

**MIDDLESEX TOWNSHIP  
SUPERVISORS MEETING  
August 6, 2025  
7:00 p.m.**

|                           |                                                      |                                                                                          |
|---------------------------|------------------------------------------------------|------------------------------------------------------------------------------------------|
| <b>OFFICIALS PRESENT:</b> | <b>SUPERVISORS:</b>                                  | Chairman Donald S. Geistwhite, Jr.<br>Vice-Chairman Steven Larson<br>William H. Goodhart |
|                           | <b>SOLICITOR:</b>                                    | Keith O. Brenneman                                                                       |
|                           | <b>ENGINEER:</b>                                     | Gerald "Bud" Grove                                                                       |
|                           | <b>PUBLIC SAFETY<br/>DIRECTOR:</b>                   | Chief Steve D. Kingsborough                                                              |
|                           | <b>FIRE / EMC:</b>                                   | Chief Edwin Beam                                                                         |
|                           | <b>ZONING OFFICER:</b>                               | Mark D. Carpenter                                                                        |
|                           | <b>ASST. CODES ENFORCEMENT/<br/>MS4 COORDINATOR:</b> | Gerald Steigleman                                                                        |
|                           | <b>ROADMASTER:</b>                                   | Zachary L. Zook                                                                          |
|                           | <b>MANAGER:</b>                                      | Eileen M. Gault                                                                          |

**CALL TO ORDER AND PLEDGE TO THE FLAG:** Chairman Donald S. Geistwhite, Jr. called the meeting to order at 7:00 p.m. in the Middlesex Township Municipal Building with Township Engineer Mr. Grove leading the Pledge of Allegiance.

**PUBLIC COMMENT:** Mr. Frank Hancock, 1231 Redwood Hills Circle, stated that most of the residents in this room do not want the solar energy system and that their way of life will be despoiled because of it.

Ken More, 51 Ridge Drive, wanted to know one benefit that the solar energy system does for the community.

Stan Hurst, 1225 Redwood Hills Circle, the report only shows the noise levels in DBA which is what humans hear and not what wildlife hears and at what levels. Those levels have to be taken in DBM and no studies have addressed that fact of what dogs and wildlife will hear.

Mike Rudolph, 1215 Redwood Hills Circle, supports everything previously stated and that this is not good for the community and there has been no effort visible to any of the residents as to how this benefits Middlesex Township. It has all been how the solar panel representatives have been accommodated.

Emilia Potteiger, 100 Ridge Drive, stated that as a young homeowner with small kids, this solar farm will impact how we raise our kids and is life changing.

Ashley Asper, 142 Horners Road, stated that she is adjacent to the proposed solar farm and is concerned about her neighbors with small children with the fencing being 8 ft. tall and as the children grow and get more curious, they can be put into danger with this being only 10 feet from their property line. This is not the right spot for this.

Stanley Goodwin, 21 Tiffany Drive, stated that he has heard stories on what this property is going to be used for, but has not heard anyone say that if this is declined, what are the alternatives. His concern is

that with it being zoned agriculture, a pig or chicken farm could be put in and that would really decrease property values.

Paula Whitman, 97 S. Middlesex Road, stated that she was happy to see everyone and that it was sad it took something like this to get everyone to the meeting. She stated that as long as the developer meets every demand that is required by the township, it is an approved ordinance, and it can be done.

Josh Asper, 142 Horners Road, stated that he did not feel the previous comment was in good form and that just because no one was not involved in the past, they should not be berated. This is community support and people rallying around each other and encouraging each other and does not feel that is a negative. There was a lot of work put into getting the word out to get the support. Like the solar farm, there are a lot of restrictions, and you cannot just drop a chicken farm on the property either.

Dan Kuhn, 10 Hoover Road, stated that they had not been to the meeting because they did not know anything about it. He did not get a registered letter in the mail notifying him about anything until about 1 or 2 months ago. That is when he showed up immediately. He is proposing that if anything goes in for any community in the township registered letters should go out much sooner.

Evelyn Chick, 1233 Redwood Hills Circle, stated that this is her community, this is where she grew up and even though she is in college, this is what she comes home to the beautiful scenery and the nature around it. It is besides the point that maybe this community hasn't shown up to previous meetings, the point is that they are here now and showing up now as a community and that should be the answer as to whether or not this solar farm should go in or not.

Paula Whitman, 97 S. Middlesex Road, stated that she did not mean to offend anyone or berate anyone. She just stated that it was good to see everyone, and it is sad that everyone does not come when it is a public monthly meeting. The minutes are on the township website; all the information is posted.

Scot Seitz, 50 Shellbark Court, as a retiree of the DOD 39 years, has owned his property since 1996. One of his concerns is that he does not appreciate the fact that his liberties are infringed upon by individuals that make alarmist claims. He thinks that if everyone cannot agree that there is need for change, need for embracing things that are changing and new then they must figure that out. On the other side there is the concern that if there are mercury or other things, he thinks about farming and that the soil is absolutely traumatized over the past 5 decades, so he can't imagine that a solar farm is going to change that dynamic so horribly that there is an issue. For this group he is the guy saying that if you're going to decide and say we should not do solar and there is no solution to mitigate your concerns that means this community is not going to embrace any kind of anything and a guy like him coming back will not have any liberty. He does not trust alarmist rhetoric. He currently has solar panels and appreciates contributing to the grid.

There being no further public comment, Township Solicitor Mr. Brenneman informed Chairman Geistwhite that he could go to that item on the agenda under Old Business.

**Discussion and possible action** to approve or to deny the conditional use request of the applicants for a principal solar energy system use at 320 S. Middlesex Road: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, with Supervisor Goodhart and Vice-Chairman voting in the affirmative and Chairman Geistwhite voting in the negative, the motion passed. Township Solicitor Mr. Brenneman will be preparing a written decision to be adopted at the September 3 meeting. Those who have entered an appearance at the last hearing when the hearing was opened will receive a copy of the

written decision once it has been approved. For anyone else interested in the decision after it has been approved it will be available to the public as well.

**MS4 / STORMWATER:** MS 4 Coordinator Mr. Steigleman reported that the Township received a notice from Skelly and Loy, Inc., that they have substantially completed the bid packet for the Stream Restoration Project on Wolfs Bridge Road. Roadmaster Mr. Zook reported that the Highway Crew has started Project 4 at the intersection of Wolfs Bridge Road and W. Middlesex Drive putting in pipes and inlets.

**APPROVAL OF MINUTES:** On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the minutes of May 30, 2025.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the minutes of July 2, 2025.

**AUTHORIZE PAYMENT OF BILLS:** On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to authorize the payment of the August 2025 bills.

#### **REPORTS:**

**Solicitor** – No report.

**Engineer** – No report.

**Director of Public Safety** – Chief Kingsborough submitted the monthly Police Report. Report entered into record.

**Fire/EMC** – Chief Beam submitted the monthly Fire Chief Report. Report entered into record. Chief Beam then reported that there is a core regional group that has formed that includes Middlesex Township, N. Middleton, S. Middleton, Borough of Carlisle, and Dickinson Township, to explore the possibility of having paid firefighters.

**Zoning** – Mr. Carpenter submitted the monthly Zoning Report. Report entered into record.

**Codes Enforcement** – Mr. Steigleman submitted the monthly Codes Enforcement Report. Report entered into record.

**Roadmaster** – Mr. Zook submitted and briefly discussed the monthly Roadmaster Report. Report entered into record. Mr. Zook reported that there was a lot of mowing and began work on the MS4 Project.

**Recreation/Recycling Coordinator** – Mrs. Jumper submitted the monthly Recreation Director Report. Report entered into record.

**Municipal Authority** – Chairman Geistwhite reported that work continues on Well #2.

**Manager** – The Manager submitted a CCTB Tax Comparison Report and Treasurer's Report for the month of August. There was a letter from Martson Law Office regarding the Saint Mathias Evangelical Lutheran Church dissolution of the church. The Liquid Fuels Tax Audit received was for

2023 – December of 2024. Any findings were listed on page 11. There was an adjustment made with regards to misclassification of an expenditure.

## **OLD BUSINESS:**

**Discussion and possible action** on the request of Charter Homes at Grange, Inc. to reduce the financial security being held by the township for Phase 1: Township Engineer Mr. Grove reported that in his memo dated August 6, 2025, he is recommending a reduction by \$1,222,222.45 bringing the balance of security down to \$702,390.55. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to the security reduction recommended by the Township Engineer of \$1,222,222.45 bringing the security balance down to \$702,390.55.

**Discussion and possible action** to award the Line Painting bid: Roadmaster Mr. Zook reported that there was only one bidder, Alpha Space Control, LLC. Their bid was 0.155 cents for double yellow lines and 0.077 cents for single white lines. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to award the bid for line painting to Alpha Space Control, LLC., for a total bid of \$55,260.00.

**Discussion and possible action** to advertise a proposed ordinance for Rules and Regulations of Letort Falls Park: Roadmaster Mr. Zook reported that there have been some issues at Letort Falls Park and on the advice of the Township Solicitor Mr. Brenneman an ordinance specific to Letort Falls Park has been drafted. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to advertise a proposed ordinance for Rules and Regulations of Letort Falls Park for possible adoption at the August 22, 2025, meeting.

## **NEW BUSINESS:**

**Discussion and possible action** on extension of review time for Preliminary/Final Land Development Plan for Saia Trailer Storage Lot: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to grant an extension of review time for Preliminary/Final Land Development Plan for Saia Trailer Storage Lot until November 6, 2025.

**Discussion and possible action** to authorize the transportation, lodging, and meal expenses of three (3) Fire Chiefs to attend the LNG, UGI training in Massachusetts: Chief Beam reported that he met with the representatives at UGI. Delivery of the gas was supposed to start in August but that is now September 22, 2025. They have secured all their state and local permits. The proposed route has already been approved going interstate 81, exit 49 to W. Trindle and then Army Heritage Drive. Part of the approval of the facility was to send three (3) fire chiefs to training. We may have to advance funds and will be reimbursed. One will be from Union Fire Company, Carlisle Fire and Rescue and County Hazmat team. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize pre-payment for the transportation, lodging and meal expenses if needed for the three (3) fire chiefs to attend the LNG, UGI training in Massachusetts.

Mr. Phil Neiderer, 281 N. Old Stonehouse Road, suggested that the Supervisors for some of the other projects like the solar energy system project request that developers pay for training for local fire companies. Chief Beam responded that he reviews the plans as well and he does request that developers pay for the training needed.

**Discussion and possible action** to allocate EMS funding in the 2026 Budget: Chief Beam reported that he has been working with EMS companies and is aware of their situations. When they transport the EMS does not always recover all the funds for the cost of the transport. Medicare does not pay for all their expenses. There is also direct pay where the insurance company will forward the check to the patient and not the ambulance company. Cumberland Goodwill made a loss of \$212,000 dollars last year as a result. There is non-insured transport as well. Chief Beam is recommending allocating \$25,000 for EMS for the 2026 Budget.

**SUPERVISOR / STAFF COMMENTS:** Zoning Officer Mr. Carpenter reported that there is a lot of interest in development in Middlesex Township. There is also a lot of interest in the new Zoning Ordinance scheduled for a public hearing on September 3, 2025.

Township Engineer Mr. Grove updated the Supervisors on the proposed submission of plans for the data center project.

Roadmaster Mr. Zook reported that PennDOT/Pennsy Supply began work on Spring Road doing milling and paving through the end of August.

**EXECUTIVE SESSION:** There being no further business, the meeting was adjourned at 8 p.m. by Chairman Geistwhite, to an Executive Session with no action to be taken as a result.