

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING AGENDA
June 26, 2026
7:30 AM**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Phil Neiderer William H. Goodhart Keith O. Brenneman
	SOLICITOR:	Keith O. Brenneman
	PUBLIC SAFETY DIRECTOR:	Chief Andrew Bassler
	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
	FIRE/EMC:	Chief Edwin Beam

CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:30 a.m., at the Middlesex Township Municipal Building, followed by the Pledge of Allegiance.

Public Comment:

Mr. Jim Gehr of Spring Road thanked the Board of Supervisors and Township Staff for recent improvements to Township communications, including the expanded Middlesex Connections Summer 2026 newsletter and additional information posted on the Township website, stating that the enhancements have been appreciated by residents. Mr. Gehr also identified opportunities to improve the Planning Commission process. He expressed concern that Planning Commission agendas and supporting documentation are often distributed on the Friday before Monday meetings, leaving PC members insufficient time to review materials. He noted that meetings have also been canceled on short notice, making it difficult for residents to stay informed and participate. Mr. Gehr recommended that Planning Commission agendas be published by the Monday preceding each meeting, supporting materials be distributed earlier, and draft Planning Commission meeting minutes be shared and posted within 48 hours following each meeting.

Ms. Hilda Vazquez of Buckeye Lane questioned the basis for the rezoning of the Country Manor West property. She stated that, based on information she had obtained, the Township did not have a formal application, supporting documentation, conceptual plan, technical justification, or other records related to the rezoning. Ms. Vazquez asked what documentation had been used to support the rezoning decision and expressed concern that the rezoning may have occurred without the necessary supporting materials.

Discussion and possible motion to authorize the solicitor to obtain an advisory from the State Ethics Commission on a potential conflict of interest: Mr. Keith Brenneman requested Board authorization to seek an advisory opinion from the Pennsylvania State Ethics Commission regarding a potential conflict of interest involving Vice-Chairman Phil Neiderer in connection

with a future Cumberland County solar energy system proposal. Mr. Brenneman explained that, because Vice-Chairman Neiderer is related to a Cumberland County Commissioner and the County may submit a formal request to the Township, he wanted to obtain guidance to ensure compliance with ethics requirements. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to authorize the request for an advisory opinion. Vice-Chairman Neiderer abstained from voting at Mr. Brenneman's request.

Discussion and possible motion on Principal Solar Energy Systems for Cumberland County on Army Heritage Dr: Mr. Kirk Stoner, Cumberland County Director of Planning, accompanied by County staff and representatives from GreenWorks Development and MSR Solar, presented an overview of the County's proposed solar energy project. He explained that the project would be located on approximately 21 acres of County-owned property off Army Heritage Drive, with about 15 acres developed as a solar array. The proposed 4.85-megawatt, net-metered facility is projected to generate approximately 98% of the electricity used by County-owned buildings within a two-mile radius and provide an estimated \$19 million in savings over a 30-year term. Mr. Stoner stated that the project site was selected due to its proximity to Interstate 81, existing natural screening, and compatibility with surrounding land uses.

Mr. Stoner explained that during the Township's recent zoning ordinance update, provisions permitting principal solar energy systems as a conditional use in the Institutional District were removed from the final adopted ordinance. He stated that the County had not been made aware of the change during the ordinance review process and requested guidance from the Board on whether the omission should be addressed as an administrative correction by the Township or through a formal zoning ordinance amendment initiated by the County.

No formal action was taken. The Board indicated that discussion would be deferred until an advisory opinion was received from the Pennsylvania State Ethics Commission regarding a potential conflict of interest involving the Vice Chairman. Mr. Stoner acknowledged the Board's position and stated it would await further direction.

Discussion and possible motion on Preliminary/Final Land Development Plan for Ahold Delhaize Solar Development: Mr. Garrett Varner, of Morris Knowles Associates and applicant Mr. Justin Nieves presented the preliminary/final land development plan for a proposed 2.3 MW solar field on the Ahold Delhaize property along Shady Lane. Mr. Varner explained that the applicant is leasing the property under a 20- to 30-year agreement, after which the solar facility would be removed. He noted that the plan complies with ordinance requirements, includes landscaping and screening along Shady Lane, provides access from Shady Lane, and that review comments have been addressed.

Mr. Varner discussed the original proposal for a temporary bridge to accommodate construction traffic due to the existing Shady Lane bridge weight restriction. He reported that, following the Planning Commission meeting, the applicant began discussions with the neighboring Beattie family regarding use of an existing private access road from Stambaugh Lane. If an agreement is finalized, the temporary bridge would no longer be needed, and construction traffic would instead utilize the private access road.

Mr. Nieves stated that discussions with the Beattie family are progressing, with a formal agreement expected after additional family discussions. He also committed to working toward reinstating previously removed deed restrictions on the property, upgrading the private access

road as necessary for emergency vehicle access, and repairing any construction-related road damage.

Township Engineer Bud Grove stated that the plan satisfies the technical requirements of the Subdivision and Land Development Ordinance. He explained that the remaining issues involve Environmental Impact Assessment (EIA) mitigation measures and construction and emergency access, both of which are policy matters for the Board's consideration rather than ordinance compliance issues. Additional discussion confirmed that the proposed solar field is located outside the floodplain and meets required setbacks from high-quality watershed areas.

Planning Commission member Jim Gehr stated that the Commission's recommendation was to delay approval until a permanent emergency access solution is secured. He noted that the Commission's goal was to improve emergency access and expressed appreciation that negotiations with the Beattie family had progressed since the Planning Commission meeting.

The Board discussed the limitations of the existing Township-owned bridge, including its posted weight restriction, and questioned how emergency vehicles would respond to a fire on the property under current conditions.

Chief Beam explained that, without alternate access, fire apparatus would be required to stop before the bridge, hand-carry large-diameter hose approximately 600 feet from the nearest hydrant and manually transport additional equipment across the bridge. He stated that this process would significantly delay firefighting efforts and complicate deployment of tankers and other apparatus needed for a major fire response. He indicated that the proposed private access road would substantially improve emergency response capabilities.

The Board discussed bonding of Stambaugh Lane, Shady Lane, and the private access road for any damage caused during construction. The applicant agreed that appropriate road bonds would be provided. The Board also discussed maintenance of the proposed emergency access road, including snow removal responsibilities. Representatives of the Beattie family stated they would maintain the private road if an agreement were finalized.

The Board requested clarification regarding previously removed deed restrictions affecting the Beattie property. The applicant stated it is working with legal counsel to restore the restrictions if possible. Ms. Erica Beattie explained that the restrictions address tree buffering, building setbacks, and roadway location, and noted that reinstatement would require agreement among all affected property owners.

Mr. Steigleman asked about maintenance of vegetation on the leased property. The applicant responded that mowing was scheduled for the following Monday. Supervisor Neiderer also noted concerns raised by a local farmer regarding invasive weeds on the site and emphasized the importance of ongoing vegetation management to protect neighboring agricultural properties.

Following discussion, the Board concluded that action should be deferred until the applicant and the Beattie family finalize their agreement regarding construction and emergency access. The applicant requested conditional approval based on completion of the agreement, but the Board declined, indicating it preferred to consider the application once all outstanding issues are resolved. The existing plan extension provides sufficient time for negotiations.

Discussion and possible motion on extension of review time for Preliminary Land Development Plan for Pennsylvania Digital (PAX-1) Phase 3: Mr. Carpenter presented a request from Carlisle Development Partners LLC for an extension of the review period for the PAX-1 Phase 3 Preliminary Land Development Plan. He explained that the current review period would expire on July 1, 2026, and that the extension would allow the Township to continue its review until August 5, 2026, as additional work on the plan remains ongoing.

Following discussion, on the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to grant the extension of the review period for the PAX-1 Phase 3 Preliminary Land Development Plan to August 5, 2026.

Continued discussion and possible motion on request to release maintenance security for Jack Williams Land Development in the amount of \$27,483.21: Mr. Bud Grove reported that the developer has been making progress in addressing outstanding site improvements and has selected a contractor to complete the remaining work. Due to material procurement and construction scheduling, the developer requested a 30-day extension of the existing maintenance letter of credit, which was set to expire on July 10, 2026, and recommends extending the maintenance letter of credit through August 28, 2026, to provide sufficient time for completion of the remaining improvements and avoid the need for another extension request. He stated that the outstanding work primarily involves repairs to the landscaped parking lot islands and stabilization measures to prevent erosion and sediment runoff into the stormwater basins. He noted that the stormwater basins have already been cleaned and restored. Vice-Chairman Neiderer also discussed concerns about several dead trees along Harmony Hall Drive. Mr. Grove stated he would reinspect the site to verify the condition of the landscaping.

Following discussion, on the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to deny the developer's request for release of the remaining maintenance security in the amount of \$27,483.21 and approved extending the maintenance letter of credit through August 28, 2026.

Discussion and possible motion to approve installation of new fob readers for keyless access to municipal building by Hilton Security for \$5,325.00: Mr. Zach Zook reported that the Township has completed upgrades to the access control system software and supporting hardware. He explained that the remaining portion of the project involves replacing the existing door card readers after it was determined that the current readers are not compatible with the newer, more secure access fobs. The replacement readers will transition from the existing HID system to a PDK system, which utilizes higher-security, non-duplicable access fobs. Mr. Zook noted that the project includes the Municipal Building and other Township facilities with keyless entry. He also stated that the cost of the upgrades will be shared with the Municipal Authority in accordance with the existing cost-sharing arrangement, subject to the Authority's approval.

Following discussion, on the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the installation of new keyless access card readers by Hilton's Electronic Security in the amount of \$5,325.00.

Discussion and possible motion to approve selling 2020 Ford Explorer and Kubota zero turn mower at CapCOG auction on July 15th: Mr. Zook reported that this is the Township's first year as a member of Capital Area Council of Governments (CAPCOG), which conducts an annual surplus equipment auction for member municipalities and school districts. He recommended selling the Township's surplus 2020 Ford Explorer police vehicle, after removal of

all police equipment and markings, and a surplus Kubota zero-turn mower at the upcoming auction.

The Board discussed the auction process, noting that a percentage of the sale proceeds are retained by the auctioneer and CAPCOG as a fundraiser. Members also compared the auction with online surplus sales and discussed the benefits of CAPCOG membership, including cooperative purchasing opportunities, access to municipal resources and surveys, and potential cost savings through joint purchasing programs.

Following discussion, on the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the sale of the Township's 2020 Ford Explorer police vehicle and Kubota zero-turn mower at the CAPCOG surplus auction scheduled for July 15, 2026.

Discussion and possible motion on mowing grass at Moonlight Diner: Mr. Steigleman reported that he had contacted the owner of the Moonlight Diner property regarding overgrown grass and unauthorized parking of commercial vehicles. The owner explained that he had been out of the country for approximately two months due to a family emergency and had only recently returned. He stated that he would hire a contractor to mow the property within one week and would take steps to prevent trucking companies from parking trailers and equipment on the site by securing the driveway.

Following discussion, on the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to authorize Township staff to mow the property if the owner failed to do so by July 1, 2026, with the cost to be recovered through a municipal lien against the property if necessary.

Township Board / Staff Comments: Mr. Grove reported that all streets in Phase One of Cumberland Preserve have been completed and paved. He also reported that streets in Meadowbrook Phase 10 were substantially completed with only minor repairs remaining on the existing street extension. It was noted that Meadowbrook Phase 10 is nearing completion, with the final lot currently under construction.

Mr. Zook reported that staff has begun preparing the Request for Proposals (RFP) for the Township's residential trash collection contract, which expires next year. Staff are seeking input from the Board regarding desired contract provisions. He noted that there are now approximately seven to eight waste haulers in the market, which may result in more competitive bids. Options under consideration include offering a smaller automated trash cart for residents who generate less waste, particularly single-person households, since automated collection has largely replaced tag-a-bag programs. Staff are also evaluating changes to bulk item collection. Haulers suggested returning to weekly scheduled bulk pickups, with residents calling ahead, to improve collection efficiency and reduce multiple trips on the monthly pickup day. Vice Chairman Neiderer expressed support for including multiple cart size options in the bid specifications to provide residents with more flexibility and potentially lower costs.

Mr. Zook reported that concerns were raised at the Planning Commission meeting regarding non-functioning speed signs on Country Club Road. He explained that the Township had temporarily removed its speed sign and is in the process of reinstalling it. Staff will also follow up with the developer regarding the portable speed sign, which had been relocated and was reported to be inoperable.

Vice-Chairman Neiderer thanked the Planning Commission members for their service and acknowledged the time and effort they dedicate to Township business. He recognized public concerns regarding the timeliness of meeting notices, agendas, and other information, stating that while the Township meets the legal notice requirements, staff have been working to improve communication by providing information further in advance whenever possible. He noted positive feedback on the Township newsletter and website and stated that efforts to improve communication will continue, including exploring the use of an outside firm to prepare meeting minutes more quickly so draft minutes may be posted online in a timelier manner, subject to legal review. Vice Chairman Neiderer also expressed appreciation for the Township staff, Police Department, and department heads, commending their dedication and professionalism while acknowledging that there is still room for continued improvement in Township operations and communication.

Mr. Carpenter reported on a recent site visit to the Pennsylvania Digital One data center project. He stated that construction continues to progress, with retaining wall construction underway at the PPL substation site, the Phase 1A area nearing final grade, and berm construction along Country Club Road providing increased visual screening. He also noted that grading has begun for the first data center campus (Phase 1B). Mr. Carpenter said he met with contractors during the visit, who emphasized the project's regional economic significance and anticipated employment opportunities for local trades and businesses. He also noted that the project is being completed in partnership with multiple contractors due to its scale. He commented that Township staff and consultants continue to review the project for compliance with Township ordinances and that the developer has been cooperative in addressing review comments. During Board discussion, questions were raised regarding the use of diesel versus natural gas generators. It was explained that the proposed Tier 4 diesel generators comply with applicable DEP air quality requirements, while natural gas generators would require a significantly greater number of units and are not required by Township ordinance. Additional discussion noted that the developer is proposing a centralized, double-walled fuel delivery system to reduce the potential for fuel spills during refueling. Vice Chairman Neiderer added that diesel fuel storage is commonly used for mission-critical data centers because it provides an on-site fuel supply that is not dependent on an external natural gas distribution system during emergency operations.

Residents Q/A: Ms. Kelley Brickey of Elizabeth Way asked whether there had been any progress on executing the contract with the engineering firm selected to assist with the Township's Comprehensive Plan update. Mr. Zook responded that staff recently met with HRG to begin discussing the project, including the formation of a steering committee and potential committee members. He confirmed that HRG has been selected for the project.

Mr. Earl Beam reported that the first speed display sign on Country Club Road is functioning, but the second sign near the project entrance is not. He also asked about ongoing work on Country Club Road. Mr. Zook responded that a section of the roadway was beginning to fail and is being repaired with a patch. Mr. Beam expressed concern about traffic delays and safety during the road work, noting that vehicles had queued while flaggers directed traffic. Mr. Beam also informed the Board that representatives from the Pennsylvania Digital One project have begun contacting nearby Country Club Road residents to discuss concerns related to water, radon, and property evaluations. Mr. Zook reported that he had spoken with PPL regarding construction traffic and was advised that most deliveries to the project site would access Country Club Road from Route 11, with only limited outbound traffic using the Bernheisel Bridge Road direction.

Mr. John Manta of Wolfs Bridge Road asked what benefit Middlesex Township would receive from the proposed solar project near the Army Heritage Center. Vice Chairman Neiderer responded that the project is expected to reduce Cumberland County's long-term energy costs, helping to limit future county tax increases. He noted that, because Middlesex Township residents pay county real estate taxes, any savings realized by the County could benefit Township residents. He also stated that, in his opinion, the proposed location is appropriate because it is near Interstate 81, an LNG facility, and away from residential areas.

Ms. Hilda Vazquez of Buckeye Lane asked questions regarding sewer service for the Pennsylvania Digital One (PAX-1) project and referenced documents she had obtained through Right-to-Know requests concerning prior sewer service agreements involving the former property owners. Mr. Carpenter explained that the previous agreements with the former property owners reserved sewer capacity for residential development and that those agreements are no longer applicable because PAX-1 now owns the property. He stated that, as part of the current project, PAX-1 is required to upgrade sewer infrastructure from the project site to the existing sewer main near Route 11, including installation of a pumping station and replacement of portions of the sewer line to provide adequate capacity for both the project and surrounding development. Solicitor Brennenman stated that his understanding is that PAX-1 acquired the existing sewer capacity rights when it purchased the property and that the current focus is ensuring the project provides the necessary sewer improvements. He offered to review the documents referenced by Ms. Vazquez and provide additional clarification if needed. Vice-Chairman Neiderer advised that any documents obtained through the Township could be shared with the Township Solicitor for review and noted that additional questions regarding the Municipal Authority could also be addressed at Municipal Authority meetings.

Ms. Monica Kurtz of Teaberry Drive expressed continued concerns about the Pennsylvania Digital One project and its effects on nearby residents. She stated that frequent blasting notifications, construction activity, and uncertainty about future impacts have significantly affected her quality of life and that she believes the project has negatively impacted nearby homeowners. Ms. Kurtz questioned whether Township officials had fully researched the project's developers and expressed concerns regarding the project's long-term impacts on the community. She also raised concerns about the equipment proposed for the initial phase of the project, asking whether older technology would be installed in the first buildings while newer equipment would be reserved for later phases. She requested that the quietest available equipment be used for buildings closest to neighboring residences. Ms. Kurtz further referenced discussions regarding the eventual decommissioning of the data center and suggested that financial provisions be established for the future removal of obsolete facilities and equipment. She concluded by expressing her disappointment with the project and its anticipated long-term effects on nearby residents.

Ms. Arlene Darlington of Wertzville Road expressed concerns regarding the conduct of the developer's legal representative during a recent Planning Commission meeting, stating that she found his interactions with residents to be disrespectful. Ms. Darlington also raised concerns about the proposed number of backup generators for the Pennsylvania Digital One project, noting that the total had increased from approximately 432 to 532 generators. She requested that the developer provide a generator testing and maintenance schedule, expressing concerns about the potential frequency of testing as well as possible impacts related to noise, air quality, odors, and heat. Vice Chairman Neiderer responded that he would address the concerns regarding the conduct of the developer's representatives. He also explained that the project's tenant has not yet been identified and that the final number of generators, operating schedule, and testing

requirements will be determined during the final land development process and the issuance of the DEP air quality permit. He noted that the DEP regulates generator testing schedules and stated that the Township intends to review those details when they become available. Vice Chairman Neiderer further encouraged residents to monitor publicly available air quality data, noting that the Township has been communicating with DEP officials regarding generator permitting and air quality requirements. Ms. Darlington thanked him for the explanation and for agreeing to address her concerns with the developer.

Ms. Monica Kurtz of Teaberry Drive commented on information presented at a recent Clean Air meeting, stating her belief that existing regional air quality conditions should be considered when evaluating the cumulative impacts of the proposed data center. Ms. Kurtz expressed concerns that air quality and noise conditions in the Township differ from those in other data center locations and questioned whether comparisons to facilities in other states were appropriate. She also expressed concerns about the size and location of the proposed project. Vice Chairman Neiderer advised Ms. Kurtz that she had exceeded the allotted public comment time and concluded her remarks to allow the next speaker an opportunity to address the Board.

Mr. Kyle Gerber of Bernheisel Bridge Road questioned the Township's decision to classify data centers as a "use by right" under the zoning ordinance. He stated that, in his view, data centers are a significant land use with substantial community impacts and asked why the Township did not retain greater discretion to impose project-specific conditions. Mr. Gerber further requested clarification from current and former Board members regarding the rationale for the ordinance language and noted that the public record does not clearly document the reasoning behind the decision. Vice Chairman Neiderer responded that, due to Mr. Gerber's involvement as a litigant in pending legal proceedings related to the matter, the Board would not provide substantive comment in a public forum and indicated that such questions would be addressed through the judicial process.

Mr. John Manta commented to set the record straight regarding diesel versus natural gas generators, stating that natural gas generators primarily produce water vapor and carbon dioxide, while diesel generators produce a higher level of pollutants.

Ms. Jody Shivell of Teaberry Drive raised concerns that recent blasting activity continues to cause noticeable vibrations at her home despite the blasting contractor's agreement to reduce the size of blasts following a prior DEP violation. She questioned whether the current blasting practices are sufficiently minimizing impacts on nearby residents. Vice Chairman Neiderer acknowledged her concerns, noted that the Township does not regulate blasting operations, and encouraged her to continue reporting concerns directly to the DEP. Mr. Carpenter clarified that the agreed-upon 25 percent reduction applied to the number of blast holes rather than the explosive force of individual blasts, explaining that the contractor reduced the number of holes per blast from approximately 500 to about 375. Vice Chairman Neiderer stated that he would relay residents' ongoing concerns to the developer and encourage continued efforts to mitigate blasting impacts. Ms. Shivell indicated that she would continue reporting her concerns.

Ms. Hilda Vazquez stated that, during a recent blasting meeting, she had asked whether the drilling contractor was required to conduct geological studies across the creek before blasting began and indicated that she had not yet received a response. Vice Chairman Neiderer responded that the question had been raised at the meeting held earlier that week and that the contractor had indicated the matter would be reviewed.

Ms. Ashley Asper of Horners Road asked whether future data center developments could be regulated as conditional uses or special exceptions rather than permitted by right, expressing concern that current setback requirements may be inadequate for neighboring properties. Vice Chairman Neiderer responded that the upcoming Comprehensive Plan update will provide an opportunity to review and potentially revise the Township's zoning regulations. He noted that the Township has already enacted a moratorium on additional data center overlay districts and stated that future zoning amendments could include changes to how data centers are reviewed, including consideration of conditional use or special exception requirements instead of permitting them by right.

Executive Session: There being no further business, the meeting was adjourned to Executive Session by Chairman Geistwhite at 9:32 a.m. for an update on litigation and to discuss a personnel matter, with no action to be taken as a result.