

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING AGENDA
March 27, 2026
7:30 AM**

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

CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:30 a.m., at the Middlesex Township Municipal Building, followed by the Pledge of Allegiance led by Mr. Brenneman.

Moment of Silence for our Armed Forces Service Members

Public Comment: There was no public comment.

Discussion and possible motion on 2025 Middlesex Township Annual Audit: Dennis Pyers, one of the auditors, reported that the 2025 audit has been completed successfully. He stated that the township records are in good order, well organized, and well documented. For reference, total revenues for the township in 2025 were approximately \$6.6 million, and total expenses were approximately \$6.4 million, resulting in a surplus of about \$221,000. Discussion followed regarding the township's accounting system. It was noted that this is the third year using the new system and that it is significantly better than the previous system, which was more difficult to use and not well suited for governmental accounting. The current system is designed specifically for governmental accounting and better meets the township's needs.

Vice-Chairman Neiderer stated that as a new supervisor, this was his first time reviewing the audit. He requested a copy of the 2024 audit for reference. He also mentioned that governmental accounting is quite different from business accounting. Vice-Chairman Neiderer noted that he spent over an hour with Zach and Eileen reviewing line items and asking questions, and that many questions were clarified during that discussion. He requested to meet with Mr. Pyers for about an hour in the coming weeks to review additional line items and questions related to the audit. Mr. Pyers agreed to meet. There was also discussion about reporting classifications, and it was explained that many classifications are determined by state requirements and the DCED reporting format, and that municipal forms are standardized.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to accept the 2025 audit as presented.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to approve payment of the auditors.

Discussion and possible motion on Request for Release of Maintenance Security for Final Lot Consolidation and Major Land Development Plan for LeTort Estates: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer the Board unanimously denied the request for release of Maintenance Security for the Final Lot Consolidation and Major Land Development Plan for LeTort Estates, based on the recommendation of the Township Engineer in his March 24, 2026 memorandum.

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 May 6, 2026: Jody Shivel, Teaberry Drive, expressed concerns regarding the location and impact of the proposed data center. She stated that many residents in different nearby areas share concerns about the project's proximity to homes, wildlife, and the Appalachian Trail. She expressed concerns about environmental impacts, air quality, noise from diesel generators, construction traffic, road conditions, and long-term operational noise. She also expressed frustration about the duration of construction and the perceived impact on nearby residents.

Vice-Chairman Neiderer responded by clarifying that the diesel generators are for backup power only and are not expected to run continuously, but rather for maintenance testing approximately 50 hours per year or less. He also stated that the generators will meet EPA Tier 4 standards and that the facility must comply with township noise ordinances or face fines and possible enforcement action. He further clarified that no amendments were made to the zoning ordinance or SALDO, though some waivers were requested, including items such as detention pond depth and sidewalks within the data center property.

Jody acknowledged the response but stated she still believes the generators, traffic, and overall operation will create significant noise and impact for nearby residents.

Andrew Dymski, Bernheisel Bridge Road addressed the Board regarding the proposed data center development. He stated that while the developers and township may receive financial benefits from the project, residents are concerned about the long-term impacts on the community.

Andrew encouraged township officials to not only visit and review data centers with developers, but also to speak with residents in areas such as Virginia where data centers are already operating, to understand the impacts on nearby communities. He urged the Board to learn from issues experienced in other areas, including noise concerns that led to studies being conducted after problems occurred.

He referenced the Pennsylvania Constitution's Environmental Rights Amendment and stated that township officials have a responsibility to protect residents' environmental interests, including clean air, water, and natural resources, particularly for future generations.

Andrew requested that if project extensions or future phases move forward, the Township conduct thorough reviews of permits and approvals, avoid granting waivers without conditions,

and use the Township's authority to protect residents. He also requested consideration of an enforceable agreement or similar mechanism to provide written assurances regarding noise, water, environmental impacts, monitoring, and protections that would remain in effect even if ownership or Township leadership changes.

Vice-Chairman Neiderer explained that the Planning Commission meeting was canceled due to the developer requesting an extension. He noted that the extension was sought to allow additional time to address outstanding questions from the Township, the County Planning Commission, and the Township's engineer (HRG) regarding Phase 1B of the project.

Earl Beam, Country Club Road expressed concerns regarding truck traffic related to the construction project along Country Club Road. He reported incidents involving trucks hauling stones that were not properly covered, resulting in debris on the roadway and damage to his vehicle. He requested increased enforcement or police presence to ensure trucks are covered, obey speed limits, and follow designated routes.

Earl also expressed concern about road safety, truck speeds, and potential road damage from construction traffic. He stated that residents should be able to safely use township roads without risk of vehicle damage.

Additionally, Earl requested improved communication from the Township regarding the project, suggesting that updates be included in the Township newsletter or mailed directly to affected residents, particularly for those who do not use computers or the internet. He asked for more regular updates on project progress, traffic impacts, and upcoming activities so residents can stay informed without attending every meeting.

Jim Gehr, Spring Road expressed concerns regarding truck traffic associated with the construction project and echoed previous comments about uncovered loads, speeding, and road safety. He stated that the Township should take stronger enforcement action, including issuing fines and pursuing penalties for repeat violations by trucking companies and operators.

Jim suggested that increased enforcement could both improve safety and potentially generate revenue for the Township. He also recommended the Township consider traffic monitoring measures, such as speed monitoring or enforcement cameras, due to the large volume of truck traffic expected over the course of the project. Jim offered to assist or participate in any committee or action plan developed to address traffic concerns.

Vice-Chairman Neiderer informed Jim that the Township conducted a site visit with the developer earlier in the week to discuss road concerns and plans to address them. He invited Jim, as a Planning Commission member, to attend future meetings with the project manager to express his concerns directly. These meetings are scheduled every other Wednesday at 10:00 a.m. Jim responded that he has attended all meetings he has been invited to and emphasized the importance of holding the developer accountable for addressing the concerns raised by residents.

Arlene Darlington, Wertzville Road, inquired about the scope of current construction activity at the project site and asked for confirmation that the work being performed is limited to previously approved elements.

Vice-Chairman Neiderer responded that the current work primarily involves relocation of a water main serving The Meadows development, which is being rerouted along Country Club Road and the east side of the parcel.

Arlene suggested that improved communication and regular project updates would help residents better understand ongoing and upcoming work, potentially reducing confusion and the need for repeated questions. She also raised concerns regarding potential noise impacts from the facility, particularly related to cooling fans, and requested that the topic be clearly addressed as the project progresses. The Board acknowledged her comments and indicated that communication improvements would be discussed later in the meeting.

Ronald Young, Teaberry Drive asked questions regarding the Township water supply and the potential impact of the proposed data center on available water resources, particularly during drought conditions. He asked whether an independent analysis had been conducted and what contingency plans are in place if water usage projections are exceeded.

Vice-Chairman Neiderer responded that water usage in the Township is regulated by the Susquehanna River Basin Commission (SRBC), which sets the Township's daily water allocation at just under three million gallons per day. He stated that the Township currently has approximately one million gallons of excess capacity and that the data center has been allocated approximately 400,000 gallons per day. He also explained that the Municipal Authority will have a "kill switch" to shut off water to the data center if it exceeds its allocation, and that the facility plans to maintain large on-site water storage tanks for backup supply. He further noted that air cooling will be used for much of the year, reducing water usage.

Ronald reiterated his concerns about contingency planning whether water supply projections are incorrect. Vice-Chairman Neiderer stated that Township officials rely on the Municipal Authority, SRBC, and hydrogeologists for water supply planning and that those experts are confident in the Township's water capacity.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to extend the review time for the Preliminary Land Development Plan for PA Digital 1 (PAX-1) Phase 1-B until May 6, 2026.

Discussion and possible motion on extension of review time for Final Major Subdivision Plan for Pennsylvania Digital (PAX-1) Data Center, until May 6, 2026: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to extend the review time for the Final Major Subdivision Plan for PA Digital 1 (PAX-1) Data Center until May 6, 2026.

Discussion and possible motion to approve the purchase of Exmark Lazer 60" zero turn with bagger for \$18,911.50 on PA State Contract: Mr. Zook requested authorization to purchase a zero-turn mower to replace an older mower, which was included in the current year's budget. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite it was unanimously agreed to approve the purchase of an Exmark Lazer 60-inch zero-turn mower with bagger in the amount of \$18,911.50 through the PA State contract (COSTARS).

Discussion and possible motion to approve the purchase of Land Pride core aerator for \$4,325.25 on PA State Contract: Mr. Zook requested authorization to purchase an aerator to add to the Township's equipment fleet to improve lawn quality, which was included in the

current year's budget. On the motion of Vice-Chairman Neiderer, seconded by Supervisor Goodhart it was unanimously agreed to approve the purchase of Land Pride core aerator in the amount of \$4,325.25 through the PA State contract (COSTARS).

Discussion and possible motion setting up a social media platform for the township to help disseminate information: Vice-Chairman Neiderer addressed resident concerns regarding updates on township projects, including the data center. He explained that he and Mr. Zook met with neighboring Silver Spring Township to review their methods for resident communications and to identify ways the Township can improve outreach. He acknowledged that current communication could be better and stated that improvements are planned.

Mr. Zook added that a survey conducted by Capital Area Council of Governments (CAPCOG) assessed how other municipalities communicate with residents, including use of social media platforms. The survey found that very few municipalities use Nextdoor, while Facebook is more commonly utilized. He noted that the Township is exploring options to share significant updates on Facebook through official government or public agency accounts, allowing residents to access and share valuable information as needed.

Vice-Chairman Neiderer addressed questions regarding the recent Planning Commission meeting that was canceled. He stated that while the Township is not required to announce reasons for meeting cancellations, he believes transparency is important, especially concerning the data center project. The meeting was not canceled to hide information; it was postponed because the applicants requested an extension. This extension allows the Township to gather answers to important questions, which is beneficial. Going forward, when necessary, the Township will communicate reasons for meeting cancellations to keep residents informed. This initiative is part of an ongoing effort to improve communication with the community. Many neighboring townships use similar approaches, and residents have responded positively.

Additionally, Vice-Chairman Neiderer acknowledged that the Township recently received several credible threats directed at staff and the Board of Supervisors related to the data center project. While the Township appreciates the community's concern and engagement, everyone is asked to remain respectful throughout this process. Threats or unsafe behavior are not acceptable, and the Township's focus remains on handling these matters professionally and safely. As lifelong residents, many of the Board members—including Vice-Chairman Neiderer—care deeply about this Township and the well-being of the community. This communication effort is part of the Township's commitment to keeping residents informed and engaged in a respectful and constructive manner.

Mr. Zook added that the Township is currently updating the website. He acknowledged that the current website is not very user-friendly, but the company assisting with the redesign is making satisfactory progress. The goal is to have the updated site up and running within the next month or two. He also confirmed that updates are being added to the website. Many updates are posted directly on the homepage, which may not be the most organized approach, but improvements are underway as part of the website redesign.

Andrew Dymski, Bernheisel Bridge Road, expressed his appreciation for the Township's efforts, noting that transparency is especially important, especially since meeting minutes often take time to be released. He suggested that live streaming the sessions on available channels could be helpful for residents who cannot attend meetings in person. He thanked the Township staff and officials for their work and expressed gratitude for the communication improvements.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to authorize the Township Staff to set up a social media platform to disseminate information to the residents.

Discussion and possible motion on progress of Wolfs Bridge Rd/Harmony Hall Realignment: Mr. Zook provided an update on preliminary discussions regarding realignment of the intersection at Harrisburg Pike, Wolfs Bridge Road, and Harmony Hall. He met last week with Todd Trout from Michael Baker (traffic engineers), the property owner, and the developer to explore options. While still preliminary, the property owner has not opposed the plan, which is a positive step forward. The intersection realignment would involve purchasing approximately 0.3 acres of property at 1100 Harrisburg Pike. The Township will need to assess the property to determine fair market value. Aligning Wolfs Bridge Road and Harmony Hall would allow traffic from both roads to move simultaneously, reducing delays caused by the current offset. Michael Baker is reviewing PennDOT requirements to ensure compliance. The project is still in the discussion stage, but the Township is moving forward to gather more concrete numbers and finalize property arrangements before development proceeds.

Township Board / Staff Comments

Update on Township Comprehensive Plan and grant process: Mr. Zook provided an update on the Township's Comprehensive Plan and related funding efforts. The Township issued an RFP to seven companies and received four proposals in return. The Township applied for a DCED Municipal Assistance Program grant. The Township is also pursuing funding from Cumberland County and has already initiated discussions with county representatives. These efforts aim to secure funding and support for updating the Township's Comprehensive Plan. Vice Chairman Neiderer stated that this comprehensive plan is our roadmap and our compass for the township's future and where residents want the township to go. This is not just a data center document; it covers all uses across the entire township, not just specific areas like Country Club Road or the Meadows. This plan means nothing without resident engagement. The township staff and a consultant will help coordinate the process, and there will be focus groups for public input. My hope is that within 12 months we will complete the comprehensive plan, but it only matters if it is implemented through zoning ordinance changes, including potentially more restrictive lighting and noise regulations. We need residents to be involved. Please talk to your neighbors and encourage them to respond when the comprehensive plan survey comes out. A strong response is important so we can understand what the community wants and avoid being blindsided by unwanted projects in the future.

Update on Data Center development progress: Mr. Zook stated he will provide a brief general update at each meeting on the data center. There was a meeting earlier this week and the major topics included truck traffic and safety. Chief Bassler has had officers monitoring for violations, and the contractor is also addressing speeding, though enforcement will require effort from both sides. Another key issue is the condition of Country Club Road. We knew the road would be stressed by the traffic, though it has deteriorated faster than expected. The contractor has hired another company to make repairs and reinforce the road. This will be a temporary fix, but it should help it better manage the traffic. We are monitoring the road daily and will continue to address problem areas as they develop. Mr. Zook will keep providing updates as we move forward.

Mr. Grove stated that Mike Hess, HRG Engineer, and he are aware of the situation and are currently working on a detailed developer's agreement. He emphasized that it important the

agreement addresses the condition of Country Club Road and how the road will be maintained and repaired throughout the construction period. He noted that deterioration has already occurred on the section from the top of the hill down to the bottom. The remaining question is determining when repairs should be triggered. The developer has verbally agreed to make repairs, and an excess weight bond is in place; however, it is likely not sufficient to cover the extent of repairs now expected, especially considering the project has only been underway for two weeks. Mr. Grove also stated that coordination meetings will be held every two weeks, with spot checks conducted in between. He emphasized that the Township is aware of the issue, is working toward a more permanent solution, and is not ignoring the situation.

Mr. Carpenter provided an update on the data center development progress. He reported that the contractor, JVI Group Inc., completed repairs to the southbound lane shoulder on Country Club Road where it had been crumbling, and they will continue making similar repairs, including subbase work, and paving as needed.

He stated that the developer will begin drilling on Monday, with blasting scheduled to begin on Wednesday. The blasting operation will involve a substantial number of holes, possibly over nine hundred, with most holes approximately 20 feet deep. The purpose of the blasting is to loosen rock and earth for Phase 1A, which includes the PPL substation and stormwater management areas. The material will be loosened now for future excavation once permits are obtained. Residents along Country Club Road have been notified, and the developer has offered pre-blast inspections of homes and foundations. Seismic monitoring equipment will be placed at four locations to monitor vibration from blasting. The blasting is permitted through the State of Pennsylvania and may continue for several months.

He also noted that the developer is still waiting to obtain the NPDES permit from the State of Pennsylvania, which is required before soil can be removed from the site. The permit is expected around mid-to-late April, after which earthmoving operations will begin.

Mr. Carpenter noted that, related to the data center project, the developer has offered to hold meetings at the project site for residents and may be reaching out to impacted residents in the future.

Vice-Chairman Neiderer stated that he believes the developer specifically offered to meet with residents along Country Club Road, and while he did not recall the Meadows being specifically mentioned, he believes the developer would likely be willing to meet with any impacted residents. He noted that the developer is not obligated to hold these meetings, but is offering to do so in good faith, which he believes is appropriate since residents will have questions that the Township may not always have answers to. He added that if residents do not hear anything within the next week and a half, the Township will follow up at the next bi-weekly on-site meeting with the developer to ensure that these meetings are arranged so residents have the opportunity to speak directly with those working on the project.

Mr. Carpenter also reminded residents that the project site is a restricted construction area, and no unauthorized individuals are permitted to enter or drive onto the site. He noted that there have been instances of people entering the site, and he emphasized that this is not permitted for safety and liability reasons.

He explained that Whiting-Turner is the general contractor overseeing the entire project, with Liberty Excavating and other contractors collaborating with them. If residents need to contact

someone regarding the project, phone numbers are posted at the site gate, or residents may contact the Township, which can help connect them with Whiting-Turner representatives if needed.

Residents Q/A: No Q/A.

Executive Session: Chairman Geistwhite adjourned the meeting at 8:35 a.m. to Executive Session for an update on litigation, with no action to be taken by the Board after the Executive Session.