

**MIDDLESEX TOWNSHIP  
SUPERVISORS MEETING  
September 3, 2025  
7:00 PM**

|                           |                                                      |                                                                                          |
|---------------------------|------------------------------------------------------|------------------------------------------------------------------------------------------|
| <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 leading the Pledge of Allegiance.

**PUBLIC HEARING:** To consider the adoption of an ordinance that adopts a new comprehensive zoning ordinance and new zoning map for Middlesex Township: Chairman Geistwhite turned the meeting over to the Township Solicitor Mr. Brenneman. Mr. Brenneman stated that this was the time scheduled for a public hearing on an ordinance adopting a new comprehensive zoning ordinance and map for Middlesex Township. Mr. Brenneman reviewed the procedures followed up to the time of the public hearing. The Middlesex Township Planning Commission recommended approval of the proposed amendment, with comments and recommended changes. The Cumberland County Planning Department Recommended approval with comments. Doing a rewrite of the entire zoning ordinance was initiated by the Board of Supervisors in late 2023. The revised draft zoning ordinance has been available on the township website since June 25, 2025. Mr. Brenneman then asked if the Supervisors had any comments. Supervisor Goodhart requested that the Walter/Sunday property located behind the McDonald's on the Harrisburg Pike is rezoned. Mr. Brenneman stated that to have that done the hearing would need to be continued. There will be two (2) choices after the public comment to adopt the ordinance as it has been advertised for today and enact the ordinance, then those changes can be made at a later date or continue the hearing.

At that time, Mr. Brenneman asked if there was any public comment.

Nia Sherony, 140 Wagner Street, stated that after review of the draft ordinance, data centers should be a conditional use and not a permitted use. Some additional language should be added about the generators and air quality testing.

Cooper Shirey, 104 E. Main Street, wanted to comment on the nature of the meeting. Mr. Brenneman informed him that there is another public comment section coming up that will be on all matters other than the zoning ordinance.

Robert Byerly, 263 Country Club Road, stated that he agreed with the last lady's comments that it should be conditional use and the township has flipped the area from agricultural to industrial.

Chad Sunday, 460 Bernheisel Bridge Road, stated that he has been a resident of the township for 24 years. He wanted to note a change between the March and June draft of the ordinance, that pertains to the employment uses which is "craftsman industrial" as it pertains to his business. In March employment use for R1 Zoning permitted uses such as gunsmithing, firearms, engraving, etc., but in June this was removed. He is asking the board to look at the R1 Zoning so that craftsman services can be provided in the community.

Mr. Brenneman then stated that public comment under the state law is for residents of the municipality or taxpayers. The Board of Supervisors have allowed public comments on many things and if the comments are going to be on the zoning ordinance as it relates to the draft that is presently before the Board, the Board may allow it but is cautioning anyone that they may not allow it in the future.

Tamela Trussell, 612 Belvedere, stated that she is representing Protect Cumberland County PA and respectfully request that the Board postpone action on the draft zoning ordinance. There is many concerns about the current verbiage or lack thereof for the data center use which needs to be defined.

Steve Cadwallader, 315 Hollowbrook Drive, stated that he is having a hard time understanding with the limited input that anyone has had and the limited feasible studies that have been done why are we doing this so quickly and why would we take such a radical jump into a data center or into this rezoning to allow industrial, we don't need industrial it is not this township

Chris Gehr, 4 Elizabeth Way, proposes that the Board approve the Zoning Ordinance without the Data Center Overlay.

Michael Shrim, resident of Silver Spring Township for 35 years, stated that he has seen Silver Spring Township develop into a warehouse township. He is against the zoning ordinance changes.

Kasha Griva, President of the Conodoguinet Creek Watershed Association is asking the Board to reconsider voting for the zoning changes and the Data Center Overlay because of the significant impacts it will have on the creek.

Pam Wenner, 104 Fieldstone Drive, is requesting that the Board consider holding off on voting for the zoning ordinance, primarily the Data Center Overlay until they can ensure that it is done properly because the current zoning ordinance is not specific enough.

Sean Delaney, Stevens & Lee, representing the Sunday family (Middlesex Associates) wanted to follow up on Supervisor Goodhart's earlier comments. They are requesting that the Board look at the conditional uses that were permitted in the C1 District under the March version of the Zoning Ordinance that was first reviewed at the May Public Hearing. They are asking that the uses be restored, also that the conditions and the criteria that Mr. Carpenter had in that draft as far as offsets, minimum lot size, setbacks all that conditional language associated with those conditional uses be restored. As far as the hearing is concerned, let it be continued and the staff be directed to make those changes and present it to the Planning Commission for review.

There being no further public comment, Chairman Geistwhite declared the hearing closed. Mr. Brenneman stated that the Board has heard some requests for some changes to the draft Zoning Ordinance before them. They can consider any of the changes they have heard, if they want to make the

changes, it can be done, and the hearing can be continued. The alternative is to approve the ordinance as it is and then consider changes to that ordinance later. Vice Chairman Larson stated that it has taken three (3) years to do this and that the Township has something to work with. A lot of what is in this draft is in the current ordinance already. There are some changes, but this brings everything into one nice document. Any changes can be done in the future. Chairman Geistwhite stated that he has a couple of issues with C1, because we can also limit the size of the warehouse. Chairman Geistwhite recommended approval based on changing that specific portion of the ordinance. Mr. Brenneman stated that if it is not going to be approved then there will be another hearing.

**Discussion and possible action** to adopt Ordinance No. 7 – 2025 repealing in its entirety Ordinance No. 3 – 89 enacted June 30, 1989 known as the “Middlesex Township Zoning Ordinance”, as subsequently amended, repealing the Middlesex Township Zoning Map, and enacting a new comprehensive township zoning ordinance and zoning map: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson it was unanimously agreed to adopt Ordinance No. 7 – 2025 repealing in its entirety Ordinance No. 3 – 89 enacted June 30, 1989 known as the “Middlesex Township Zoning Ordinance”, as subsequently amended, repealing the Middlesex Township Zoning Map, and enacting a new comprehensive township zoning ordinance and zoning map. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Ordinance No. 7 – 2025.

#### **PUBLIC COMMENT:**

Cooper Shirey, 104 E. Main Street, stated that his comment is more on the optics of the meetings and specifically the change from removing the discussion of the data center laydown from this meeting to a further date from now. I do appreciate what everyone here is doing.

Tamela Trussell, 612 Belvedere, stated that she appreciates the Board allowing comments from people outside of the Township because what happens in this Township will impact what happens downstream in the watershed.

Pam Wenner, 104 Fieldstone Drive, had a question about an agenda item regarding who will pay for the contract for engaging consulting services for the Project Bolt Data Center. Mr. Brenneman responded that under state law the Township can engage whatever experts it needs to independently review information provided on any land development plan at the cost of the developer that submits the application. She is not for or against the data center, she is against it being done wrong.

Township Engineer Mr. Grove then stated that the Township receives a bill from the consultant, the Township then bills the developer the same amount and they have thirty (30) days to pay it.

Vice-Chairman Larson stated that the process will not allow developers to come into the Township and do whatever they want.

Steve Cadwallader, 315 Hollowbrook Drive, stated that he is not against the data center and that Mr. Larson provided some good information. He is requesting that the Township make it easier for the residents to get and to provide an alternate way to attend meetings.

Michael Shim, 43 N. Old Stonehouse Road, reported about an incident in which a developer promised to keep things as they were along the Appalachian Trail when a house was to be move, trees removed that shouldn't have been and a fine was paid.

Kasha Griva, President of the Conodoguinet Creek Watershed Association, offered her support to the Township.

**MS4 / STORMWATER:** Roadmaster Mr. Zook reported that they have been working on Wolfs Bridge Road completing the MS4 project. The Stream Restoration Project meeting will be held tomorrow.

**APPROVAL OF MINUTES:** The Township Manager reported that the minutes of July 25, 2025, are not ready for review. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the minutes of August 6, 2025. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the minutes of August 22, 2025.

**AUTHORIZE PAYMENT OF BILLS:** On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the payment of the September 2025 bills.

## **REPORT:**

**Solicitor** – No report.

**Engineer** – No report.

**Police** – 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 reported that the numbers are down with obtaining volunteer firefighters. He has met with fire chiefs from North Middleton Township, South Middleton Township, Dickinson Township and the Borough of Carlisle to form a regional group to meet monthly to discuss the issues we are currently facing and to come up with solutions. As a group we are looking at regional paid firefighters, which Chief Beam had warned years ago would happen. They are hoping to get this ready by next year for the 2027 budget. Recruitment and retention is one of the biggest issues.

**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 most of the month they worked on the MS4 Project. The highway crew worked on a nighttime project across W. Middlesex on the western side to alleviate some traffic. They are planning to do some paving next week.

**Recreation/Recycling Coordinator** – Mrs. Jumper submitted the monthly Recreation Director Report. Report entered into record. The Township Manager announced the upcoming Fall Festival on September 20<sup>th</sup>. She also stated how Corporal Kinsler from the Police Department and Scott Shepler from the Highway Department have been working closely with Denise and the Recreation Board to enhance the community event.

**Municipal Authority** – Chairman Geistwhite reported that everything is going well with the Municipal Authority.

**Manager** – The Manager reported that she has received two (2) quotes from companies that will be able to improve the website. One is called Green T Design, and the other is CivicPlus. A notice was received informing the Township of the dissolution of Cumberland Recycling. The Manager submitted the monthly comparison report from the Cumberland County Tax Bureau (CCTB) and Treasurer's Report for the month of September.

#### **OLD BUSINESS:**

**Motion to approve the Conditional Use decision for a principal solar energy system on the property at 320 S. Middlesex Road:** On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was agreed to approve the Conditional Use decision for a principal solar energy system on the property at 320 S. Middlesex Road. Chairman Geistwhite recused himself on this decision.

#### **NEW BUSINESS:**

**Discussion and possible action** Preliminary/Final Land Development Plan for Pine Hill Lot 1, Paint Booth Building & Trailer Parking at 20 Wolfs Bridge Road: Mr. Greg Kowalski, representative for the applicant, was present to discuss the expansion of Master Solutions at 20 Wolfs Bridge Road and to request waivers of sections for the Subdivision and Land Development Ordinance (SLDO). After some discussion, on the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve waivers of the following five (5) sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8 – 2017 (SLDO) for the Preliminary/Final Land Development Plan for Pine Hill Lot 1, Paint Booth Building & Trailer Parking, subject to providing written request and justification for each waiver and listing the waivers on the cover sheet of the plan set.

1. [SLDO 301] – Requirement to submit a separate Preliminary Plan.
2. [SLDO 703.E.1] – Requirements for off street parking minimum pavement design.
3. [SLDO 707.A.1.] – Requirement for installation of sidewalks along adjacent street, Pine Hill Drive, with required note on plan.
4. [SLDO 708.A.] – Requirement for installation of curbing along adjacent street, Wolfs Bridge Road, with required note on plan.
5. [SLDO 719.C.6.b.] – Requirement for installation of street trees at maximum 80 foot spacing along Wolfs Bridge Road and Harrisburg Pike.

The applicant's representative approves of and agrees to the waivers listed.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Preliminary/Final Land Development Plan for Pine Hill Lot 1, Paint Booth Building & Trailer Parking, subject to the following conditions:

1. That the applicant satisfies all comments and suggested conditions of the Township Engineer, Bud Grove in written review memo dated August 22, 2025, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies all comments of the Cumberland County Planning Department, in written report dated 07/03/2024 for plat number P24-350, subject to final review by the Township Zoning Officer.

3. That per Section 705.E.2.b. on the Subdivision and Land Development Ordinance No. 8-90, as amended, the applicant pays to Middlesex Township the required fee in lieu of dedication of park and recreation areas for the residential subdivision of \$1,000 per disturbed acre of development area, prior to the plans being signed by the Township and released for recording.
4. 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 approves of and agrees to the conditions listed.

**Discussion and Possible action** to approve contracts for the engagement of Brehm Lebo, Michael Baker International, Herbert Rowland and Grubic (HRG), and AE Group for consulting services related to the Project Bolt Data Center: Township Engineer reported that he contacted seven (7) consulting firms and was left with the decision to split the review or find one firm to do all reviews. HRG can do all the review. They have 15 members dedicated to this project and the Township Engineer is confident they can do the work. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to engage in a contract with Herbert Rowland and Grubic (HRG) for consulting services related to the Project Bolt Data Center.

**Discussion and Possible action** on the PMRS 2026 Minimum Municipal Obligation (MMO) for the Non-Uniform & Police Pension Plans: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the PMRS 2026 Minimum Municipal Obligation (MMO) for the Police Pension Plan (21-039-5 P) and the Non-Uniform Pension Plan (21-039-5 N).

**SUPERVISOR / STAFF COMMENTS:** There were no Supervisor or staff comments.

**EXECUTIVE SESSION:** There being no further business, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn to Executive Session at 8:35 p.m. for a personnel matter with no action to be taken as a result.