

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
December 19, 2025
7:30 AM**

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

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

PUBLIC COMMENT: There was no public comment.

Discussion and possible action to approve PennDOT form TE-160 Application for Traffic Signal Modification Approval related to Preliminary/Final Land Development Plan for Redevelopment of Existing Rise Cannabis Dispensary at 1186 Harrisburg Pike: Mr. Grove reported there are no improvements to the traffic signal. Michael Baker has also reviewed this. There will be required improvements on North Middlesex Road with delineators down the center of the road, but it is not part of the signal modification. There will be a separate agreement for the maintenance of the delineators. There will only be one access to the property from Harrisburg Pike. On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, on the recommendation of the Township Engineer, Mr. Grove, it was unanimously agreed to approve PennDOT form TE-160 Application for Traffic Signal Modification Approval related to Preliminary/Final Land Development Plan for Redevelopment of Existing Rise Cannabis Dispensary at 1186 Harrisburg Pike.

Discussion and possible action to approve Stormwater Management Plan & Report for Residential Building Lot for Michael R. Krall at 260 N Old Stonehouse Rd: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to approve acting on the recommendations of Township Engineer, Mr. Grove in his memo dated December 16, 2025, Stormwater Management Plan for Michael R. Krall for construction of a new home at 260 N. Old Stonehouse Rd, on County Tax Parcel No. 21-08-0573-054, subject to the following conditions:

1. That the applicant satisfies all comments and conditions of plan approval of the Township Engineer, Bud Grove in written review dated December 16, 2025, in a manner acceptable to the Township Engineer, subject to his final review.

Discussion and possible action to Adopt the 2026 Township Budget: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to adopt the 2026 Budget with a millage increase from .00226 to .00235, and revenue and expenses in the amount of \$6,305,650.00.

Discussion and possible action to Adopt Ordinance 9 – 2025 establishing Real Estate, Fire Tax and Street Light District Assessment for 2026: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Ordinance 9 – 2025 establishing the Real Estate Tax, Fire Tax and Street Light District Assessment for 2026.

Discussion and possible action to Adopt Resolution 2025 – 9 providing Foot Frontage Assessments on property in Street Light Districts 1 and 2: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Resolution 2025 – 9 providing Foot Frontage Assessment in Street Light Districts 1 and 2 for 2026.

Discussion and possible action to adopt Resolution 2025 – 10 of Cumberland County 2025 Hazard Mitigation Plan: On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart, it was unanimously agreed to adopt Resolution 2025 – 10 approving the Cumberland County 2025 Hazard Mitigation Plan.

Discussion and possible action to approve Vertical Bridge Cell Tower Lease Amendments – Township Solicitor Mr. Brenneman stated that the Supervisors received a notice regarding the lease amendments and since it deals with real estate, it will need to be discussed in Executive Session.

Discussion and possible action to list for sale 2019 Ford Explorer Police Interceptor on Municibid: Mr. Zook commented that this car has been out of service. On the motion of Vice-Chairman Larson, seconded by Supervisor Goodhart it was unanimously agreed to list the 2019 Ford Explorer Police Interceptor on Municibid.

SUPERVISOR/STAFF COMMENTS: Mr. Carpenter announced a development proposal for Claremont Rd. at S. Middlesex Rd. for approximately nine hundred town homes and forty single family homes. This proposal is very preliminary. He also mentioned the township has had inquiries about two different data centers.

Mr. Steigleman commented that the new ownership of Regency Woods North did not maintain roads during the last snow event. A certified letter was sent to management.

Mrs. Gault acknowledged Vice-Chairman Larson's service to the Township, as this was his last meeting.

EXECUTIVE SESSION: There being no further business, Vice-Chairman Larson adjourned the meeting at 7:50 a.m. to Executive Session with no action to be taken.