

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING AGENDA
July 31, 2026
7:30 AM**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Phil Neiderer
	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

OFFICIALS ABSENT: SUPERVISOR: William H. Goodhart

CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:40 a.m., at the Middlesex Township Municipal Building, followed by the Pledge of Allegiance.

A moment of silence for Corporal Michael McGeehan: The Board and all attendees observed a moment of silence in honor of Corporal Michael McGeehan.

Public Comment: Hilda Vazquez of Buckeye Lane expressed concerns regarding her interactions with Township staff at a previous Planning Commission meeting. She stated that, before the meeting began, Township employee Mark Carpenter approached her and told her to keep quiet. She also stated that Tracy Gleim yelled at her when she attempted to speak a third time during public comment. She believes Township staff should treat residents with respect and stated that she was only trying to express her views and has never treated anyone disrespectfully.

Andrew Dymski of Bernheisel Bridge Road questioned the independence of the Environmental Impact Assessment (EIA) prepared by Livic Civil for the PAX-1 data center project. He reiterated concerns about a potential conflict of interest involving ownership interests in both Livic Civil and a project-related entity, stating that he did not believe the Township's review alone ensured the report's independence. He referenced an email exchange from the previous year regarding inquiries into potential conflicts of interest and asserted that ownership information was not fully disclosed. He asked whether the Board had requested or reviewed the ownership structure of the project entities to determine who may financially benefit from the project. If not, he requested that the Board investigate the matter to ensure the Environmental Impact Assessment was conducted with fervor and without compromise.

Jason Bullock of Goldenrod Drive expressed concerns about potential wastewater impacts associated with hyperscale data centers. He referenced a July 2, 2026, news article regarding alleged wastewater contamination associated with a data center in Cheyenne, Wyoming, and stated that he believed the issue warranted consideration. Mr. Bullock also suggested that the Township review and update its ordinances to address emerging contaminants and modern

industrial development, including potential pollutants associated with data centers. He encouraged the Board to consider whether additional protections for local water resources and the environment are warranted.

Michele DeNofa of Fieldstone Drive expressed concerns about the conduct of Township officials during the Planning Commission meeting. She stated that she believed residents were treated disrespectfully and referenced interactions involving Tracy Gleim and Mark Carpenter. She said residents have a right to ask questions and expressed her view that Township officials should be here for the people and not the money.

Jody Shivell of Teaberry Drive stated that her property is located adjacent to the PAX-1 project and expressed concerns about the ongoing impacts of construction noise on nearby residents. She said the current construction schedule, generally from 6:00 a.m. to 6:00 p.m., six days per week, has affected residents' ability to peacefully enjoy their homes. She asked the Board to explain the Township's authority to require a construction noise management plan, modify or recommend changes to construction hours, and consider additional mitigation measures for nearby residents. She requested that the Board consider limiting routine construction to 7:00 a.m. to 5:00 p.m., Monday through Friday, with no routine work on weekends except in emergencies or when otherwise required. She also asked that, if the Board lacked the authority to implement such measures, the legal or ordinance basis for that position be explained on the record.

Earl Beam of Country Club Road expressed concerns about construction activity and noise associated with the PAX-1 project. He stated that previous meeting minutes indicated construction hours of 7:00 a.m. to 5:00 p.m., with the gate locked at 6:00 p.m., but said he has observed trucks arriving around 6:00 a.m. He also reported that machinery operating near his home produces noise and vibrations that interfere with wearing his hearing aids and hearing his television. He requested that the Township review the construction hours reflected in prior meeting minutes and investigate the reported noise and vibration.

Vice-Chairman Neiderer responded that Township representatives visited the PAX-1 construction site earlier in the week and observed the use of a hydraulic rock crusher to process existing infrastructure materials, including concrete curbing and acknowledged that the equipment is loud and disruptive. He noted the crushing activity was expected to end within the next two weeks.

David Wenner of Fieldstone Drive expressed support for previously raised concerns regarding a potential conflict of interest related to the Environmental Impact Assessment for the PAX-1 project. He stated that, despite the applicant's explanation that no legal conflict of interest existed, he remained concerned about the perceived independence of the study. Mr. Wenner said he believed the circumstances created the appearance of a conflict of interest and questioned whether the Environmental Impact Assessment could be considered impartial.

Township Manager/Roadmaster Zach Zook stated for the record that the Township received two emails regarding PAX-1 construction concerns during the week. One email was received from Christopher Ensminger of Bernheisel Bridge Road, and the second was received from Roberta Kribble of Sassafras Lane. Both emails were forwarded to the Board for review and addressed concerns related to construction noise.

Discussion and possible motion to appoint Clara Jennens to the Recreational Advisory Board: Vice-Chairman Neiderer thanked Clara Jennens for volunteering her time and expressed

appreciation for residents who step forward to help improve the township. He noted the importance of the Recreation Department in serving both township residents and the broader community and expressed hope that the advisory board will continue to grow and support recreational opportunities. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to appoint Clara Jennens to the Recreational Advisory Board.

Discussion and possible motion approving a Resolution of Appreciation for services for the Emergency Services Honor Guard: Vice-Chairman Neiderer read a resolution expressing appreciation to the Cumberland County Emergency Services Honor Guard for their service during the funeral services for Corporal Michael McGeehan of the Middlesex Township Police Department. He then recognized the emotional impact of Corporal McGeehan's passing and commended Police Chief Bassler, the Middlesex Township Police Department, and the Emergency Services Honor Guard for their efforts in ensuring Corporal McGeehan was honored with a respectful and dignified service. The resolution acknowledged the Honor Guard's professionalism, dedication, coordination, discipline, and ceremonial support provided from July 13–17, 2026. Members of the Emergency Services Honor Guard were present and recognized by the Board.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to adopt Resolution 2026 – 10 for the professionalism, dedication, and services of the Emergency Services Honor Guard for Cumberland County, PA.

A representative of the Honor Guard, Claudia Garner, accepted the resolution on behalf of the team, expressing gratitude while noting that their purpose is not recognition but service. She stated that their mission was to honor Corporal McGeehan, support his family, and stand with the Middlesex Township Police Department during a difficult time. She emphasized their continued commitment to serving first responders and honoring them with dignity, respect, and humility.

Discussion and possible motion on Application by Cumberland County for Zoning Ordinance Text Amendment to allow Principal Solar Energy Systems by Conditional Use in the Institutional (INS) Districts: Vice-Chairman Neiderer noted that the county had previously presented the proposed solar project. During review of the current zoning ordinance history, it was discovered that principal solar energy systems had previously been permitted in Institutional Districts but were removed during the most recent ordinance update. Vice-Chairman Neiderer stated that after reviewing prior drafts and meeting minutes, no discussion or reason was found explaining the removal and suggested it may have been a clerical error.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, the Township Solicitor was authorized to take the necessary steps to prepare the ordinance amendment, provide required legal notice, and schedule a public hearing for October 7, 2026, at 6:00 p.m. regarding the proposed text amendment to permit principal solar energy systems by conditional use in the Institutional Zoning District.

Discussion and possible motion on Preliminary/Final Land Development Plan for Ahold Delahaize Solar Development (BOS action deadline 09/02/2026): The Board did not address the Preliminary/Final Land Development Plan for Ahold Delahaize Solar Development during this meeting. The matter will be placed on the agenda for the next regularly scheduled meeting.

Discussion and possible motion on Meadowbrook Farms Phase X, approving a Resolution for Dedication of Streets: The Board did not address approving a resolution for Dedication of Streets from Meadowbrook Farms Phase X during this meeting. The matter will be placed on the agenda for the next regularly scheduled meeting.

Discussion and possible motion on selection of Steering Committee representatives for new Comprehensive Plan: Vice-Chairman Neiderer noted that the Township has been working with HRG on the planning process and expressed a desire to begin moving the project forward. He emphasized that while the Steering Committee will include selected representatives, all residents will have opportunities to provide input and have their voices heard through various public engagement opportunities throughout the Comprehensive Plan process.

The Board recognized the many residents who volunteered to participate and thanked them for their willingness to contribute. The proposed Steering Committee members mentioned for selection were:

- Roger Drake – Sheaffer Road
- John Manta – Wolfs Bridge Road
- Kelly Brickey – Elizabeth Way
- Jocelyn Colyer – Bernheisel Bridge Road
- Mike Dorazio – Ridge Drive
- Supervisor representative: Vice-Chairman Neiderer
- Planning Commission representative: Robynn Eppley

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the selected Steering Committee representatives.

Discussion and possible motion approving contract with DocuScript to provide meeting minutes for Planning Commission: There was a brief discussion about entering into a contract with DocuScript to assist with preparation of meeting minutes, specifically for the Planning Commission. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the contract with DocuScript to provide meeting minutes for the Planning Commission.

Discussion and possible motion approving contract with Isolved Solutions for payroll and time tracking services: There was a brief discussion about contracting with Isolved Solutions for payroll processing services. The payroll service will handle employee payments as well as related administrative tasks such as tax filings, deductions, and required payroll processing functions. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the contract with Isolved Solutions for payroll and time tracking services.

Discussion and possible motion to approve selling 2016 Mack Granite Tri-Axle dump truck: Township Manager Zach Zook noted that the triaxle remains a usable truck and includes a snowplow. The triaxle has been useful for work on rural roads; however, its larger size makes it more difficult to maneuver in residential developments and tighter areas. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to authorize the sale of the 2016 Mack Granite Tri-Axle dump truck on Municibid.

Township Board / Staff Comments:

- Update on Data Center development progress

Residents Q/A:

Township Manager/Roadmaster Zach Zook reported that a construction update meeting was held on Wednesday and that the contractor indicated the project remains on schedule, possibly even slightly ahead of schedule. Mr. Zook reported that blasting activities have temporarily concluded. The contractor indicated they intend to conduct baseline well testing in the coming weeks for nearby residents who rely on wells. The contractor also discussed plans to potentially establish an on-site concrete plant, which would reduce the number of concrete delivery trucks traveling on Country Club Road, although raw materials would still need to be delivered to the site. Construction traffic continues Country Club Road, with trucks hauling stones to replenish the site stockpile. Mr. Zook noted that truck activity has decreased compared to earlier in the spring but is still ongoing. The Board discussed the status of existing structures on the property. It was reported that the stone house is expected to remain, while the two brick farmhouses have likely been removed and demolition work is underway on the barns.

Vice-Chairman Neiderer addressed resident concerns regarding construction noise. He acknowledged that noise has been a significant concern and reviewed the Township's zoning ordinance, which allows temporary construction activities, including site preparation and building construction, between 6:00 a.m. and 9:00 p.m. He stated that the Township has limited authority over construction schedules if activities comply with the ordinance but encouraged residents to report potential violations to Township Manager Zook so the Township can investigate and address issues when possible.

Vice-Chairman Neiderer acknowledged resident frustration regarding communication and interactions related to construction impacts. He apologized to residents who felt they had been disrespected and stated that the Township should strive for better communication and relationships with the community moving forward.

John Manta of Wolfs Bridge Road provided the Township with a model data center ordinance for review. He requested that Township officials carefully consider the document, noting that it contains information and recommendations that could help guide future decisions and avoid addressing issues only after development has occurred. Vice Chairman Neiderer stated that he had reviewed various data center model ordinances from other municipalities and thanked Mr. Manta for providing the document.

John Manta of Wolfs Bridge Road referenced earlier discussions where the Township indicated that no action would be taken until completion of the Comprehensive Plan review. He stated that he was confused after hearing discussion about considering solar field projects, questioning whether the Township was now moving forward with other developments before the plan was completed.

Vice-Chairman Neiderer clarified that the January motion to pause development was specific to future data center developments and data center overlay requests. He stated that the Township's intent was to place a hold on additional data center actions until the Comprehensive Plan update was complete, while allowing other types of projects or development matters to proceed as needed.

Andrew Dymski of Bernheisel Bridge Road asked for an update on the status of the Developer Agreement and the Community Benefits Agreement, and how the timing of finalizing those agreements would relate to approval of the Phase 1B final plan.

Vice-Chairman Neiderer explained that the Developer Agreement is still under review and is intended to provide additional protections for the Township and nearby residents. Based on concerns raised during public meetings over the past six months, Township staff expanded the agreement beyond the developer's original proposal, which primarily addressed stormwater management operations and maintenance and the reconstruction of Country Club Road. The Township identified additional items it believes should be addressed before considering Phase 1B approval, which does include noise monitoring. It was noted that the Community Benefits Agreement is a separate document from the technical Developer Agreement. It involves voluntary commitments by the developer to provide community benefits, such as potential funding for a new police station, parks, or tax relief initiatives. The Developer Agreement, by contrast, focuses on operational, engineering, and environmental protections.

Earl Beam of Country Club Road asked whether the proposed agreements would address air quality monitoring, both during construction and after the data center buildings are completed. He also asked who residents would be able to hold accountable if air quality standards were not met after the project is completed. Vice Chairman Neiderer stated that air quality monitoring is expected to be included in the Master Developer Agreement and explained that regulatory oversight would primarily fall under DEP and the Environmental Protection Agency (EPA). It was noted that while the Township would not be the primary regulatory authority, the developer would be responsible for addressing any compliance issues related to the project.

Hilda Vasquez of Country Manor West asked whether the Township could provide the project's water and sewer service allocation agreement. Vice Chairman Neiderer explained that water and sewer services are under the authority of the Middlesex Township Municipal Authority (MTMA), which operates separately from the Township.

A resident asked about the status of the PAX-1 decommissioning plan and whether a decommissioning bond would be required. Vice-Chairman Neiderer stated that a decommissioning plan has been requested and is intended to be included in the Master Developer Agreement, with a potential bonding requirement being considered.

Robynn Eppley of Beagle Club Road referenced prior Planning Commission discussions where HRG representative Mike Hess indicated that Pennsylvania does not currently require decommissioning plans for data centers. Vice-Chairman Neiderer confirmed that state requirements currently apply to certain facilities, such as cell towers and solar projects, but not data centers. He stated that the Township is requesting a decommissioning plan as an additional safeguard, even though it is not mandated, as part of efforts to obtain protections beyond minimum regulatory requirements.

John Manta of Wolfs Bridge Road asked what recourse the Township would have if the developer declined to agree to provisions requested as part of the Master Developer Agreement. Vice Chairman Neiderer explained that the Township's options may be limited for items that are not required by existing regulations.

John Manta then raised concerns regarding potential temperature impacts from data centers referencing studies from the University of Cambridge and the University of Arizona, stating that

research indicates data centers could contribute to temperature increases of approximately 14–17 degrees within a three-mile area. Vice Chairman Neiderer requested that Mr. Manta provide the referenced studies and supporting information for review.

Township Solicitor Keith Brenneman announced that the Board held a 35-minute executive session prior to the meeting to discuss litigation matters. He stated that no action was taken following the executive session.

Chief Bassler announced that the Police Department will host National Night Out on August 4th at Township Park. The community is invited to attend the event, which will be held from 6:00 p.m. to 8:00 p.m.

The Township Manager announced that Cumberland County will be hosting an Agricultural Security Area meeting. Flyers are available for farmers who are interested in learning more about or applying for inclusion in an Agricultural Security Area.

Executive Session: There being no further business, the meeting was adjourned to Executive Session by Vice-Chairman Neiderer at 8:30 a.m. for a personnel matter, with no action to be taken as a result.