

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
WORKSHOP MEETING
August 11, 2025**

START TIME: 7:00 p.m.

END TIME: 9:51 p.m.

MEMBERS PRESENT:

Wes Beard
Tracy Gleim
Jim O'Connell
Tom Ryan
Robynn Eppley
Steve Zeigler

STAFF PRESENT:

Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, Secretary
Bud Grove, Township Engineer

MEMBERS & STAFF ABSENT:

Larry Claycomb

AGENDA:

Discussion and Possible Action on past minutes of June 9, 2025

Discussion and Possible Action on past minutes of July 28, 2025

Public Comment

- TPF 24-10 Discussion and Possible Action on
Preliminary/Final Land Development Plan for Pine Hill Lot 1,
Paint Booth Building & Trailer Parking
(BOS action deadline September 5, 2025)
- TPF 24-19 Discussion and Possible Action on Preliminary Final Land Development
Plan for Hambrecht Oleson Design Proposed Redevelopment
1186 Harrisburg Pike
(BOS action deadline October 1, 2025)
- TPF 25-12 Discussion and Possible Action on
Final Minor Subdivision Plan for Ralph L & Linda K Deitch
(BOS action deadline November 5, 2025)
- TPF 24-21 Discussion and Possible Action on
Master Sketch Plan for Project Bolt
(NO BOS action deadline, not an official submission)

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TPF 25-13 Discussion and Possible Action on
Preliminary/Final Land Development Plan for
Cumberland Knoll - PPL Laydown
(BOS action deadline November 5, 2025)

Township Staff Informational Comments with no discussion

MEETING MINUTES:

Public Comment

Mr. Ryan asked if there was any public comment and there were none.

Discussion and Possible Action on past minutes of June 9, 2025

These minutes were previously approved.

Discussion and Possible Action on past minutes of July 28, 2025

Robynn Eppley made a motion to accept the minutes of the July 28, 2025 meeting as amended. This was seconded by Wes Beard and passed unanimously.

**TPF 24-10 Discussion and Possible Action on
Preliminary/Final Land Development Plan for Pine Hill Lot 1,
Paint Booth Building & Trailer Parking
(BOS action deadline September 5, 2025)**

Greg Kowalski was in attendance to represent the plan. He gave a short overview of the plan. This is for a paint facility to paint specialty trailers that are manufactured on the property. He reviewed the waivers that they are asking for. Mr. Grove suggested that the lighting plan waiver be denied or conditioned so that the applicant will need to provide photometrics. There was discussion about street trees and whether more will be needed. Mr. Kowalski went over Mr. Grove's comments item by item. There was extensive discussion about storm water and infiltration testing that needs to be done. Since there are issues that need to be resolved, the applicant will need to grant the township an extension. They will return when complete.

**TPF 24-19 Discussion and Possible Action on Preliminary Final Land
Development Plan for Hambrecht Oleson Design Proposed
Redevelopment 1186 Harrisburg Pike
(BOS action deadline October 1, 2025)**

Bud Grove stated that he has been working with this applicant to resolve some issues with traffic control with this plan.

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**TPF 25-12 Discussion and Possible Action on
Final Minor Subdivision Plan for Ralph L & Linda K Deitch
(BOS action deadline November 5, 2025)**

Josh Mell was in attendance to represent this plan. This is a 17.2 acre property at 320 S. Middlesex Road. The property is proposed to be subdivided into lot 2 with 15.5 acres for continued agricultural use and lot 4 with 1.718 acres with an existing house on it. Mr. Grove stated that this is a very simple plan and he will have no comments on it. County Planning did provide review comments. Mr. Mell described the waivers requested.

Wes Beard made the following motion.

“We recommend approval of 5 waivers for TPF 25-12 Final Minor Subdivision Plan for Ralph L & Linda K Deitch.”

The motion was seconded by Tracy Gleim and passed unanimously.

Wes Beard made the following motion.

“We recommend approval of TPF 25-12 Final Minor Subdivision Plan for Ralph L & Linda K Deitch along with the DEP Planning Waiver.”

The motion was seconded by Steve Zeigler and passed unanimously.

**TPF 24-21 Discussion and Possible Action on
Master Sketch Plan for Project Bolt
(NO BOS action deadline, not an official submission)**

Andrew Georgiono with One Plus Strategies and Justin Ross, P.E. with Livic Civil were in attendance to present the sketch plan.

Mr. Ross explained that correct information about this data center project should be obtained at these meetings, not necessarily from social media or the news outlets. He spoke about PPL upgrades that have been happening in the area and how this proposed data center project is affecting the PPL expansion activities. There was a request from the attendees to have a meeting with PPL and this project’s developers in order to get their questions answered. Mr. Ross said that this could be arranged. Tracy Gleim explained how PPL has been upgrading their transmission lines over the last ten years. A question was raised about the availability of water for this project. Mr. Ross wished to finish his presentation and then address questions. They expect to support water system upgrades at no cost to the township. They will be required to conduct a water feasibility study to make sure there is enough water for this project. They expect to install a 12-foot berm to buffer views of the campus from Country Club Road. The timeline goals are for 6- to 7-month approval, followed by construction of the first campus by second quarter of 2027. There were many comments from the public about

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all of these issues. The Planning Commission kept reminding them that this is a sketch plan of this project and that many details have yet to be resolved. Much more information needs to be shared with the public and the Planning Commission. Mr. Georgiono stated that he could arrange a meeting with the public so that more information can be shared.

**TPF 25-13 Discussion and Possible Action on
Preliminary/Final Land Development Plan for
Cumberland Knoll - PPL Laydown
(BOS action deadline November 5, 2025)**

Mr. Ross reviewed the details of this application with the Planning Commission members. Mr. Grove will have comments ready for the next meeting. Questions from the public were asked and answered.

Township Staff Informational Comments with no discussion
There were no Township Staff Informational Comments.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim O'Connell and passed unanimously at 9:51 p.m.

Respectfully submitted by

Margie Flatley-Carpenter
Secretary to the Planning Commission