

**MIDDLESEX TOWNSHIP
SUPERVISOR MEETING
December 3, 2025
7:00 PM**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart Keith O. Brenneman
	SOLICITOR:	
	PUBLIC SAFETY	
	DIRECTOR:	Chief Andrew Bassler
	FIRE / EMC:	Chief Edwin Beam
	DEPUTY FIRE CHIEF:	Deputy Chief Robert Horning, Jr.
	ZONING OFFICER:	Mark D. Carpenter
	ASST. CODES ENFORCEMENT/	
	MS4 COORDINATOR:	Gerald Steigleman
	ENGINEER:	Gerald "Bud" Grove
	MANAGER/	
	ROADMASTER:	Zachary L. Zook
	SECRETARY/	
	TREASURER:	Eileen Gault

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Geistwhite called the meeting to order at 7:00 p.m. in the Middlesex Township Municipal Building, with Deputy Fire Chief Robert Horning, Jr. leading the Pledge of Allegiance.

PUBLIC COMMENT: Mr. Dave Kerr, West Point Dr., was puzzled by the agenda item to consider health insurance for our newly elected supervisor. Vice-Chairman Larson responded that the agenda item will be addressed when they get to it and that public comment will be allowed at that time.

DISCUSSION OF MS4 / STORMWATER: Mr. Zook reported that there is a project on Wolfs Bridge Road they are working on. Mr. Steigleman attended a contractor meeting that DEP requested, however due to the government shutdown DEP representatives were not present. Representatives from Skelly & Loy were present and explained the project to the contractors who are knowledgeable. A meeting is scheduled for December 16, 2025, with Skelly & Loy. At the meeting, the new MS4 requirements will be discussed and the mock inspection for our housekeeping that was done for training will be reviewed.

APPROVAL OF MINUTES: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the minutes of October 31, 2025.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the minutes of November 5, 2025.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the minutes of November 21, 2025.

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

REPORTS:

Solicitor - No report.

Engineer – No report.

Police - Chief Bassler submitted the monthly Police Report. Report entered into record.

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.

Recreation/Recycling Coordinator – Mrs. Jumper submitted the monthly Recreation Director Report. Report entered into record. Mrs. Gault reported that the Annual Tree Lighting is Friday at the Park and the Santa Breakfast is on Saturday.

Fire/EMC – Chief Beam submitted the monthly Fire Chief Report. Report entered into record. Chief Beam is currently reviewing the county mitigation plan and should have it completed by the Workshop Meeting.

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

Manager – Mr. Zook submitted and briefly discussed the monthly Manager Report which included a report from the Cumberland County Tax Bureau.

OLD BUSINESS:

Discussion and Possible Motion to adopt the 2026 Meeting Schedule: Mr. Zook reminded everyone that beginning in 2026, the Supervisor meeting time has changed to 6 p.m. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to adopt the 2026 Meeting Schedule.

NEW BUSINESS:

Discussion and Possible Motion to exempt proposed high tunnel structure for agricultural use on property at 490 Hollow Brook Drive from requirements for Stormwater Management Plan approval: Mr. Carpenter reported that this is a building that is 12,250 sq. ft for agricultural use. Under state law there is a requirement to exempt a high tunnel structure like this if it meets certain criteria. On the motion of Vice-Chairman Larson, seconded by Chairman Geistwhite, it was unanimously agreed to approve the request to exempt proposed high tunnel structure for agricultural use on property at 490 Hollow Brook Drive on County tax Parcel No. 21-05-0431-015 from requirement for Stormwater Management Plan approval under Township Ordinance No. 6-2011.

Discussion and Possible Motion on application of Heckman Irrev Trust for Zoning Ordinance Text Amendments to allow low traffic generating warehousing and distribution, service, and repair activities on property at 1166 and 1170 Harrisburg Pike: Mr. Sean Delaney with Stevens & Lee, was present on behalf of the applicant. He reported that in the last couple of months there have been meetings with the County Planning Commission, Township Planning Commission and with Township Staff. The original purpose was to ask the Supervisors to act on the request, but after the feedback from the residents, PC's, and staff the applicant is requesting an amendment to have the properties placed in the Data Center Overlay District. The applicant will submit this amendment to the County and Township Planning Commissions.

Discussion and Possible Motion on Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion: Sadie Plasterer was present to request that the Supervisors act on the plan based on the recommendation of the Township Planning Commission and Township Engineer Mr. Grove. There is also a request to have the recreation fee in lieu waived. On the motion of Vice-Chairman Larson, seconded by Chairman Geistwhite, it was unanimously agreed to approve waivers of the following ten (10) sections of the Middlesex Township Stormwater Management Ordinance No. 6-2011 (SWMO), and Subdivision and Land Development Ordinance No. 8-2017 (SALDO) for the Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion, subject to providing written request for and justification for each waiver and listing the waivers on the cover sheet on the plan set.

1. SALDO Section 703.K.3: Modification of the size of the center leg of the required clear sight triangle over the new south driveway. And a waiver of the 24" vertical height requirement for 5 proposed shrubs at the western edge of the triangle which is required for parking lot screening preventing headlight glare onto South Middlesex Road.
2. SALDO Section 707: Sidewalks along the frontage of South Middlesex Road.
3. SALDO Section 708: Curbing along South Middlesex Road.
4. SALDO Section 716.B: Site Retaining Walls – Design calculations for walls in excess of four (4) feet in height prepared and certified by a Professional Engineer licensed in the state of Pennsylvania.
5. SALDO Section 719: Street Trees along the frontage of South Middlesex Road.
6. SALDO Section 719.C.15: Individual lot/building area requirements for new tree plantings.
7. SALDO Section 719.C.16.f: No more than twenty-five (25) parking spaces placed in a row without an intervening landscape island of at least 10 feet in width.
8. SALDO Section 719.C.16f: 10% of gross parking lot area must be devoted to interior landscaping.
9. SWMO Section 303.B.2.: Requirement to provide infiltration of surface water runoff as the primary method of stormwater management.
10. SWMO Section 303.H.18: Infiltration within 48 hours.

The applicant agrees to the 10 (ten) waivers listed above.

On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Preliminary/Final Land Development Plan for Carlisle Sports Emporium, LLC Building Expansion, subject to the following conditions:

1. That the applicant satisfies all comments and conditions of plan approval detailed by the Township Engineer, Bud Grove, P.E. in written review dated November 23, 2025, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies comments of the Cumberland County Planning Department, in written report dated August 12, 2024, for plat number P25-476, subject to final review by the Zoning Officer.
3. That the applicant satisfies any forthcoming comments of the Middlesex Township Municipal Authority, in written review dated December 3, 2025, subject to their final review.
4. That per Section 1205710.E.2.b. of the Subdivision and Land Development Ordinance No. 8-2017, 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.
5. 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 agrees to the 5 (five) conditions listed above.

Discussion and Possible Motion on request for Reduction of Improvement Security for Final Subdivision Plan for Meadowbrook Farms Phase 10: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed on the recommendation of the Township Engineer, Bud Grove, in memorandum dated December 1, 2025, to approve the request for reduction of improvement security being held for the Final Subdivision Plan for Meadowbrook Farms Phase X, from \$397,531.15 to \$165,685.07, subject to receiving the reduced amount of improvement security in a form acceptable to the Township Solicitor.

Discussion and Possible Motion 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 approve the request of the applicant, Saia Motor Freight Line, LLC by their representative, Zachary S. Denk of H.F. Lenz Engineering and accept an extension of the time period for action on the Preliminary/Final Land Development Plan for Saia Trailer Storage Lot, until February 6, 2026.

Discussion and Possible Motion on Stormwater Management Plan for 260 N Old Stonehouse Road: Mr. Carpenter reported that this is an individual home being built on a 5 (five) acre lot. A Stormwater Management Plan has been submitted and reviewed by Mr. Grove. No action to be taken at this time.

Discussion and Possible Motion on the request of Phil Neiderer to be provided health insurance by Middlesex Township: Township Solicitor Mr. Brenneman reported that state law addresses this in two ways. If you are a supervisor and an employee, the employee aspect of your service allows you to have health insurance. It also allows that supervisors can under state law be provided with health insurance.

There was no indication that the Township Supervisors previously took action to provide health insurance to non-employee Supervisors. The Supervisors indicated that they were not inclined to provide health insurance to Supervisors for a number of reasons. There was no motion made on the request of Mr. Phil Neiderer to be provided health insurance by Middlesex Township.

Discussion and Possible Motion to release construction security for Conrad Rd UGI 12-inch main extension in the amount of \$5,600.00: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to release \$5,600.00 to UGI on the main extension line.

EXECUTIVE SESSION: There is no Executive Session.

There being no further business, on the motion of Chairman Geistwhite the meeting was adjourned at 7:55 p.m.