

**MIDDLESEX TOWNSHIP
SUPERVISOR'S WORKSHOP MEETING
July 25, 2025
7:30AM**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman, Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart
	SOLICITOR:	Keith O. Brenneman
	ENGINEER:	Gerald "Bud" Grove
	PUBLIC SAFETY	
	DIRECTOR:	Chief Steven D. Kingsborough
	ZONING OFFICER:	Mark D. Carpenter
	ASST. CODES ENFORCEMENT/ MS4 COORDINATOR:	Gerald Steigleman
	ROADMASTER:	Zachary L. Zook
	RECREATION	
	DIRECTOR:	Denise L. Jumper

OFFICIALS ABSENT: **MANAGER:** Eileen M. Gault

CALL TO ORDER: Chairman Donald S. Geistwhite, Jr. called the meeting to order at 7:33 a.m. in the Middlesex Township Municipal Building.

PUBLIC HEARING CONTINUANCE: To consider the application of Cumberland County PA S5, LLC and SolAmerica Energy, LLC for conditional use approval for a principal solar energy system on the property at 320 S. Middlesex Road, Carlisle, Pennsylvania: Chairman Geistwhite announced that the first item on the agenda is a public hearing. Chairman Geistwhite then turned the meeting over to the Township Solicitor Mr. Brenneman. Mr. Brenneman made preliminary statements about the hearing, reviewed the background of the application process, stated the procedure to be followed for the hearing and that the hearing was being stenographically recorded. Mr. Brenneman turned the meeting over to counsel for the applicant.

Attorney Charles Suhr, Stevens & Lee, represented the applicant and gave a brief factual summary of the contents of the solar energy system application for the conditional use proposed in the RF zoning district. Mr. Suhr presented three witnesses: Scott Temple, an employee of the applicant and the project development manager, Zane Geist of Integrated Consulting, a professional Engineer and a project manager with an emphasis on land development and William Kaufell, a group leader for acoustics of Skelly & Loy and an acoustic and noise expert. Mr. Temple described the design of the solar system, its components and how it would operate and referred to exhibits provided by applicant.

Ms. Ashley Asper inquired about being a party to the discussion with questions. Mr. Brenneman stated an applicant such as this one has a significant amount of information to produce first. After that, the Board of Supervisors and interested parties will be able to question any of the witnesses. Ms. Asper asked how to be a party. Mr. Brenneman asked if she wanted to be a party, and Ms.

Asper said she was asking for the room. Mr. Brenneman said if anyone wanted to be a party, write names down and indicate interest in being a party on paper and provide it to the Board.

Zane Geist testified about the characteristics of the Deitch land, its current use and the exhibits provided by the applicant.

William Kaufell stated among other things, that in his opinion the sound standard will be met and be within the Township Zoning Ordinance requirements. Sound levels at the property line will not exceed 45 decibels. Mr. Geist concurs with Mr. Kaufell's sound results.

Mr. Geist, in his professional opinion, stated the application has met all the objective and other standards for the principle solar energy system. The principle solar system General Use standards in Zoning Ordinance 5-2011 were listed and discussed, and the array is designed to meet those standards.

At this point there was no further testimony by the applicant. The Board took a brief recess and upon convening, Mr. Brenneman asked the applicant if they were proposing to have a sound wall.

The floor was opened for questions of the witnesses. Mr. Brenneman stated that they will circle back later and go through any evidence by any objectors. Anybody after that can make comment whether it is for or against the project.

Joe Fegen, 210 N. Old Stonehouse Road, questioned whether the lease is contingent upon the approval of the project. Rhonda Bender, 60 Shellbark Court, asked if any temperature studies were done around the site and questioned if the decommissioning cost at the end of the 25 years to be removed is at today's cost or 25 years from now. She had asked if there has been consideration to put these solar panel farms on top of existing buildings instead of farm fields. She also had some noise concerns and questions what the benefit of this project is to the community.

Bob Bruce, 250 N. Old Stonehouse Road, stated that it was indicated that they are going into the PPL grid for general usage and questioned if they are required by law or lease to provide only to the PPL grid for the 25-year lease or can it be an option to provide it to a single customer. He also questioned if there can be a change to where the electricity is going for this project and can it be provided to a single source.

Stan Hurst, 1225 Red Wood Hills Circle, asked what the overall profitability of this project and whether it is being government subsidized? When it was asked what you can compare 40 decibels to, the response from the application was for everyone to be quiet and that is 40 decibels.

David Chick, 1233 Red Wood Hills Circle, asked Mr. Geist if he was a qualified property value expert. Mr. Chick also asked if he did any studies about the effect of property values in this area based on the addition of this solar project. Mr. Chick asked if he was an expert in noise, because he had agreed with the noise expert's characterization of the noise. Mr. Chick questioned whether conversations with the local fire departments have happen to ensure they are capable of handling fires from these sorts of facilities.

Ron Stouffer, 6 Hoover Road, stated that he heard that certified letters were sent to all people within 2500 feet of this project. He never received one and lives within 2500 ft., but was present at the hearing.

Ashley Asper asked if the applicant can prove that they sent a letter to the gentleman? Ms. Asper questioned the proposed plant height and location and what screening it would provide and was concerned about screening for properties that set higher than the array. Ms. Asper indicated there was as barbed wire fence depicted on paperwork, and that the applicant had indicated there would not be that fence used. Ms. Asper later asked about the applicant's plan for containment of transformer liquid, communications with the fire department, and sheet flow runoff from panels.

Attorney Jason Duncan, who represented John Asper, asked numerous questions of the applicant's witnesses related to project impact on property values, stormwater management, whether the panels to be used are considered pervious, stray voltage on farm animals and wildlife, the proposed location of inverters, toxic and hazardous waste, possible endangered species, sound measurement, the proposed noise wall, possible deadly shock, and fire danger.

Nancy Bookwalter, 51 Ridge Drive, asked how long the construction would take from start to finish.

Frank Hancock, 1231 Redwood Hills Circle asked how someone finds out if something goes wrong, such a kid climbing a fence, a hail storm or damage, or someone being shocked.

Stan Hurst, 1225 Redwood Hills Circle, Carlisle asked if any of the equipment emitted frequencies beyond human hearing, and whether the higher or lower frequencies beyond human hearing were frequencies that animals can hear.

Evidence was then provided from others in attendance other than the applicant. Rhonda Bender, 60 Shellbark Court, Carlisle PA 17015, indicated she had pictures she wanted to share and that she wanted to be considered a party in the proceeding. The Supervisors agreed to hear her testimony and to give it whatever weight they thought appropriate. Ms. Bender presented two pictures, one taken in front of CV High School on the Carlisle Pike, where the temperature gauge on her car indicated 100 degrees, and another 5 to 6 miles from the High School where the temperature was 93 degrees, indicating the temperature was going to be an issue near the solar array.

Mr. Chick, wanted to submit articles on property valuation that he did not have with him. Mr. Chick indicated that he would address the matter during the comments portion of the hearing.

Mr. Duncan said his expert was unable to attend the meeting, but he presented a Facebook study done by his client's wife, Ashley Asper, that addressed the matter of housing values and willingness to live next to a solar panel array, but none of the people that responded to the study were available to be examined. The study was admitted by the Supervisors, who will give it whatever evidentiary weight the Board thought appropriate.

Mr. Duncan had one more piece of evidence to provide, which was a petition Mr. Duncan's client and his wife had done that had names, signatures and addresses of persons who objected to the solar proposal. The Board allowed it, to be given whatever weight the Board should decide.

Ms. Asper proposed to provide a power point exhibit showing aerial shots of the neighborhood from realtor.com to show the character of the neighborhood where the solar project is to be located. The Supervisors admitted the photographs with the language on them to give it whatever weight they feel is relevant. Ms. Asper indicated she would email the pictures to Mr. Carpenter.

The floor was then opened for comments.

Mr. Duncan addressed ordinance sections, safety and welfare, preserving agricultural lands, indicated the use will change the character of the neighborhood and that stormwater and environmental effects were not addressed, and that property values will be effected negatively.

Ken More , 51 Ridge Drive, Carlisle, expressed concerns about fire companies and if the Township would be required to pay for special training or need special equipment and the danger of fire in draught situations.

Mr. Chick said he is against the project. If it moves forward, he would like to see the applicant bring evidence of what it will do to property values. He stated that he is not convinced that it will not bring a negative effect on values, and the applicant should be required to present such evidence.

Cheryl Collins, 100 Hickorytown Road, Carlisle asked if the barrier wall will work in a residential area and what the purpose of the wall was in a residential area.

Stan Hurst, 1225 Redwood Hills Circle, Carlisle stated that 40 DB is a low level, but it is not a silent room. It would be comparable to a light rain, birds in the background or babbling brook. This level is not objectionable, but high and low frequency noise is objectionable, and will not be pleasant.

Nancy Bookwalker, 51 Ridge Drive, Carlisle indicated the applicant's team spent the morning mitigating all the negatives- the sound, the view, the water run off- all the negative things about it, but did not hear how this project could be great for the neighborhood and nothing about how it will help the neighborhood.

Ashley Asper asked to have another hearing, indicating that she had an expert she would like to bring in. The Board declined to continue the hearing to hear expert testimony at another hearing.

Mr. Fegan thanked the Board for what it does, and indicated a plan is needed so that farmers know what the opportunities are and believed nobody there was against solar power, only at that location. He indicated that some people may not want change, but that is not going to happen, and indicated this was a transition point for the Township, which raised questions about what will be done with farmland and what will the people want the Township to be.

Mr. Chick indicated he had a problem with the continuance being denied, that the applicant continued the first hearing date and is now objecting to the continuance.

Bob Toth, 31 Hoover Road, Carlisle believed the hearing does not need to end now it was not too much to ask to get an expert witness.

Mr. Sur thanked the Board Members and the members of the public and went over the standards that must be addressed and that were met satisfying the requirements for a conditional use. He addressed the burden of proof the applicant has and how the burden then shifts to the persons in opposition. He indicated that the application submitted was complete and that the applicant has provided testimony meeting all of the standard for a conditional use approval. He also indicated that during the land development process the applicant will address all of the details of construction, and the applicant is committed to work with the Township.

Chairman Geistwhite declared the meeting closed at 11:05 a.m.

Mr. Brenneman presented the choices for the Supervisors, to entertain either a motion to approve the conditional use application or a motion to deny the conditional use application. Vice Chairman Larson stated he could use more time to review the information that has already been submitted. Mr. Brenneman said if the Board needed time to review the materials that they received with no outside influence because it is not in the hearing, then you can have that time. The hearing would have to be continued, and it is a 45-day period for the decision to be made. This would give the Supervisors time to review the information until the regular meeting on Wednesday, August 6, 2025. On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to have a decision made on the application at the August 6, 2025, 7 p.m. meeting.

Public Comment: There was no public comment.

Discussion and possible action on Preliminary/Final Minor Lot Consolidation Plan for Carlisle Sports Emporium: Mr. Carpenter said it appears the applicant is not present, but we can proceed without them. The plan sheets are included. It is a simple land swap between the Carlisle Sports Emporium and the owner of the Express Way/Days/Quality Inn. It will allow them to do their land development. On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to approve the Final Minor Lot Addition Subdivision and Lot Consolidation Plan for Carlisle Sports Emporium subject to the following conditions:

1. The applicant satisfies all comments and conditions of plan approval detailed by the Township Engineer, Bud Gove, P.E. in written review date June 30, 2025, in a manner acceptable to the Township Engineer, subject to his final review.
2. The applicant satisfies comments of the Cumberland County Planning Department, in written report dated July 10, 2025, for plat number P25-476, subject to final review by the Zoning Officer.

3. The applicant satisfies any forthcoming comments of the Middlesex Township Municipal Authority, subject to their final review.
4. 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.

Discussion and possible action on extension of review time for Preliminary/Final Land Development Plan for Pine Hill Lot 1 Paint Booth Building & Trailor Parking: Mr. Carpenter reported that H. Edward Black Associates is working on the plans, and there are a few items to finish up, and they would like to give us a time extension until September 5, 2025. Mr. Grove said there are a few issues, but they are giving us a time extension. This is Mr. Dave Lutz's property. He would like to expand his business with a building to supplement his existing manufacturing business off Wolfs Bridge Road. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the request of the applicant's representative, Elizabeth C. Davidson, P.E. of H. Edward Black and Associates, Ltd., and accept an extension of the time period for action on the Preliminary Land Development Plan for Pine Hill, Lot 1, Paint Booth Building & Trailor Parking until September 5, 2025.

Discussion and possible action on Request for Reduction of Financial Security for Cumberland Preserve Phase 2A: Mr. Grove referenced his Memorandum dated July 22, 2025, in which he recommended financial security be reduced by \$203,741.84. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the request for the reduction of financial security for Cumberland Preserve Phase 2A by \$203,741.84.

Discussion and possible action on Scheduling a Public Hearing on the petition of Saia Motor Freight Line to vacate a portion of Cook Drive for August 22, 2025: Township Solicitor Mr. Brennenman reported that the Board received a petition from the attorney representing the trucking company to vacate a portion of Cook Drive. The second-class township code requires that notice be given to all the property owners and there would be a public hearing. In this case an ordinance would be needed which is typically done at the time you make a decision at the public hearing. On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to schedule a public hearing on August 22, 2025, on that petition, and to authorize the advertisement of the ordinance for the possible vacation of that segment of Cook Drive.

Discussion and possible action on Diamond of Carlisle Update: Assistant Codes Enforcement Officer Mr. Steigleman said reported that he had a meeting with the Cumberland County Blighted Property Reinvestment Board on July 10, 2025. They reviewed the paperwork, and they voted to pass the Blighted Determination Resolution 5-2025 that the property has been declared a blighted property. The next step is on July 22, 2025, Officer Steigleman has to post the property again with documentation of information submitted to the county. The Blighted Board advertised the process in the newspaper, and they sent a letter to the owner with all the documentation. The owner has 30 days to respond to the Blighted Board as to his plans, which he must do in writing to resolve the issues on the property. If he declines to do that, he has the right to request a hearing before the Blighted Board. After that is done, the next step, if he does not respond in 30 days, then it will go to the Cumberland County Planning Commission and the Middlesex Township Planning Commission for their review and recommendations to the Blighted Property Board. At that time,

if he fails to do anything, then the Board will go forward for subjection of condemnation of the property. The Blighted Board only meets every two months, and they have many properties on the Cumberland County list. If the owner does nothing, we could see some action early next year, where the Court of Cumberland County could authorize them to do the condemnation.

Discussion and possible action on Letort Falls Park Rules and Regulations: Roadmaster Mr. Zook explained that over the July 4th weekend, there were several issues with littering, noise and parking. The police spent a significant amount of time dealing with the issues. At the suggestion of Township Solicitor Mr. Brenneman, park staff, management and the Director of Public Safety, rules specific to Letort Falls Park were created. It gives the Police Department and the Highway Department the authority to close the park if needed. The Director of Public Safety reported that one of his officers spent 5 ½ hours at the park over the 4th of July weekend. He said there was not a lot of room to park at Letort Falls, and many people wanted to congregate around the water. Although the officers did not see alcoholic beverages, the highway department saw them the next working day when cleaning up. This new ordinance with stricter rules will help the Township have better control of the park and give the Police Department and Highway Department authorization to shut down the park to avoid public safety concerns. There was some body camera coverage of the incidents at the park, which was viewed at the meeting. On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to authorize advertisement of Letort Falls Park Rules and Regulations when it has been completed and reviewed by the Solicitor.

Supervisor/Staff Comments: There were no additional comments from the Supervisors or the Township Staff.

Executive Session: There was no Executive Session.

There being no further business, on the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to adjourn the meeting at 11:40 a.m.