

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
June 27, 2025
7:30 AM**

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

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

Public Hearing: Public Hearing and possible motion on the request of Cumberland County PA S5, LLC and SolAmerica Energy, LLC for conditional use approval for a principal solar energy system on the property on the property at 320 S. Middlesex Road, Carlisle, Pennsylvania: With the first order of business being a public hearing, Chairman Geistwhite turned the meeting over to the Township Solicitor Mr. Brenneman. Mr. Brenneman stated that as the Board of Supervisors are aware, he had received a letter from the applicant requesting a continuance of the hearing to the Workshop Meeting on Friday, July 25, 2025. This hearing cancellation was posted on the website and township doors. The applicant was not present and because of that there was no public hearing and no public comments could be made pertaining to the hearing. On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to continue the conditional use hearing to July 25, 2025, at 7:30 a.m.

A resident asked if the applicant can’t make the decision to withdraw the application what does it matter if he is here. Mr. Brenneman responded that it is the applicant’s application and under the state law that the Board needs to follow the applicant has the burden of proof. The hearing cannot be continued by the Board; it can be continued at the request of the applicant and the Board has an obligation to do that. Another resident questioned why this is being done at a morning meeting instead of the Wednesday evening meeting where more people could attend. Mr. Brenneman responded that the applicant has indicated that he is available on July 25, 2025.

Public Comment: There was no public comment.

Discussion and Possible Action on DEP Sewage Facilities Application for Public Sewer Planning Exemption for the Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion: Mr. Carpenter reported that Carlisle Sports Emporium has submitted a plan to expand their building. They have been working on this for over a year. The Carlisle Borough and Middlesex Municipal Authority has provided proof that they have adequate treatment and conveyance

capabilities in the sewage system. On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to approve the submission of the DEP Sewage Facilities Planning Application Mailer for Public Sewer Planning Exemption for the Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion.

Discussion and Possible Action on Cumberland Preserve Phase 2B Final Major Subdivision / Land Development Plan: Present for 121 Will Farm was Mr. Drew Williams, seeking final approval for phase 2B, with thirty-one lots remaining.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Major Subdivision & Land Development Plan for Cumberland Preserve Phase 2B, subject to the following conditions:

1. That the applicant satisfies all comments and conditions of plan approval detailed by the Township Engineer, Bud Grove, P.E. in written review dated June 20, 2025, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies comments of the Cumberland County Planning Department, in written report dated June 3, 2025, for plat number P25-377, subject to final review by the Township Zoning Officer.
3. That the applicant satisfies any forthcoming comments of the Middlesex Township Municipal Authority, subject to their final review.
4. That the applicant satisfies comments of the LeTort Regional Authority dated June 16, 2025, to the extent feasible, subject to final review by the Township Zoning Officer.
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 for this plan with the Township in an amount acceptable to the Township Engineer and form acceptable to the Township Solicitor, prior to the plans being signed by the Township and released for recording.
6. That per Section 710.E.2a. of the Subdivision and Land Development Ordinance No. 8-2017 as amended, the applicant pays to Middlesex Township the remaining balance of the agreed upon \$25,000 required fee in lieu of dedication of park and recreation areas for the entire 153 lot residential subdivision, prior to the plans being signed by the Township and released for recording.
7. That, when plans are released by Middlesex Township for recording at the Cumberland County Office of the Recorder of Deeds, the applicant records all plan sheets of the plan set.

Mr. Drew Williams approves and agrees to the seven (7) conditions listed.

Discussion and Possible Action to authorize the advertisement of a continued hearing date for the Zoning Ordinance Rewrite Project: Township Solicitor Mr. Brenneman stated that there was a continued public hearing that was unable to be held due to the absence of most of the Board. There were some changes mentioned by Mr. Larson early on and there have been changes to the text based on the first public hearing. Mr. Brenneman is suggesting that the Board schedule a continued public hearing. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to schedule a continued public hearing on the Zoning Ordinance Rewrite for September 3, 2025, at 7 p.m. This will give the Planning Commission and Cumberland County Planning Commission time to review and comment on the changes that were made.

Discussion and Possible Action to reaffirm the execution of the addendum to the Subcontract for Planning Assistance under the Cumberland Plans Grant Program: Mrs. Gault reported that this addendum is an extension till the end of the year from the County for the grant that was received for the

Zoning Ordinance Rewrite Project. Since the June 2, 2025, meeting was cancelled and the County had a meeting on June 14, 2025, she signed the addendum and is seeking reaffirmation for record purposes. On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to reaffirm the addendum to subcontract for planning assistance under the Cumberland Plans Grant Program.

Discussion and Possible Action on Hilton's Electronic Security estimate for a security camera upgrade for the township building complex and park: Mr. Zook reported that the security cameras that the Township currently has are no longer supported by the hardware and the software system. Hiltons provided us with quotations through Co-stars that will replace all the cameras and add additional cameras at the park. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Hilton's Electronic Security estimate for security camera upgrades for the township building complex and park.

Discussion and Possible Action on the hiring of Joshua Travitz as a full-time employee for the Highway Department with a six-month probationary period: Mr. Zook reported that he was hired at the beginning of June. On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to the hiring of Mr. Joshua Travitz as a full-time employee for the Highway Department with a six-month probationary period.

TOWNSHIP BOARD / STAFF COMMENTS: Chairman Geistwhite had a question for Mr. Steigleman about a tractor trailer parking in his development. Mr. Steigleman has resolved this issue.

Mr. Zook reported that PennDOT is working on replacing the bridge on Route 34 in Carlisle Springs with an anticipated completion in September.

Comments were made by the Supervisors about the job well done by Mr. Zook and the Highway Department crew on Mill Road Bridge.

EXECUTIVE SESSION: There being no further business, on the motion of Chairman Geistwhite, it was unanimously agreed to adjourn the meeting at 7:55 a.m. for an Executive Session, with no action to be taken as a result.