

MIDDLESEX TOWNSHIP PLANNING COMMISSION MEETING MINUTES

June 22, 2026

START TIME: 7:00 p.m.

ADJOURNMENT: 10:45 p.m.

MEMBERS PRESENT:

Wes Beard
Robynn Eppley
Jim Gehr
Tracy Gleim
Doug Graham
Larry Claycomb

STAFF PRESENT:

Mark Carpenter, Zoning Officer
Bud Grove, Township Engineer
Mike Hess, HRG Engineer (Township Consultants for PAX-1 Project)
Zachary Zook, Township Manager

Tracy Gleim called the meeting to order at 7:00 p.m. and led Pledge of Allegiance.

PUBLIC COMMENT:

Public Comment and Resident Issues

Public comment was summarized by speakers as below. Names are provided if audible.

Earl Beam (303 Country Club Road). Asked what decision the Planning Commission forwarded to the Board of Supervisors regarding the overlay and whether the plan was approved. He stated that supervisors are elected to represent residents, that Country Club Road has been disrupted by data center construction, and that residents are dealing with concerns including water pollution, radon evaluation, and property-value impacts. He asked what Country Club Road residents receive in return for these burdens. The response stated that the Planning Commission reviews plans and that the supervisors make final decisions.

John Manta (255 Wolfs Bridge Road). Asked why an Environmental Study Impact Team truck was present on the west side of Wolfs Bridge Road and whether there were plans for the Walters property. The response stated that the owner had communicated possible interest in subdividing the agricultural property for housing, but that no imminent plan was stated. Mr. Manta also asked whether future subdivision signage would be posted and later criticized moving plans forward with contingencies, requesting comprehensive resolution of access, fire, and waiver issues before recommendation.

Hilda Vasquez Rosa (25 Buckeye Lane). Asked whether the Township had considered responding to Country Manor residents regarding project-related damage and stated that she intended to submit a Right-to-Know request. She also described concerns about blasting damage and stated that complaints were not being sufficiently addressed. Later, she questioned transparency and requested greater access to documentation, including water and sewer plans and details showing where PAX-1 connects to Township infrastructure.

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Arlene Darlington (7509 Wertzville Road). Asked why meeting minutes were taking seven to nine weeks for approval and publication, stated that delayed minutes impair residents' ability to stay informed and organized, and requested information about who prepares the minutes and the terms of the contract. The board response stated that the regular secretary had health issues, that Eileen had assisted, and that Planning Commission minutes were now being contracted to a professional service and would still require review and approval before publication.

Jody Shivel (8 Teaberry Drive, Carlisle). Requested that minutes identify each public speaker by name each time a person speaks. She stated that residents are discussing possible recall, described excessive blasting impacts, including house shaking and dishes rattling, and asked whether seismograph monitoring could be provided for Teaberry. Township representatives discussed DEP involvement, a reported violation, corrective action, possible blast-charge reduction, added safety oversight, and continued monitoring.

Kyle Gerber (585 Bernheisel Bridge Road). Asked whether a reduction in blasting power would extend the blasting timeline or increase frequency. The response stated that, based on information provided to the Township, the project was expected to remain within the same general timeframe because softer-than-expected bedrock had been encountered. Mike Hess noted that the exact reduction should be clarified and that blasting was expected to remain a single shot per day.

Viola Byerly ([Address not stated in rough transcript]). Raised concerns that Country Club Road floods during hard rain and that truck and data center traffic, wetlands, and road conditions should be addressed in the project planning and restoration requirements.

Elizabeth Grant (Cumberland County Planning Department). Presented county review comments, including vegetation in the 100-foot buffer near Spring Run and noted that Cumberland County bridge funding may be available if the Shady Lane bridge is deemed a priority based on structure and safety.

Unnamed residents (Not stated). Asked questions concerning blasting complaints, callbacks from the Township, Country Club Road right-of-way and reconstruction, fire access, bridge responsibility and bonding, water usage, effluent temperature, diesel delivery, possible acquisition or relocation discussions for Country Club Road property owners, and access to documents.

April 27, 2026 Meeting Minutes

The April 27, 2026 meeting minutes were reviewed. No changes or comments were stated. Robynn Eppley moved to approve the April 27, 2026, minutes as presented. Jim Gehr seconded. Motion carried unanimously.

The May 11, 2026 meeting minutes

The May 11, 2026, meeting minutes were reviewed. Doug Graham stated that page 5, paragraph 3 should be corrected to reflect that the proposed fence is eight (8) feet high with fabric screening, not eighteen (18) feet. Jim Gehr moved to approve the May 11, 2026 minutes as amended. Doug Graham seconded. Motion carried unanimously.

Business Items

TPF 25-28: Ahold Delhaize Solar Development, Shady Lane

Discussion and possible recommendation on the preliminary/final land development plan for Ahold Delhaize Solar Development on Shady Lane. The Board of Supervisors action deadline was stated as September 2, 2026.

Garrett Varner, Morris, Knowles & Associates, Inc., presented clarifying details concerning a proposed temporary bridge over the existing Shady Lane bridge. The temporary bridge was described as a 14-foot-wide structure to be placed on steel plates and wooden bearing blocks, requiring coordination with residents, traffic controls, signage, bonding, insurance, and a DEP GP-8 permit. Construction of the temporary bridge was estimated at 12 to 24 hours, with the overall bridge use/construction period estimated at approximately four to five months.

Discussion included the Shady Lane bridge weight limits, inspection, bonding and insurance responsibility, emergency access, fire access limitations, possible use of the Beatty family farm lane / Claremont Road / Shambaugh Lane, and whether a formal emergency access agreement should be required before the plan proceeds to the Board of Supervisors. Public comment and Commission discussion reflected concern that fire access and/or bridge mitigation should be resolved before final Board action.

Motions: Wes Beard recommended approval of waiver requests #2, #3, and #4 for TPF 25-28, preliminary/final land development plan for Ahold Delhaize Solar Development on Shady Lane, with waiver request #1 removed. Larry Claycomb seconded the motion for the waivers. Motion carried: unanimously.

Wes Beard recommended approval of TPF 25-28 subject to the following conditions:

1. The applicant shall meet the conditions contained in Bud Grove's letters to the Planning Commission dated June 19, 2026.
2. The applicant shall meet the conditions of the Cumberland County Planning Commission letter dated January 22, 2026.
3. The developer shall acquire an agreement with the Beatty family/landowner for emergency access to the property before Board of Supervisors approval.

Seconded by: Larry Claycomb Vote: motion carried; unanimously. The matter was forwarded for further Board of Supervisors consideration.

TPF 25-25 - Pennsylvania Digital (PAX-1), DEP Sewage Facilities Planning Module

Discussion and possible action on PA DEP Sewage Facilities Planning Module, Component 4-A, Municipal Planning Agency Review for Pennsylvania Digital (PAX-1) Phase 2. The Planning Commission action deadline was stated as June 27, 2026.

The Commission reviewed Component 4-A municipal planning agency questions addressing consistency with the comprehensive plan, water resources, agriculture and land preservation, wetlands, archaeological resources, threatened or endangered species, zoning, subdivision and land development ordinance requirements, official sewage planning, adjacent wastewater-disposal needs, and residual-tract waiver requests.

Motion: Larry Claycomb moved to approve the Component 4-A Municipal Planning Agency Review forms for Pennsylvania Digital (PAX-1) Phase 2 with each item marked "Yes" except items 5, 6, 10, 15, and 16. Doug Graham seconded. Motion carried unanimously.

TPF 25-26 - Pennsylvania Digital (PAX-1) Phase 2, Preliminary Plan

Discussion and possible action occurred concerning the Pennsylvania Digital (PAX-1) Phase 2 preliminary plan. Nick Long presented project details, including the Phase 2 campus, five buildings, stormwater basins, buffers, wetlands and floodplain protection, reforestation, basin maintenance, and open-space/green-space maintenance. Discussion included allocated water usage of approximately 400,000 gallons per day, on-site water storage, water-cooling system design, wastewater discharge through the sewer system, the temperature of water leaving the site, generators and fuel source, air-quality concerns, diesel delivery, and a recommendation that natural gas be considered as an alternative generator fuel source.

Commission discussion also addressed waivers and modifications, ADA access details, park and recreation dedication requirements, retaining wall design, environmental impact assessment items, stormwater basin slopes, basin dewatering time, use of MRC cells, DEP acceptance of MRC basins, stormwater operation and maintenance agreements, roadway improvements, final landscaping, security for on-site improvements, and Country Club Road reconstruction.

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Motions: Doug Graham moved to approve the waivers of TPF 25-26, preliminary plan for Pennsylvania Digital (PAX-1) Phase 2, noted in the Livic Civil letter dated June 19, 2026, with the modification that the Country Club Road final reconstruction plan be in place before final approval. Jim Gehr seconded. The motion carried; unanimously.

Doug Graham made the motion to recommend approval of TPF 25-26 preliminary plan for Pennsylvania Digital (PAX-1) Phase 2, including HRG comments and the HRG letter dated June 19, 2026, and suggested by Wes Beard that natural gas be considered as an alternate fuel source. Larry Claycomb seconded. Motion carried with five (5) affirmative votes and one (1) nay.

TPF 26-10 - Pennsylvania Digital (PAX-1) Phase 1-C, Preliminary Land Development Plan

Discussion and possible recommendation occurred concerning the preliminary land development plan for Pennsylvania Digital (PAX-1) Phase 1-C. The Board of Supervisors action deadline was stated as July 1, 2026. Discussion included temporary lay-down areas, earthen berms, screening, temporary fencing, restoration of the site to grass and natural condition, safety for children in the area, truck speeds, speed signage and enforcement, Country Club Road repairs, and eventual reconstruction through the improvement program. The finished berm height was discussed as twelve (12) feet.

Motions: Doug Graham moved to approve the waivers of TPF 26-10, Pennsylvania Digital (PAX-1) Phase 1-C, noted in the letter dated June 19, 2026, striking #4. Wes Beard seconded the motion carried; unanimously. Doug Graham made the motion to recommend approval of TPF 26-10, Pennsylvania Digital(PAX-1) with comments noted in the HRG letter dated June 8, 2026 and Livic letter dated June 19, 2026, with the stipulation that the Country Club Road final reconstruction plan be in place before final approval. The motion also noted the desire to pursue an alternate use for the Phase 1-C area after project completion, such as community recreation, and/or return area to grade except for roadside berm and street trees. Larry Claycomb seconded. Motion carried unanimously.

Additional Discussion Items

Residents further discussed blasting complaints and monitoring were discussed extensively. DEP involvement, a reported violation, corrective action, blast-charge reduction, added safety personnel, video/drone monitoring, and resident reporting procedures were discussed. Residents were encouraged to continue contacting the Township and to obtain the name of the person receiving complaints when calling.

Residents discussed Country Club Road flooding, maintenance, repairs, right-of-way width, travel-lane width, shoulders, and final reconstruction were discussed. Several speakers requested that any final approval require a reconstruction plan and specific attention to resident impacts.

Hilda Vazquez Rosa reported documentation access and transparency issues. Residents demanded broader access to plans, exhibits, overlays, blueprints, sewer and water connection information, and other documents before and between meetings, and if not provided Right to Know requests will be submitted.

Possible future subdivision of the Walters' property west of Wolfs Bridge Road was discussed. The property was described as agriculturally zoned at the time, and no imminent development plan was stated or in any process at this time.

Action Summary

Item	Action	Motion	Second	Result
April 27, 2026 Minutes	Approved as presented	Robynn Eppley	Jim Gehr	Unanimous
May 11, 2026 Minutes	Approved as amended; fence corrected to 8 feet	Jim Gehr	Doug Graham	Unanimous
TPF 25-28 Ahold Delhaize Solar	Recommended approval of waivers #2-#4; waiver #1 removed; conditions added	Wes Beard	Larry Claycomb	Unanimous

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TPF 25-25 PAX-1 Sewage Module Component 4-A	Approved Component 4-A with items 5, 6, 10, 15, and 16 marked No / exception	Larry Claycomb	Doug Graham	Unanimous
TPF 25-26 PAX-1 Phase 2 Preliminary Plan	Approved subject to waivers/modifications, Country Club Road final reconstruction plan before final approval, HRG comments, and natural-gas consideration.	Doug Graham	Jim Gehr	5 affirmative votes 1 nay
TPF 26-10 PAX-1 Phase 1-C	Approved subject to waivers, HRG comments, Country Club Road final reconstruction plan before final approval, and post-completion alternate- use/community recreation consideration.	Doug Graham	Larry Claycomb	Unanimous

There being no further business on the agenda, and all residents having voiced their questions and concerns, Jim Gehr made a motion to adjourn the meeting. Motion was seconded. Meeting was adjourned at 10:45 p.m.

Certification

Respectfully submitted,

DocuScript, LLC – Kelly Brent, Owner

Date Approved: _____