

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
March 28, 2025
7:30 AM**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart
	SOLICITOR:	Keith O. Brenneman
	PUBLIC SAFETY	
	DIRECTOR:	Chief Steve D. Kingsborough
	ZONING OFFICER:	Mark D. Carpenter
	ASST. CODES ENFORCEMENT/	
	MS4 COORDINATOR:	Gerald Steigleman
	ROADMASTER:	Zachary L. Zook
	MANAGER:	Eileen M. Gault

OFFICIALS ABSENT: **ENGINEER:** Bud Grove

Call to Order: Chairman Geistwhite called the meeting to order at 7:30 a.m. in the Middlesex Township Municipal Building.

Public Comment: There was no public comment.

Discussion and possible action on the 2024 Audit Report: The Township Manager Mrs. Gault reported that Mr. Dennis Pyers, one of the elected Auditors was present to submit and report on the audit findings. Mr. Pyers stated that the audit was completed on March 22, 2025, and overall, the accounts are in good order. The Auditors appreciated the excellent cooperation from the staff during this process. The Annual Audit and Financial Report has been filed with DCED as required and will be published in the newspaper by April 4, 2025. There were several capital expenses for the year as well as a few miscellaneous assets sold to generate additional revenue. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to accept the 2024 Audit as presented and to approve the compensation of the Auditor's hours.

Discussion and possible action on request for reduction of Improvement Security for Country Club Road improvements for Cumberland Preserve Phase 1: Mr. Andrew Williams representing 121 Will Farm was present. There was some discussion between Mr. Williams and the Roadmaster regarding the release of the Improvement Security and the Excess Maintenance Agreement (road bond). Since the Township Engineer was absent, it was decided to table any decision on the request until the Supervisor Meeting on April 2, 2025.

Discussion and possible action to schedule a public hearing on the application of Sigma Renewables for Conditional Use Approval of Principal Solar Energy System near Shady Lane: Mr. Matt Bouchard was present on behalf of the applicant. Sigma Renewables specializes in the development of solar arrays, for both ground mount and commercial industrial rooftops. Their client Giant Foods own three (3) parcels of land next to each other on Shady Lane and they would like to make use of the land with

approximately twenty acres of ground mounted solar array. Township Solicitor Mr. Brenneman stated that under state law you have sixty days (60) to have a hearing after submission of the application. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to schedule a Public Hearing for April 25, 2025, on the Conditional Use Application of Sigma Renewables.

Discussion and possible action on Final Minor Subdivision Plan, Stover and Shughart: Mr. Anthony Faranda-Diedrich, was present on behalf of the applicant. He stated that this is a lot that was subdivided for Charter Homes Phase 4. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the Final Minor Subdivision Plan, Stover and Shughart, subject to the following conditions:

1. That the applicant satisfies comments of the Cumberland County Planning Department, in written report dated October 1, 2024, for plat number P24-543, subject to final review by the Zoning Officer.
2. That the applicant obtains an approval by DEP of the Public Sewer Planning Exemption for the Final Minor Subdivision Plan, Stover and Shughart, prior to the Township signing and releasing the plan for recording.
3. 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.

Mr. Anthony Faranda-Diedrich is aware of the conditions and accepts them.

Discussion and possible action on Preliminary / Final Subdivision and Land Development Plan, Grange Phase 4: Mr. Anthony Faranda-Diedrich reported that phase 4 will include approximately eighty-three single family homes and townhouses on approximately thirteen acres. Zoning Officer Mr. Carpenter reported that the Recreation Fee-in- Lieu would need to be established before action is taken on the plan. Mr. Faranda-Diedrich responded that there will not be any reduction in the typical Fee-in-Lieu because there are no physical improvements being proposed with this phase and agrees to the \$750 per lot. No action was taken, and this will be on the agenda for the April 2, 2025, Supervisor Meeting.

Discussion of the new comprehensive Zoning Ordinance and Zoning Map, the proposed changes recommended by the Planning Commission, and possibly scheduling a public hearing for adoption of the comprehensive Zoning Ordinance and Zoning Map: Zoning Officer Mr. Carpenter reported that this project began in October 2022, in January 2024 it was on the Township website for comments for over one year. In January 2025, an updated draft was released based on the comments received from the public, including the Cumberland County Planning Commission and the Township Planning Commission. The newest draft is dated March 20, 2025. There was some discussion of the proposed suggested changes. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to schedule a public hearing on the new comprehensive Zoning Ordinance and Zoning Map to take place on May 7, 2025, at 7 p.m.

Discussion and possible action on extension of review time for Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the request of the applicant, Lydell Properties, LLC by their representative, Matthew Lokay of Mackin Engineers and Consultants,

and accept an extension of the time period for action on the Preliminary/Final Land Development Plan for Carlisle Sports Emporium LLC Building Expansion, until June 5, 2025.

Discussion and possible action to approve the release of Maintenance security for Meadowbrook Farms Phase IX: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to on the recommendation of Township Engineer Mr. Grove, memorandum dated March 4, 2025 and completion of a final inspection, to release the Maintenance Security in the amount of \$34,404.19.

Discussion and possible action to award the sale of the 2013 Ford Explorer: The Township Manager reported that this was published in the Sentinel newspaper and two (2) bids had been received from employees. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to award the sale of the 2013 Ford Explorer to Zachary Zook in the amount of \$6,201.00.

Discussion and possible action to award the bid for the Traffic Signal Technology Project: Roadmaster Mr. Zook reported that this project is to install fiber optic line between all the traffic signals on Route 11. A grant was received for this project, however, there were no bids received for this project. The deadline is the end of May. Mr. Zook will contact PennDOT to see what the options are at this time. Township Solicitor Mr. Brennenman stated that if the Township advertised twice and no bids are received, then the Township can use whatever company they want for this project.

Discussion and possible action to hire a full-time employee for the Highway Department: Roadmaster Mr. Zook reported that he had budgeted to hire a new employee to add another position to the Highway Department. This will be posted on the Township website.

Township Board / Staff Comments: Chairman Geistwhite thanked Mr. Carpenter for all his hard work and the excellent job he has done on the Zoning Ordinance rewrite.

There being no further business, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adjourn the meeting at 9:10 a.m.