

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING AGENDA
August 28, 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 7:30 a.m., at the Middlesex Township Municipal Building, followed by the Pledge of Allegiance.

Public Comment: Public comment is for comment on any matters that do not appear on the agenda below. Any public comment on matters listed on the agenda will be heard when the specific matter is undertaken by the Board of Supervisors.

Arlene Darlington of Wertzville Road, questioned the difference of the Township's meetings and suggested considering an additional evening meeting to make participation more accessible for residents, which Vice-Chairman Neiderer said would need to be discussed by the Board.

Hilda Vasquez Rosa of Buckeye Lane stated that the early meeting time makes it difficult for working residents and families to attend. She also expressed concern that important decisions, related to the data center, had been made during early morning workshop meetings when fewer residents may have been able to attend. Alternative meeting times will be considered by the Board including evening options.

Earl Beam of Country Club Road stated that he was speaking on behalf of neighbors who were unable to attend the meeting. He expressed concerns about the transparency of the process leading to the data center overlay and urged the Board to represent Township residents and not approve proposals solely out of concern about potential litigation, encouraging the supervisors to be willing to vote against matters they believe are not in the best interest of the community.

Robin Eppley asked for an update regarding whether Vice-Chairman Neiderer needed to recuse himself from matters involving Cumberland County. Township Solicitor Mr. Brenneman stated that the State Ethics Commission had responded and found no conflict of interest preventing Vice-Chairman Neiderer from participating in discussions or votes on those matters.

Ashley Aspers questioned whether a potential conflict of interest existed, noting that Phil Neiderer's wife had reportedly recused herself from a Cumberland County Planning Commission discussion because of his role as a Middlesex Township Supervisor. Mr. Brenneman stated that he did not know her reasons for doing so and suggested she may have acted to avoid the appearance of a conflict. Ashley Aspers also questioned whether Mr. Brenneman's role as Cumberland County Solicitor created a conflict; he responded that he was not representing the County in matters involving the Township's zoning ordinance.

Discussion and possible motion on accepting the Resignation of William Goodhart from the Office of Township Supervisor: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to accept with regret the Resignation of Supervisor William Goodhart who had served the Township for approximately 15 years.

Discussion and possible motion on appointing a new township supervisor: Vice-Chairman Neiderer outlined the process for filling the Township supervisor vacancy following Mr. Goodhart's resignation. Eligible Township residents who have lived in the Township for at least one year may submit a resume and brief statement of interest by September 11, 2026. The Board will review the submissions and hopes to appoint a replacement at its final September meeting. The appointed supervisor would serve through the end of 2027, unless reelected in the November 2027 municipal election.

Michelle Skurzynski questioned when the Board became aware of Mr. Goodhart's resignation and expressed concern that the public had not been informed sooner about his absence. Vice-Chairman Neiderer stated that he had only seen the resignation letter today and explained that it would not be appropriate to discuss an individual's personal issues. He emphasized that serving as a Township supervisor requires considerable time, training, and knowledge of municipal laws and regulations. Vice-Chairman Neiderer also acknowledged the public's concerns and explained that, while public service was his motivation for seeking office, supervisors must make decisions in accordance with the law.

Chris Gehr of Cumberland Range Estates asked for the date Bill Goodhart's resignation letter was dated and its effective date. Vice-Chairman Neiderer stated that the letter was dated July 31, and the resignation became effective August 28, when the Board accepted it.

Discussion and possible motion to appoint Lawrence M. Clark to the Zoning Hearing Board: On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to appoint Lawrence M. Clark to the Zoning Hearing Board.

Hilda Vasquez Rosa questioned the appointment of Lawrence M. Clark, expressing concern that he is an attorney and that Jennifer Hipp is currently the Zoning Hearing Board's solicitor. The Board clarified that Mr. Clark was being appointed as a regular Zoning Hearing Board member, not as the solicitor, and that there was no conflict with having both attorneys involved in distinct roles.

Discussion and possible motion on clarification and restatement of scope for a previous motion on the zoning map, zoning ordinance and overlay districts: Vice Chairman Neiderer explained that the February 27, 2026, motion intended to temporarily halt further data center development in the Township until an updated Comprehensive Plan was completed, but some have interpreted the wording as ambiguous. The board's intent is and has been to temporarily

pause only those zoning actions that would permit, enable, or expand data center users within the Township. Accordingly, the board hereby amends and restates our motion as follows: Middlesex Township shall not accept, process or act upon any amendments to the zoning map, zoning ordinance and overlay districts to the extent such amendments would permit, enable or expand data center uses within the Township. This temporary pause remains in effect until the Township has completed and formally adopted and updated comprehensive plans addressing data center land use infrastructure impacts and community impacts. All other zoning amendments, zoning ordinance amendments and overlay district proposals unrelated to data center uses may proceed in accordance with applicable law, Township ordinances, and Township procedures. (see attached)

Ashley Asper of Horners Road questioned whether the agenda clearly specified that the proposed future zoning ordinance amendment applied only to data centers and referenced Cumberland County Planning Commission recommendations to consider the Township's Comprehensive Plan before making further zoning changes. Vice-Chairman Neiderer clarified that the Board's prior action was intended to pause only data center development, not all zoning changes, and said he had previously explained this intent publicly. He maintained that he was clarifying, not changing, the original intent.

John Manta questioned the Board's interpretation of its prior motion to halt development, stating that residents understood the motion to mean a broader pause and expressing concern that the Township appeared to be moving forward with a potential solar project on County-owned farmland near Army Heritage Road. Vice-Chairman Neiderer clarified that his February motion was intended only to address data center development and was made before the County requested changes to the institutional zoning district.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to clarify and restate the motion adopted on February 27, 2026, concerning amendments to the zoning map, zoning ordinance and overlay districts.

Discussion and possible motion on Request No. 1 for Release of Improvement Security on Preliminary/Final Subdivision and Land Development plan for Grange Phase 2: Township Engineer Bud Grove reviewed his revised August 26 memorandum regarding the developer's request to reduce improvement security for the Grange Phase 2 project. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to per the recommendation of the Township Engineer to approve the recommended \$2,476,611 reduction in improvement security down to \$979,840.00.

Discussion and possible motion on Final Subdivision Plan for Cumberland Range Estates Phase 6 (90-day review ends 09/19/2026, BOS action deadline 09/02/2026): Township Engineer Bud Grove stated that the plan matches the previously approved preliminary plan and recommended approval subject to specified conditions. Chris Gehr questioned the status of the required walking trails, stating residents had previously been told they would not be constructed. The developer's engineer explained that the trails remain part of the approved plans and could only be removed through a revised plan approved by the Township. Bud Grove clarified that the trails are expected to be constructed as a grass/mowed-area path and completed when the final building lots are developed, creating a connected trail system. The Board then moved to approve the Phase 6 final subdivision plan subject to the listed conditions.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the Final Subdivision Plan for Cumberland Range Estates Phase 6, subject to the following conditions.

1. That the applicant satisfies all comments and conditions of the Township Engineer, Bud Grove, P.E. in written review letter dated 08/07/2026, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies all comments and conditions of the Middlesex Township Municipal Authority, in written review letter dated 08/27/2026 by Max E. Stoner, P.E. of JHA, in a manner acceptable to the Middlesex Township Municipal Authority Engineer, subject to his final review.
3. That the applicant satisfies all comments and conditions of the Middlesex Township Municipal Authority, in written review email dated 08/26/2026 by Rory Morrison, MTMA Authority Manager, in a manner acceptable to the Middlesex Township Municipal Authority, subject to his final review.
4. That the applicant satisfies all comments of the Cumberland County Planning Department, in written report dated 07/06/2025 for Plan Number P26-434.
5. That the applicant satisfies all approvals, waivers and conditions of plan approval for the Preliminary Major Subdivision Plan for Cumberland Range Estates and the Stormwater Management Plan for Cumberland Range Estates, as imposed by action of the Middlesex Township Board of Supervisors on June 3, 2015, and stated in a letter from the Middlesex Township Zoning Officer to DGK Real Estate Group, LP, dated June 5, 2015.
6. That the applicant must show on this plan for Phase Six, all required public improvements approved on the Preliminary Plan, including location and widths of proposed walking trails. Note must be added to plan detailing when and how the proposed walking trails will be built and how they will be maintained until they are turned over to the Homeowner's Association.
7. That per Section 710.E.2.a. of the Subdivision and Land Development Ordinance No. 8-2017, as amended and Resolution 2006-3, the applicant pays to Middlesex Township the required fee in lieu of dedication of park and recreation areas for the residential subdivision of \$750 per dwelling unit x 5 Lots for dwelling units = \$ 3,750 prior to the plans being signed by the Township and released for recording.
8. That the applicant enters into a developer's agreement with Middlesex Township regarding required public improvements and posts financial security for required public improvements, as-built plans and engineering inspection fees for this plan with the Township in an amount acceptable to the Township Engineer and form acceptable to the Township Solicitor, prior to the plans being signed by the Township and released for recording.
9. That, when plans are released by Middlesex Township for recording at the Cumberland County Office of the Recorder of Deeds, the applicant records all plan sheets of the plan set.

Elizabeth Knouse asked for clarification on two Planning Commission comments: whether lighting was required along the four-foot walking trail and whether two trees were located within the required sight-distance area. Township Engineer Bud Grove clarified that the Planning Commission determined that trail lighting was not necessary. He also explained that the two trees would be reviewed when the developer resubmits the plan.

Kelly Brickley of Elizabeth Way, also a Planning Commission member, raised a concern that the proposed 12-inch vegetation height along the walking trail was too high and did not reflect one of the conditions. Township Engineer Bud Grove agreed and recommended specifying a maximum height of 3–4 inches, noting that the current ordinance requires vegetation to be no higher than six inches.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to amend the previous motion regarding the Final Subdivision Plan for Cumberland Range Estates, Phase 6. Adding the following condition:

10. That the applicant adds a note to the plan that the proposed walking trails must be kept mowed to a height of three inches to four inches.

Discussion and possible motion on paving and dedication of streets for Cumberland Range Estates Phases 2, 3, 4: Township Engineer Bud Grove reviewed the history and status of the Cumberland Range Estates road improvements. Phases 2, 3, and 4 have been constructed and are currently drivable, but the required 1½-inch final wearing course has not been installed. Discussion also addressed potential issues with dedicating Phases 2 and 3 while Phase 4 remains private, including road maintenance, snow removal, emergency access, and school-bus access and safety. Kelley Brickey expressed particular concern about school buses and children using Middlesex Road. Township officials indicated that the Board could require the developer to complete the paving or potentially use existing security to complete the work. The developer stated that her plan was to complete Phases 2 and 3 immediately and finish the entire subdivision in 2027, requesting an additional year for Phase 4.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed that for Cumberland Range Estates Phases 2, 3, and 4 that the Board of Supervisors desires the final wearing course on every phase with paving and dedication of these streets be done by the end of 2026.

Discussion and possible motion on approving the RFP for Trash Services: Township Manager Zach Zook reported that staff had prepared a draft trash collection RFP and sent it to the solicitor for review. The goal was to advertise the RFP and make a contractor selection by November. Staff had met with four trash contractors and were considering several changes, including a longer contract term, offering smaller trash totes at a reduced rate, and changing bulk pickup from monthly to weekly to improve efficiency and potentially reduce multiple trips by the hauler. A pre-bid meeting with interested contractors was also proposed. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the RFP for trash services.

Continued discussion and possible motion on request to release maintenance security for Jack Williams Land Development in the amount of \$27,483.21: Township Engineer Bud Grove reported that the developer had cleaned out storm-drain inlets, but required bollards had

not yet been installed. The developer requested an additional 30 days to complete the work after obtaining estimates and signing a contract with a contractor. The Township engineer recommended granting the extension for 30 days or the Township could use the maintenance security to perform the work itself. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to grant an extension of 30 days on the request to release the maintenance security in the amount of \$27,483.21.

Discussion and possible motion approving a monthly maintenance contract for website update services with Green T Design: Township Manager Zachary Zook announced that GreenT Design had created a new Township website scheduled to go live the following Monday. Township staff received training and will manage routine updates, including timely emergency or service notices. GreenT Design offered levels of ongoing website support, with Level 1 at \$100 per month covering essential updates. The Board also discussed the possibility of adding resident email alerts in the future to improve communication about important notices and issues. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the monthly maintenance contract for the website update services of GreenT Design at Level 1 of the support proposal.

Discussion and possible motion on hiring a new Highway Department employee: Township Manager is requesting authorization to continue advertising the position. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to authorize advertising for a new hire for the Highway Department.

Discussion and possible motion approving purchase of 2013 Ford F650 Bucket truck from City of Newark, Delaware: Township Manager Zach Zook reported that the Township had bid on one of two used bucket trucks offered by Newark, Delaware. The Township narrowly lost the bid, while the second truck did not meet its reserve price. Mr. Zook would like to purchase the second truck through an intermunicipal agreement or bidding on it again if it is relisted. There was discussion about the need for a bucket truck, noting that the Township currently must contract out work such as maintaining Route 11 streetlights and tree trimming. A previous Township bucket truck had been deemed unsafe. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the purchase of a 2013 Ford F-650 bucket truck from City of Newark, DE in an amount not to exceed \$23,000.

Discussion and possible motion to award sale of 2017 Mack Granite Tri-Axle dump truck: Township Manager Zach Zook reported that the Township's 2017 Mack Granite triaxle dump truck was placed on Municibid with a reserve price. Several municipalities inspected the truck, and it was sold to Moore Township for \$200,100. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the sale of the 2017 Mack Granite Tri-Axle dump truck to Moore Township in the amount of \$200,100.

Township Board / Staff Comments: There were no comments.

Residents Q/A(time permitting):

Arlene Darlington of Wertzville Road had questions about who puts the quarterly newsletter together, who reviews it and about Mr. Goodhart's resignation. She expressed concern about inconsistent communication regarding the resignation and emphasized the importance of honesty, transparency, and respectful communication with residents. Township staff explained

that the quarterly newsletter is compiled by administrative staff with information from various Township-related offices and organizations and is reviewed by staff and The Board. Regarding Mr. Goodhart's resignation, staff clarified that although the resignation letter was dated July 31, it was provided to Township staff at that time, while the Board did not receive or review the actual letter until the current meeting. Board members had previously been aware that a vacancy was anticipated.

Hilda Vasquez Rosa of Buckeye Lane questioned the February 27, 2026, clarification motion, stating that it will benefit the County more than the residents. She raised concerns about Kirk Stoner, who proposed the solar panel project and that these connections should be clarified and questioned whether there could be a conflict of interest.

Kyle Gerber of Bernheisel Bridge Road asked whether the Board would vote on the Community Benefits Agreement at the September 2 meeting and who drafted it. Vice Chairman Phil Neiderer confirmed that it is expected to be on the agenda and the agreement was a group effort involving himself, Township staff and the solicitor, based on items that have long been on a wish list the Township had identified as potential community benefits. Vice-Chairman Neiderer emphasized that the agreement is flexible and not set in stone. He stated that the current proposal identifies approximately \$14 million for Township use, with proposed categories for spending.

Printed copies of the Community Benefits Agreement, Master Developers Agreement, amendments, and side-letter agreement would be available at the September 2 meeting. Kyle Gerber requested that the documents be made available earlier, preferably at least 24 hours in advance, so residents have meaningful time to review and comment.

Kyle Gerber also questioned the status of Supervisor Goodhart's resignation and why the Board had previously said it was unaware of a resignation. Vice-Chairman Neiderer stated that he had not personally seen the resignation letter until today or spoken with Mr. Goodhart, although he had heard rumors that Mr. Goodhart was considering resigning. Kyle Gerber expressed concern that residents deserve basic information about whether Mr. Goodhart is expected to return and whether the Board has full representation.

Jessica Smith asked whether a decommissioning plan could be included in the Community Benefits Agreement and whether it would include clearing the land. Vice-Chairman Neiderer stated the Board has asked the developers to address data-center decommissioning in the Master Developers Agreement, including financial security and would be discussing it at the September 2 meeting. He noted that state law does not generally require decommissioning plans for data centers, unlike certain solar facilities.

Jessica Smith asked about disclosure of the future data center tenant and Vice-Chairman Neiderer stated that the Township has requested tenant disclosure in the side letter to the MDA and that the developers have not yet disclosed the identity of the data center tenant to the Township.

Chris Gehr of Cumberland Range Estates emphasized that the CBA should be treated as a separate, standalone agreement from any agreement with PAX-1 and remain flexible so the community can maximize benefits as the project develops. Chris expressed concern that approving the PAX-1 project on September 2 could limit the community's leverage later and stressed that the Board still could withhold approval if required information, payments, or conditions are not satisfied. Vice-Chairman Neiderer clarified that the financial amount of the

CBA would be established and signed as part of the agreement if the PAX-1 project moves forward. Chris asked about a substantial amount of money that PAX-1 allegedly still owes the Township and whether those funds must be paid before approval. Township Manager Zach Zook explained that developer approvals are commonly conditional. The developer must satisfy all conditions—including required financial securities—before the Township signs and records the final land-development plans.

Mike Coulson of Oak Ridge Road asked whether the Township could hold a referendum to increase the Board of Supervisors from three to five members, noting that having more supervisors could provide greater representation and address concerns about major decisions being made by only two people. Vice-Chairman Neiderer explained that the number of supervisors is generally based on the Township's total population, and that the Township falls within the 5,000–10,000 population category, which calls for three supervisors. He was uncertain whether a referendum could change that and said the issue would need to be researched.

Earl Beam of Country Club Road asked for a copy of the information discussed at the previous meeting regarding proposed benefits or assistance for residents on Country Club Road including well checks. Vice-Chairman Neiderer said the Township would need the developer's approval before releasing the information and expressed a preference to make the information available before the upcoming meeting, so residents have time to review it.

Robynn Eppley of Beagle Club Road speaking as a Planning Commission member, reviewed multiple versions of the Township's zoning ordinance and stated that Principal Solar Energy Systems (PSES) were permitted as a conditional use in the Agricultural and Institutional districts only in the February 2025 draft. Those provisions were removed by June 2025, leaving PSES permitted in the Commercial Highway (C-1) and Industrial districts in the final September 2025 ordinance. She stated that she understood from Mark Carpenter that the Board of Supervisors intentionally removed PSES from the Agricultural and Institutional districts because of concerns regarding solar projects in the area. She noted that Cumberland County representatives participated in the zoning-rewrite process and questioned the extent to which county officials were aware of the subsequent changes. Vice-Chairman Neiderer said his review of the Board's 2025 meeting minutes did not identify documentation showing that the Board specifically discussed or directed that removal and requested any supporting documentation.

The Township is now considering a zoning amendment that would allow a Cumberland County property near Army Heritage Drive to have a principal solar energy system. Robynn Eppley indicated that she believed the location appeared appropriate but expressed concern that changing the Institutional District could allow other properties within that district, including the Carlisle Country Club, to develop solar arrays under the same provisions. Vice-Chairman Neiderer emphasized that no decision has been made and that a public hearing scheduled for October will provide residents and non-residents an opportunity to comment on the proposed zoning amendment.

Tom Brickey of Elizabeth Way questioned why the Township is now scheduling a public hearing when the March 4, 2026, Board of Supervisors minutes stated that no public hearing would be scheduled until the Comprehensive Plan was completed and proper due diligence had been conducted. Vice-Chairman Neiderer clarified that the March statement specifically addressed a request from an attorney representing the Heckman family to begin the process of scheduling a public hearing for a data center overlay on their property and explained that the Board's

statement was intended to apply to that specific rezoning request, rather than prohibit all future public hearings until the Comprehensive Plan was completed.

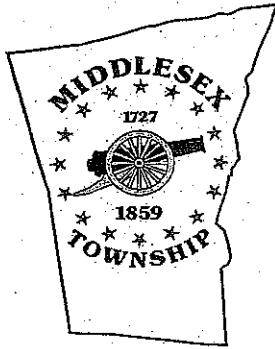
Robynn Eppley clarified that Cumberland County conducted an unofficial review of the Township's zoning ordinance on June 25, 2024. The County provided extensive comments regarding the permitted uses table (Section 3.02.1), but she noted that the County's review did not address Principal Solar Energy Systems (PSES) at any point.

There being no further business, Vice-Chairman Neiderer adjourned the meeting at 10:07 a.m.

Clarifying Motion on Future Zoning Amendments

I move that the board clarify and restate the motion adopted on February 27, 2026, concerning amendments to the zoning map, zoning ordinance, and overlay districts. The board's intent is, and has been, to temporarily pause only those zoning actions that would permit, enable or expand data center uses within the township. Accordingly, the board hereby amends and restates the prior motion as follows:

"Middlesex Township shall not accept, process, or act upon any amendments to the zoning map, zoning ordinance and overlay districts to the extent such amendments would permit, enable, or expand data center uses within the township. This temporary pause shall remain in effect until the Township has completed and formally adopted an updated comprehensive plan addressing data center land use, infrastructure impacts, and community impacts." All other zoning map amendments, zoning ordinance amendments, and overlay district proposals unrelated to data center uses may proceed in accordance with the applicable law, Township ordinances and Township procedures.



MIDDLESEX TOWNSHIP

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Board of Supervisors
Donald S. Geistwhite, Jr., Phil Neiderer, William Goodhart

Municipal Manager:
Zachary L. Zook

Zoning Officer:
Mark D. Carpenter

July 31, 2026

Dear Middlesex Township Residents, Fellow Board Members and Staff,

Fifteen years ago, I took the oath of a Middlesex Township Supervisor. It was something I never expected, but I am glad it happened. Although I may not have always made the right decisions, I always tried to do what was best for the Township. Resigning was not an easy decision to make, but due to ongoing health problems I think it is best for my family and the people of Middlesex. My resignation is effective immediately.

I want to thank the staff for all their support. Your help and support were always appreciated.

Sincerely,

William Goodhart