

**MIDDLESEX TOWNSHIP
SUPERVISOR MEETING
April 1, 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
OFFICIALS ABSENT:	DEPUTY FIRE CHIEF:	Robert Horning, Jr.

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.

PUBLIC COMMENT:

Andrew Dymsky, Bernheisel Bridge Road, referenced an op-ed highlighting the Pax1 site as a model public-private partnership with a Community Benefits Agreement in Lancaster City, including noise limits, generator restrictions, a complaint process, and a \$20,000,000 community fund. He asked whether similar formal commitments exist with the current data center developer beyond tax and infrastructure obligations. He urged the board to advocate for residents, seek clearer written commitments during Phase 1B, and address concerns about enforcement and potential monitoring costs to the township. He also encouraged holding developers accountable to stated environmental and community benefit commitments.

Vice-Chairman Neiderer responded that no formal agreements currently exist. He then emphasized legal limitations, noting they cannot require additional concessions beyond zoning and ordinance authority acknowledging resident concerns (e.g., road impacts) and stated they are working within legal constraints to minimize negative effects on the community.

Barb Simpson, Teaberry Drive, reported being delayed for approximately 15 minutes on Country Club Road by a traffic flagger associated with data center activity. She noted significant backup of vehicles and expressed frustration that residents were not allowed to proceed, questioning who has the right of way.

Chief Bassler explained that individuals directing traffic in an official capacity must be obeyed by drivers. He acknowledged the concern and stated that if the issue is ongoing, residents should

report it. The police department has already addressed multiple traffic-related concerns in the area and will continue monitoring.

Mr. Grove stated that during a prior meeting with construction representatives and the developer, contractors were instructed that residents should have the right of way over construction traffic. He committed to following up with the contractor to reinforce this directive.

David Wenner, Fieldstone Drive, expressed appreciation to township officials and staff for their ongoing efforts to identify and mitigate potential negative impacts of the data center project. He raised concerns that the current 70-decibel noise limit may be too lenient, particularly regarding cooling fans and generators. He also noted reports that some data centers may operate on generators (non-emergency) at times, potentially increasing noise levels. He then encouraged township leaders to explore all available technologies and requirements to minimize noise. Limit or regulate non-emergency generator use and use legal and negotiating leverage to ensure these measures are included in project agreements. Mr. Wenner then highlighted the importance of long-term enforcement of standards, especially as ownership or operations may change over time and voiced support for stronger safeguards, including formal written agreements, as suggested by others.

Viola Byerly, Country Club Road, thanked township staff, including Mark Carpenter, for timely responses to prior inquiries. She then requested improved communication with residents regarding blasting schedules, including approximate times, to allow for planning and reduced disruption, especially for those working from home. Ms. Byerly indicated she did not hear warning signals on the day in question and expressed concern about consistency of alerts moving forward.

Mr. Carpenter stated that blasting is expected to occur twice daily, morning and afternoon, Monday through Friday, between 8:00 AM and 5:00 PM, for approximately three months. Warning signals, like horns or sirens, are intended to sound prior to each blast.

Ms. Byerly raised concerns about potential impacts to private wells from ongoing blasting activities. She suggested that, as development timelines are discussed, future safety protocols be considered—specifically, establishing a single point of contact responsible for responding within 24 hours to any well-related issues. If water service is disrupted, the responsible party should provide immediate temporary water supply, with details resolved afterward. She noted that similar protocols are standard in other areas and emphasized the importance of protecting residents who rely on private wells.

Jody Shivel, Teaberry Drive, asked for clarification on local air quality monitoring, including when the last test was conducted, where testing occurs, how often it is required, and when the next test is scheduled. She requested that future updates include specific dates, results, and testing timelines, and expressed interest in using an independent, non-industry-affiliated entity for testing. Township representatives explained that the EPA & Pennsylvania DEP regulates air quality, not the township, and that the data center would be required to obtain DEP air quality permits, particularly related to generator emissions. Any testing or enforcement would be managed at the state level.

Pam Wenner, Fieldston Drive, raised concerns about speeding truck traffic on Country Club Road, noting safety risks due to sharp curves, wildlife crossings, and road conditions. She requested increased monitoring or enforcement, such as speed control measures. She also inquired about the status of the Diamond Hotel property, describing it as an eyesore. Township officials responded that efforts to address the property are ongoing but currently delayed due to legal complications.

Judy Johnson, Briar Patch Drive, questioned whether developers are legally required to disclose both benefits and potential negative impacts, such as water, air, noise, when requesting zoning changes for a data center. She then asked if decision-makers are being given a complete picture before approving zoning changes.

Vice Chairman Neiderer responded that developers are legally required to comply with existing zoning ordinance requirements, not necessarily to present a full list of pros and cons. The ordinance outlines standards, such as noise, water, and sewer, that applicants must meet. He then emphasized that developers typically ensure full compliance with all ordinance requirements when proposing large-scale projects.

John Manta, Wolfs Bridge Road, requested an update on the Comprehensive Plan and Planning Committee discussed at a previous meeting and asked whether any volunteers have been selected to serve on the committee.

Vice Chairman Neiderer responded that request for Proposals (RFPs) has been issued to firms to assist with developing the comprehensive plan. The selected firm will support community engagement efforts, including surveys, focus groups, and forming a community advisory group. Mr. Zook responded that four companies responded to the RFP; only three submitted complete proposals. Proposals are currently under review, with a selection expected within the next month.

Ronald Young, Teaberry Drive, asked about the anticipated size of the proposed data center compared to others in the U.S. He was seeking clarification on whether it would be considered small, average, or among the largest facilities. Mr. Young noted difficulty finding comparative data and emphasized that size impacts resource usage.

Vice Chairman Neiderer responded that the project is classified as a “hyperscale” data center, generally associated with major companies (e.g., Amazon, Microsoft, Google) and high-power usage. It is expected to include approximately 16–18 buildings and around 5 million square feet at full buildout. Estimated total capacity is about 1.35 gigawatts, indicating a large facility.

Ms. Byerly, Country Club Road, expressed concern about construction hours that are 6:30 a.m. – 6:30 p.m., Monday through Saturday, and the impact on quality of life. She questioned why residents cannot request ordinance changes like accommodation sought by developers. She emphasized personal impact and frustration regarding limited quiet time at home. Township Representatives confirmed construction hours as discussed with the developer are on a Monday through Saturday schedule, with potential for shorter hours on Saturdays. There was clarification that there is currently no formal, legally binding agreement in place regarding construction hours. Township Representatives indicated willingness to revisit and discuss the issue at a future meeting.

MS4 / STORMWATER PUBLIC COMMENT & UPDATES: Mr. Steigleman and Mr. Zook reported that they met with Skelly Loy to review progress on the stream restoration project and that the project has reached substantial completion. There are a few remaining items included on a punch list, to be addressed when weather conditions improve. There is additional coordination underway to compile information for the annual report.

APPROVAL OF MINUTES: On a motion by Chairman Geistwhite, seconded by Supervisor Goodhart, the minutes of the March 4, 2026, meeting were unanimously approved.

On a motion by Chairman Geistwhite, seconded by Supervisor Goodhart, the minutes of the March 27, 2026, meeting were unanimously approved.

AUTHORIZE PAYMENT OF BILLS: On a motion by Chairman Geistwhite, seconded by Vice-Chairman Neiderer, the Board unanimously authorized payment of the April 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. Chief Beam then provided an update following a tour of the UGI LNG facility and meeting with operations supervisor. The facility includes a 4-million-gallon tank; previously filled to approximately one-third capacity, about 32 feet of 100 feet of the tank, with significant usage over the winter season. He noted that the facility converted gas to liquefied propane and supplies the surrounding area. Chief Beam reported that the company is actively coordinating with local fire companies, offering tours, training sessions, and emergency preparedness exercises, including tabletop scenarios. Additional training and site familiarization opportunities are being extended to police and emergency personnel. The facility is secure, well-maintained, and organized.

Chief Beam also addressed emergency preparedness related to the proposed data center following a recent site visit. He confirmed that developers are working closely with fire companies and offering specialized training opportunities. He noted installation of secure access systems, such as Knox gates, for emergency responders. Chief Beam expressed confidence and comfort with the level of cooperation and responsiveness from the company, highlighting improved collaboration and preparedness for both construction and post-construction phases.

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. Mr. Zook reported that parks and highway staff are now submitting their own activity reports. The crews have been actively logging and inventorying township signage using a tablet-based GIS system, enabling mapping and work order tracking. Ongoing work includes installation of a fiber optic line along Route 11 to connect traffic signals. Parks staff have resumed seasonal work and are returning to regular operations. There are no issues reported in hiring summer help; all previous seasonal staff have returned.

Secretary/Treasurer – Mrs. Gault reported that the Cumberland County Tax Bureau comparison report was not included in the meeting packet due to timing at the start of the month. The report is expected within the next few days and will be distributed to the board via email upon receipt.

The current treasurer report reflects revenues and expenditures through the end of March.

Recreation – Mrs. Jumper submitted the monthly Recreation Report, which was entered into record. The Easter Egg Hunt was 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 DEP Sewage Facilities Application for Public Sewer Planning Exemption for new single-family dwelling on unimproved lot owned by Stewart Beattie at 239 Shady Lane: Mr. Carpenter reported that this is a request to connect a vacant property with existing storage shed at 239 Shady Lane to the public sewer system. The proposal involves 1 EDU equivalent to one residential dwelling. There is a planning module that the township's required to fill out for DEP. Middlesex Township Municipal Authority has confirmed system capacity. Additional confirmation required from the Carlisle Wastewater Treatment Facility regarding treatment capacity. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to authorize township signature on the planning module, contingent upon receipt of approval from the Carlisle Wastewater Treatment Facility.

Discussion and Possible motion to authorize a Commitment of Funds Letter for match on grants per Cumberland County's Cumberland Plan Program: Mr. Zook reported that the Township is applying for a grant from Cumberland County to support development of the Comprehensive Plan. As part of the application, the Township must provide a letter committing local funds toward the project and indicates the Township will proceed with the Comprehensive Plan regardless of whether grant funding is received. This requirement is like a prior resolution completed for a DCED grant application. Both Cumberland County and DCED grant opportunities are being pursued. DCED grant is structured as a 50/50 match, while the Cumberland County grant provides a fixed funding amount.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to authorize the commitment of funds letter for match on grants for Cumberland County's Cumberland Plan Program.

Discussion and Possible motion to authorize the transfer of funds to open a new CD at Orrstown Bank: Mr. Zook reported that he recently met with Orrstown Bank to discuss options for managing township reserve funds and is seeking to maximize interest earnings. The township currently holds a Certificate of Deposit with Orrstown and is considering a staggered renewal strategy so that CDs mature every six months. Current rates provided were 3.90% for a six-month CD and 3.85% for a 12-month CD. Mr. Zook indicated the township is considering investing approximately \$300,000, though the exact amount has not yet been finalized. He noted that any action on this investment will require an official motion.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to authorize the transfer of funds to open a new CD at Orrstown Bank.

Discussion and Possible motion to authorize the transfer of funds to PLGIT Prime Portfolio: Mr. Zook explained that the township has another option for investing funds through an existing account with PLGIT (Pennsylvania Local Government Investment Trust). A portfolio of current rates was included in the packet for review. While the township already has an account established with PLGIT, there are currently no funds deposited there. The proposed motion would transfer funds into this existing account to take advantage of higher interest earnings.

Vice Chairman Neiderer added that PLGIT is widely used by municipalities, counties, and school districts, including Cumberland Valley School District. He noted that it is a long-established and commonly utilized investment vehicle and is considered a low-risk option, as it operates through a state-supported banking structure.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to authorize the transfer of funds to PLGIT Prime Portfolio.

SUPERVISOR / STAFF COMMENTS: Mark Carpenter reported on the data center project and confirmed that blasting has begun under the contractor Main Blasting and Excavation. Blasting is expected to continue for up to three months, occurring Monday through Friday between 8:00 a.m. and 5:00 p.m., with activity typically occurring mid-morning and mid-afternoon. He noted that residents did not hear the warning siren and indicated he would follow up with the contractor. The contractor has also expressed interest in meeting with residents on Country Club Road, which may be scheduled soon.

An update was provided on Country Club Road, where the developer is planning “substantial” temporary repairs, anticipated to begin around April 15 and take approximately one to one and a half weeks. Discussion took place regarding whether a formal written agreement is needed before proceeding, particularly since the cost may exceed \$25,000 and the project is governed by an existing improvement agreement. The matter may be addressed further in executive session with legal counsel.

Concerns were raised about increased truck traffic using Country Club Road in both directions, including empty trucks returning from another project near the cell tower area. Residents noted safety concerns related to speed and traffic patterns. Township officials discussed the potential use of radar speed display signs, including portable units, to improve driver awareness and help manage speeds along the corridor.

Residents Q/A: No Q/A.

There being no further business, the meeting was adjourned to Executive Session by Chairman Geistwhite at 7:03 p.m., to discuss legal matters with the Township Solicitor with no action to be taken as a result.