

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
October 31, 2025
7:30 AM**

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

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

PUBLIC COMMENT: Ashton Dickerson, 366 N. Middlesex Rd, asked why the proposal of a new AI data center got this far that an extension is needed instead of flat out being denied. He is concerned about the effects of the center. In response, it was stated that the law requires that the developer be given time to address comments with respect to plans.

Discussion and possible action to hire Andrew Bassler as the Director of Public Safety/Chief of Police effective November 17, 2025, with a one-year probationary period: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to hire Andrew Bassler as the Director of Public Safety/Chief of Police effective November 17, 2025, with a one-year probationary period.

Discussion and possible action on extension of review time for Preliminary Subdivision Plan for Project Bolt until February 4, 2026, proposed Data Center development on Country Club Road: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the request of the applicant, Carlisle Development Partners, LLC, by their authorized agent, Charles M. Courtney of McNees Wallace & Nurick, LLC, and accept an extension of the time period for action on the Preliminary Subdivision Plan for Project Bolt, until February 4, 2026.

Discussion and possible action on extension of review time for Preliminary Land Development Plan for Project Bolt Phase 1-A until February 4, 2026, proposed Data Center development on Country Club Road: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the request of the applicant, Carlisle Development Partners, LLC, by their authorized agent, Charles M. Courtney of McNees Wallace & Nurick, LLC, and accept an extension of the time period for action on the Preliminary Land Development Plan for Project Bolt Phase 1-A, until February 4, 2026.

Discussion and possible action on extension of review time for Preliminary Final Land Development Plan for SolAmerica Solar Energy System near 320 S. Middlesex Road: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the request of the applicant, Cumberland County PAS5 and SolAmerica Energy, LLC, by their authorized agent, Charles M. Suhr of Stevens & Lee, and accept an extension of the time period for action on the Preliminary Final Land Development Plan for SolAmerica Solar System at 320 S. Middlesex Road, until April 30, 2026.

Discussion and possible action on PennDOT Application for Traffic Signal Modification approval related to Preliminary/Final Land Development Plan for existing Rise Cannabis Dispensary at 1186 Harrisburg Pike: Township Engineer Mr. Grove reported that the plan has been reviewed twice, and a traffic impact assessment has been submitted. PennDOT said they would agree with the township restricting access on N. Middlesex Rd to right in right out. There are some issues related to the right in right out and left turns going into the site on N. Middlesex Rd that are not clear enough at this point. Township Solicitor Mr. Brenneman asked if there will be any modifications at the expense of the Developer that the Township can charge a continuing maintenance fee and if so, an agreement needs to be entered into before the application is approved. Township Engineer, Mr. Grove, will notify the applicant of the agreement. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to table the discussion.

Discussion and possible action on request for release/reduction of Improvement Security on Preliminary/Final Land Development Plan for 96 S. Middlesex Road: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed, acting on the written recommendation of Township Engineer, Bud Grove, P.E. in memorandum dated October 30, 2025, approve release of improvement security, in the amount of \$269,381.75, being held for the Preliminary/Final Land Development Plan for 96 S. Middlesex Road; subject to the applicant meeting all conditions listed in the review memorandum, and the township receiving the required maintenance security of \$40,407.26 in a form acceptable to the Township Solicitor.

Discussion and possible action on request for waiver of requirement for Stormwater Management Plan for Amazon truck yard improvements at 21 Roadway Drive: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to act on the recommendation of Bud Grove, P.E. to grant Amazon a waiver requiring the submission of a Stormwater Management Plan. Amazon made a minor change to a parking facility where the size of the impervious area is less than 5,000 square feet which allows for an exemption from the Stormwater Management Plan.

Discussion and possible action on Ordinance 8 – 2025 establishing the office of the Township Manager and defining the powers, duties and obligations of the Township Manager: The Township Manager stated that this Ordinance is to update the current one. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adopt Ordinance 8 – 2025 establishing the office of the Township Manager and defining the powers, duties and obligations of the Township Manager

Discussion and possible action to appoint Zachary Zook as the Township Manager effective December 1, 2025: Township Manager Mrs. Gault stated that with staff retiring, it is the perfect time to shift the roles and responsibilities of the staff. With Mr. Zook transitioning to the Manager, it will allow Mrs. Gault to transition more to her Secretary/Treasurer role. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to appoint Mr. Zachary Zook as the Township Manager effective December 1, 2025.

Discussion and possible action to appoint JWP Environmental as the SEO for Middlesex Township and Vince Elbel as an alternate SEO: Township Manager, Mrs. Gault reported that she and staff met with Vince Elbel and with his upcoming retirement he is recommending the Township appoint JWP Environmental as the SEO and he would like to remain as the alternate for a fee of \$100 a month so that he is available to help if needed since he is familiar with the Township. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to appoint JWP Environmental, Inc. as the SEO for Middlesex Township and Vince Elbel as an alternate SEO effective January 1, 2026.

Discussion of Posted Weight Limits for Harmony Hall Bridge and West Middlesex Dr. small bridge: Both bridges were inspected by NTSB. Due to deterioration of the Harmony Hall Bridge, it was recommended that the weight limit be reduced to 30 tons. It was also recommended that the small bridge on W. Middlesex Rd. be reduced to 15 tons. These bridges are purely the township's responsibility. These weight limits need to be done by a township ordinance. A document is being worked on to redo all posted weight limits to bring them together in one ordinance.

Discussion of Request for Street Light at Appian Dr. and Trindle Rd: A resident requested a streetlight be placed at the noted intersection. PPL can install it, but it would be at the cost and maintenance of the township. Roadmaster Mr. Zook will research costs involved and possible other options (light for development sign, reflectors, etc.).

Presentation of the Draft 2026 Budget: An updated version of the budget was presented. Township Manager Mrs. Gault reported that this is draft budget for the General Fund and all other funds. This includes the 5-year equipment and project proposal. Expenses are still exceeding revenue. To offset the deficit, funding from the reserve is being proposed. Additional discussion focused on the possibility of raising taxes (real estate, fire), hiring/appointing a deputy fire chief, area ambulance providers asking for more money, and finding grant money for future projects. There was some discussion on the budget, however, the final assessment from the County has not been received to determine the actual real estate taxes.

Supervisor / Staff Comments: Zoning Officer Mr. Carpenter proposed updates to the zoning ordinance that was enacted on September 3, 2025, and would like to move forward possibly at the November meeting.

Assistant Codes Enforcement Officer Mr. Steigleman reported that the storm sewer line on Redwood Lane was completed, and paving has begun.

Township Manager Mrs. Gault reported that the staff has met with Green T Designs to make updates/changes to the township website project.

Roadmaster Mr. Zook spoke about the future of searching for township ordinances online by having the ordinances codified.

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 9:10 a.m. to Executive Session with no action to be taken as a result.