

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
August 22, 2025
7:30 AM**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart
	SOLICITOR:	Keith O. Brenneman
	ENGINEER:	Gerald “Bud” Grove
	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

CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:30 a.m. in the Middlesex Township Municipal Building.

PUBLIC HEARING: **To vacate a portion of Cook Drive that was the subject of the petition submitted by Saia Motor Freight Line, LLC:** 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 stated that this was the time scheduled for a public hearing on a proposed vacation of a portion of a public street known as Cook Drive, requested by the petitioner Saia Motor Freight Line, LLC. The portion of Cook Drive proposed to be vacated is identified as part of the township road 519 and provides access to properties owned by the petitioner and Awala Hospitality and 1400 Harrisburg Pike, LLC. Mr. Brenneman reviewed the procedures followed up to the time of the public hearing including the dates of publication. The meeting was then turned over to counsel for the petitioner, David Tshudy. Mr. Tshudy stated that Saia Motor Freight is planning to develop a motor freight storage area on property they own and there is a small portion of township road on Cook Drive that enters onto the property. After consultations between the petitioner’s engineer and Township Engineer it was determined that the small portion is vacated for purposes of access. Saia will be taking care of the property and all the easement rights. After no further questions, Township Solicitor Mr. Brenneman asked Mr. Tshudy if his client is agreeable to an agreement between the township and his client, that will be a recordable form noting the ordinance conditions and indemnifying the township from any claims or costs including attorney’s fees associated with any exceptions or claims that may be filed. Mr. Tshudy agreed to the agreement. At this time, Chairman Geistwhite declared the hearing closed.

Discussion and possible action to adopt Ordinance 5 – 2025 vacating a portion of Cook Drive: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adopt Ordinance 5 – 2025 vacating a portion of Cook Drive, subject to the agreement mentioned as part of the hearing between the petitioner and Middlesex Township.

Public Comment: There was no public comment.

Discussion and possible action on Final Minor Subdivision Plan for Ralph L. & Linda K. Deitch for property at 320 S. Middlesex Road: Present for the applicant is Joshua Mell, with Wadel-Mel Inc. Mr. Mell stated that the applicant has a 17.2-acre property that is part agricultural and has a residential structure on it. The applicant is proposing to subdivide the agricultural portion from the residential portion. Mr. Carpenter stated that the Township Planning Commission as well as the County Planning Commission recommend approval of it. On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to regarding the sewage facilities planning for the Final Minor Subdivision Plan for Ralph L. & Linda K. Deitch, to accept this plan as a non-building lot subdivision and concur with use of the DEP form request for Planning Waiver & Non-Building Declaration for Residual Lot 2 and Proposed Lot 3, subject to favorable review and inspection of the existing on-lot sewage system on Residual Lot 2 by Township Sewage Enforcement Officer, Vincent C. Elbel.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve waivers of the following sections of the Middlesex Township subdivision and Land Development Ordinance No. 8-2017 (SLDO) for the Final Minor Subdivision Plan for Ralph L. & Linda K. Deitch, subject to the applicant providing a written request and justification for each waiver and listing the waivers on the cover sheet of the plan set:

1. [SLDO 501.A.2.] – Requirement for specific Plan Scale.
2. [SLDO 501.A.25.b. & 503.A.4.] – Requirements to delineate wetlands and for wetlands delineation report.
3. [SLDO 707.A.1.] – Requirement for installation of sidewalks along adjacent streets, with required note on plan.
4. [SLDO 708.A.] – Requirement for installation of curbing along adjacent streets, with required note on plan.
5. [SLDO 719.] - Requirement for Landscape Plan & Street Trees along adjacent road frontages.

On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Final Minor Subdivision Plan for Ralph L. & Linda K. Deitch, subject to the following conditions:

1. That the applicant satisfies comments of the Cumberland County Planning Department, in written report dated July 28, 2025, for plat number P25-535, subject to final review by the Zoning Officer.
2. 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.

The applicant's representative agrees and approves of the action taken and conditions.

Discussion and possible action on Lot Consolidation Plan for Redco Business Plaza, to consolidate lands of Giant Food Stores Inc., on east side of Shady Lane: The representative for the applicant, Justin Doty, FSA, Inc. was present to request a waiver from the requirements of the Subdivision and Land Development Ordinance to consolidate three (3) existing lots. The lots are owned by Giant Food Stores.

On the motion of Vice-Chairman Larson, seconded by Supervisor Geistwhite, it was unanimously agreed that, acting on the request of Justin T. Doty, P.E. on behalf of the property owner Giant Food Stores Inc., to waive requirements of the Subdivision and Land Development Ordinance and approve the Lot Consolidation Plan for Redco Business Plaza to allow consolidation of the existing lots into one property, subject to the following conditions:

1. That a note be added to the plan stating that the Middlesex Township Board of Supervisors waived all Subdivision and Land Development requirements otherwise applicable to the consolidation of the three parcels by action at a public meeting held on August 22, 2025.
2. That the Township Solicitor review and approve the form of the Lot consolidation Plan and the Deed of Consolidation prior to recording.
3. That the Lot Consolidation Plan be recorded first, followed by the Deed of Consolidation at the Cumberland County Office of the Recorder of Deeds.

The applicant's representative agrees with the conditions and approves of the action taken.

Discussion and possible action on Reconstructive On-Lot Sewage Planning document for unimproved lot at 260 N. Old Stonehouse Road: Zoning Officer Mr. Carpenter reported that on Old Stonehouse Road there is an existing lot of record that was subdivided in 1985 and was part of a four (4) lot subdivision at the time. The Township approved that plan and was recorded in plan book 40 page 30. Three of the four (4) lots have been built on. The fourth lot is a lot of record at 260 N. Old Stonehouse Road, and it exist without proper sewage planning. DEP suggested the Township do reconstructive planning which is where documents have been lost or never existed for sewage planning on residential lots. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve allowing Township Sewage Enforcement Officer Vince Elbel to use the Department of Environmental Protection Reconstructive Planning document when issuing a permit for an on-lot sewage disposal system to serve a future dwelling on the existing residential building lot at 260 N. Old Stonehouse Road on County Tax Parcel 21-08-0573-054.

Discussion and possible action to adopt Ordinance 6 – 2025 establishing rules and regulations for the use of Letort Falls Park: Roadmaster Mr. Zook reported that this was brought to the attention of the Supervisors last month. This is an update to the rules and regulations at Letort Falls Park to help mitigate some issues that have be occurring. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adopt Ordinance 6 – 2025 establishing rules and regulations for the use of Letort Falls Park.

Discussion and possible action to advertise the PRP Project 8 Unnamed Tributary to Wertz Run Stream Restoration Project on Wolfs Bridge Road: Roadmaster Mr. Zook reported that Skelly and Loy, Inc. has been working on the bid packet for this project and he is seeking authorization from the Supervisors to advertise for bids for this project. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the advertisement for bids for the PRP Project 8 Unnamed Tributary to Wertz Run Stream Restoration Project on Wolfs Bridge Road.

Township Board / Staff Comments: Zoning Officer Mr. Carpenter reported that he was at the County Planning meeting, and they recommended in favor of Middlesex Township adopting our new Zoning Ordinance and Zoning Map at the hearing on September 3rd.

Assistant Codes Enforcement Officer Mr. Steigleman gave an update on the Diamond of Carlisle Motel, 1245 Harrisburg Pike. He briefly discussed the process it takes to have a blighted property condemned.

Township Engineer Mr. Grove reported that he is in the process of gathering proposals from Engineering Firms to assist with the review of the proposed data center plans. The proposals should be ready for the September 3, 2025, meeting.

Roadmaster Mr. Zook reported that the crew is making progress on Wolfs Bridge Road with the stormwater project. He is planning to do some overnight work to avoid the heavy daytime traffic.

Executive Session: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn the meeting at 8:28 a.m. for an Executive Session with no action to be taken as a result.