township could require a quieter cooling system, Vice-Chairman Neiderer explained that any facility would have to comply with the Township noise ordinance.

Wanda asked whether the lighting would be on 24/7 or if it would be timer-based or motion-activated due to concerns about wildlife and the surrounding area. Mr. Ross responded that the proposed lighting would be street and campus safety lighting and, as currently proposed, there is no provision for dimming; the lights are intended for security and safety and would remain on.

Wanda asked how long electricity cost offsets related to PPL would last as the data center expands. Vice-Chairman Neiderer responded that electricity pricing and offsets are largely outside Township control and are influenced by state and federal energy policy and PJM grid issues. He advised that these concerns would need to be addressed at the state or federal level and through legislators, as the Township does not control electricity rates or long-term offset policies.

Viola Byerly, Country Club Road, asked how residents were notified about the zoning change to industrial use, noting she only saw a newspaper article and did not recall receiving other notices such as newsletters or letters. Vice-Chairman Neiderer responded that direct notification to adjacent property owners is not legally required for zoning changes. They stated that meeting agendas are publicly posted at least 24 hours in advance in compliance with legal requirements but acknowledged that additional notification methods could be considered in the future. Viola expressed concern that 24-hour notice is insufficient and urged more proactive communication.

Viola expressed appreciation for consideration given to lighting height, referencing prior concerns about tall lights from nearby facilities impacting her property. She supported the reduced lighting height to 20ft. instead of 25 ft.

Viola asked whether the proposed berm would be doubled. It was clarified that the berm height is not being doubled due to site constraints, but the number of trees will be increased to create a denser visual buffer (two to three rows instead of one). Viola requested similar buffering consideration across the street at her property.

Viola requested clarification on the location of a proposed secondary access road. The developer explained it would serve primarily as an emergency access point off Country Club Road. Viola raised safety concerns about the proposed location, citing high speeds, limited visibility, and personal experience living on the road. She strongly recommended further evaluation or traffic studies to assess safety and consider alternative placement if possible.

John Manta, Wolfs Bridge Road, referenced polling data regarding rising electricity rates for PPL customers and expressed concern that the power demand from the project may exceed available generation, noting that the Three Mile Island restart would not produce enough electricity to fully supply the project's needs. He asked whether an escrow account or dedicated fund would be established to ensure that promised infrastructure improvements would still be completed in the future, even if the developers are no longer involved. He specifically mentioned roads around the data center and substations. He asked who would be responsible for maintenance and snow removal on the roads around the data center and substation. The response indicated that the developer would be responsible, and the Township would not need to allocate additional funds for that work. John expressed ongoing concerns about stormwater catch basins, holding ponds, mowing and maintenance plans, and whether vegetation would be properly maintained. He noted concerns about tall grass leading to wildlife and pest issues. He raised concerns about standing water creating insect vectors that could affect livestock and asked who would be held accountable

if environmental impacts affected his animals or property. The Township representative responded that it would be difficult to directly attribute such issues to the data center property specifically. John concluded by emphasizing that these concerns affect his livelihood and property.

Tracy Gleim, Sherwood Drive, addressed concerns about water quality monitoring. He referenced an article describing the use of AI-based monitoring systems in agricultural settings (e.g., in Illinois or Indiana) that track water discharge from drainage systems. These systems can continuously measure elements such as phosphorus, nitrogen, and zinc, with data uploaded to a data center for 24/7 access, noting that such systems are already available and could help address community concerns.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve relief from 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 Preliminary Land Development Plan for Pennsylvania Digital 1 (PAX-1) Phase 1-A, subject to providing written request and justification for each relief sought and listing the relief sought on the cover sheet of the plan set.

1. SALDO § 501.A.2. Modification of requirement for plan scale not smaller than one inch to one hundred feet (1"=100').
2. SALDO § 501.A.6. Modification of requirement for location map scale not smaller than one inch to one thousand feet (1"=1000').
3. SALDO § 501.C.19.303.J.12., 303.K.12. Deferral until final plan of requirements for metes and bounds descriptions of easements.
4. SALDO § 703.A.10. Deferral of requirements for curbing and sidewalk along Country Club Road with required note on plan.
5. SALDO § 703.I.4. Waiver of requirement for depressed curb at driveway openings along PA Data Drive.
6. SALDO § 703.M.2. Waiver of requirements for grading of street right-of-way areas which are not part of the paved cartway or shoulder along Country Club Road and PA Data Drive.
7. [SLDO 707.] – Deferral of requirement for installation of sidewalks and pedestrian paths along both sides of PA Data Drive, with required note on plan.
8. [SALDO § 703.C.1. & Table 703.1] Modification of requirement for minimum street cartway and shoulder width for Country Club Road, which is classified as a Collector Road, to allow alternate street cartway and shoulder width.
9. [SALDO § 703.H.2.] Modification of requirement for minimum horizontal curve centerline radius along existing portion of Country Club Road.
10. [SALDO § 718.D.3.A., 718.D.4.A., 718.D.4.B., 718.D.4.C., 718.D.4.D.] Modification of requirements for minimum plan scale of not more than one inch to one hundred feet (1"=100') for required maps of physical resources within the Environmental Impact Assessment Report.

11. [SWMO 303.J.3.] – Modification of requirement for stormwater detention basin side slopes to not be steeper than four (4) units horizontal to one (1) unit vertical and for stormwater detention basin bottom slopes not to be less than two percent (2%).

12. [SWMO 303.K.9.] – Modification of requirement for stormwater drainage swales at a minimum grade of two percent (2%).

13. [SWMO 303.H.17., SWMO 303.H.18.] – Modification of requirement for all stormwater infiltration practices to infiltrate the stored volume within forty-eight (48) hours.

14. [SWMO 303.B.2.] – Modification of requirement for infiltration of surface water runoff at its source as the primary mechanism for stormwater management.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Preliminary Land Development Plan for Pennsylvania Digital 1 (PAX-1) Phase 1-A, 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 03/02/2026 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 P25-727, subject to final review by the Township Zoning Officer.

3. That the applicant provide at least two signed copies and a digital copy of the Preliminary Land Development Plan for Pennsylvania Digital 1 (PAX-1) Phase 1-A, for township records.

4. That per Section 710.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 the subdivision of \$1,000 per disturbed acre of development area, prior to the final plans being signed by the Township and released for recording.

5. That the applicant enters into a developer's agreement with Middlesex Township regarding required public improvements and posts financial security for required public improvements, as-built plans and engineering inspection fees for this plan with the Township in an amount acceptable to the Township Engineer and form acceptable to the Township Solicitor, prior to the final plans being signed by the Township and released for recording.

SUPERVISOR / STAFF COMMENTS: Township Engineer Mr. Grove reported that Zoning Officer Mr. Carpenter had spoken with the site contractor, Liberty Excavators, and that truck traffic may begin soon, possibly as early as the following day, due to plan approval.

Mr. Grove also explained that as part of the water main relocation and the NPDES permit, an area on the site has been designated for blasting. The blasting area is not close to the road or directly near homes. The contractor is required to comply with all Pennsylvania DEP requirements under what is called a "permit by rule." Residents along Country Club Road will be contacted prior to blasting. The contractor will visit homes to conduct interviews, inspect foundations, and document existing conditions before blasting begins. This documentation is required in case DEP inspections occur or if any issues are reported later. The Township will also request that the contractor provide

approximately four to five days' advance notice so residents can be informed before blasting occurs. The blasting is expected to be shallow, generally around 10 feet deep, with a maximum depth of about 25 feet, and is intended to loosen soil for future excavation.

Zoning Officer Mark Carpenter added that within the next two weeks, the blasting contractor will send letters to homes along Country Club Road (approximately a dozen homes). If residents do not respond, a certified letter will be sent, and then the contractor may follow up in person. Residents will be offered a pre-blast foundation survey with photographs to document conditions before and after blasting, which officials suggested would be in residents' best interest to allow.

It was stated that blasting may occur by the end of the month. The blasting will loosen soil for excavation related to future phases of development (Phases 1A and 1B), with excavation expected to begin one to two months after blasting is completed.

Residents Q/A: No Q/A.

There being no further business, the meeting was adjourned by Chairman Geistwhite at 8:20 p.m.