

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING AGENDA
September 25, 2026
7:30 AM**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Phil Neiderer
	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
OFFICIALS ABSENT:	SOLICITOR:	Keith O. Brenneman

CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:35 a.m., at the Middlesex Township Municipal Building, followed by the Pledge of Allegiance.

Public Comment: Hilda Vazquez of Buckeye Lane stated that she is beginning the process of organizing and submitting a formal complaint to the FBI to request an investigation into the actions and decisions of the Township. She submitted her "Official Public Statement" to be recorded in the official minutes. (see attached)

John Manta of Wolfs Bridge Road questioned the need for separate Supervisors Workshop meetings when recommendations and motions are also addressed at the regular Supervisors meeting. The Supervisors will consider whether the meetings could be consolidated into one.

Earl Beam of Country Club Road raised concerns regarding alleged property damage from PAX-1 blasting, the adequacy of seismometer monitoring, and the lack of assistance or response regarding residents' repair claims. He also expressed concerns about being prevented from reading a letter on behalf of a disabled veteran at a September 2, 2026, meeting and stated that the matter could result in further legal action.

Discussion and possible motion on the appointment of a Township Supervisor to fill the vacant position: As briefly discussed, there were four letters of interest submitted to the Township from qualified applicants to fill the vacancy of Township Supervisor. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to appoint Joe Vancosky as Township Supervisor to fill the vacant position.

Discussion and possible motion on Preliminary/Final Land Development Plan for Ahold Delahaize Solar Development: Justin Nieves was present on behalf of the applicant. He stated that an Access Easement Agreement was executed with the Beattie Family. This will be the same access granted to the Township for emergency purposes. After some discussion of the agreement, on the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was

unanimously agreed to approve waivers of the following sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8-2017 (SLDO) for the Preliminary/Final Land Development Plan for Ahold Delahaize Solar Development, subject to the applicant providing a written request and justification for each waiver and listing the waivers on the cover sheet of the plan set.

1. [SALDO § 703.E.1.] Waiver of pavement material requirements for the private access drive, to allow use of alternative pavement materials.
2. [SALDO § 707.] Deferral of requirements for sidewalk along Shady Lane abutting the development property, with required note on plan.
3. [SALDO § 708.] Waiver of requirements for curbing along Shady Lane abutting the development property.

On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the Preliminary/Final Land Development Plan for Ahold Delahaize Solar Development, subject to the following conditions:

1. That the applicant satisfies comments of Bud Grove, Township Engineer, in written report titled Review #5 dated June 19, 2026, subject to his final review.
2. That the applicant satisfies comments of the Cumberland County Planning Department, in written report dated January 22, 2026, for plat number P26-5.
3. That per Section 710.E.2.b. of the Subdivision and Land Development Ordinance No. 8-2017, as amended, the applicant pays to Middlesex Township the required fee in lieu of dedication of park and recreation areas for the subdivision of \$1,000 per disturbed acre of development area, prior to the final plans being signed by the Township and released for recording.
4. 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 final plans being signed by the Township and released for recording.
5. 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.

Township Engineer Mr. Grove stated that his latest memo submitted was dated September 24, 2026. On the motion of Vice-Chairman Neiderer, the date for condition #1 is to be amended to September 24, 2026. Motion carried.

The applicant's representative noted agreement to the conditions of approval.

Jim Gehr of Spring Road stated that this is a positive example of the process that worked for everyone involved.

Discussion and possible motion on alternate signers to replace Mr. Larson and Mr. Goodhart on the Joint Twp/Auth Building Maintenance Account at First National Bank: Township Manager Mr. Zook reported that the Township and Municipal Authority have an agreement to deposit funds into a Building Maintenance Account that is managed by the

Municipal Authority since they currently own the building. The funds are used for maintenance and repairs for the building. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Neiderer, it was unanimously agreed to appoint the Manager Mr. Zook and Vice-Chairman Neiderer as signers on the Building Maintenance Account at FNB.

Discussion and possible motion on request to release maintenance security for Jack Williams Tire & Auto Service Center Land Development Plan: Township Engineer Mr. Grove stated that the required work for this plan was to be completed a couple of weeks ago in order to release the maintenance security and is recommending that they are given until October 14, 2026. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to draw on the maintenance security being held by the Township if the required work is not completed by October 14, 2026

Discussion and possible motion on DEP Sewage Facilities Application for Public Sewer Planning Exemption for Preliminary/Final Land Development Plan for Sheetz Store #191 Rebuild: - Terri Delo of Integrated Consulting was present on behalf of the applicant to request the signature for an additional 8 EDUs. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to regarding the public sewage facilities planning for the Preliminary/Final Land Development Plan for Sheetz Store #191 Rebuild, to approve submission of the completed Sewage Facilities Planning Exemption application to PA DEP, subject to their review and approval.

Discussion and possible motion on shooting range at 7825 Wertzville Rd: Brian Goshert, representing the Turnpike Ramblers Club, presented a proposal for a pistol range in partnership with Hold the Line Defense Solutions. The proposed range would be in an area previously used for block shoots and would include a 30-by-30-yard shooting area with a 12-foot berm. There was discussion about zoning requirements, application fees, potential fee reductions or waivers, neighbor notification, and proposed Saturday morning training hours. The Township indicated it would work with the organization to determine the appropriate zoning process.

Representative Barb Gleim spoke in support of the class and the Turnpike Ramblers, noting that the two nonprofits joined together to help each other remain viable in the face of potential closure. She said the class is especially popular among women and provides a valuable service. She supported determining neighbors' views and following the proper approval process.

Doug Graham of Appaloosa Way supported the purpose of the proposal but emphasized the need to consider neighboring properties and the current zoning requirements. He noted that provisions regarding lot size and proximity to residential structures could make the proposal difficult to approve and should be reviewed.

Jim Gehr of Spring Road supported the intent of the proposal but said the location was inappropriate. He noted that the property is zoned R-1 and the proposed use is not permitted and raised safety concerns regarding pistol use and the lack of an adequate backstop. He suggested that existing sporting clubs could accommodate the classes and asked the applicant to withdraw the proposal.

Earl Beam of Country Club Road said he has dealt with similar permitting and insurance requirements and noted that the associated costs are significant and expressed concern that, as a nonprofit, the organization would not be able to afford this.

Discussion and possible action on the PMRS 2027 Minimum Municipal Obligation (MMO) for the Non-Uniform & Police Pension Plan: Secretary/Treasurer Mrs. Gault reported that this MMO is required by law and is submitted annually and the amount represents the minimum municipal obligation for 2027, based on an actuarial study and estimated 2026 payroll. She noted that the Township receives state funding toward the obligation, which is used to fund the police pension and non-uniform pension plans. This obligation is currently funded by the State for both the non-uniform and police pension plan. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the 2027 MMO for the Non-Uniform and Police Pension Plans.

Township Board / Staff Comments: Zoning Officer Mr. Carpenter stated that there has been interest in redeveloping the Diamond Motel for a large service station convenience store, similar to Sheetz.

Assistant Codes Enforcement Officer Mr. Steigleman gave an update on the Diamond Motel being boarded up.

Township Manager Mr. Zook reported that he has started working on the 2027 budget, meeting with the different departments to discuss their needs.

Vice-Chairman Neiderer reported on the first meeting of the Comp Plan Steering Committee and the lack of community involvement in the survey. There was discussion of ways to get the survey to the community such as on the website, Facebook page, and a mailer with a QR code on it.

Residents Q/A: Arlene Darlington of Wertzville Road asked if there are community events where someone can hand out the paper copies of the survey. Robyn Eppley responded that HRG had a booth at the Fall Festival to engage with the community about the survey.

John Manta of Wolfs Bridge Road asked whether development applications could be suspended until the comprehensive plan and zoning map are updated. Vice-Chairman Neiderer stated that suspending applications would be unlawful, while noting that a curative amendment and other options could be explored with the Township Solicitor. There was discussion of the motion that had been made to pause further data center development in the Township.

Chris Gehr of Elizabeth Way questioned whether Vice-Chairman Neiderer had changed the intent of his February motion to pause further data center development only and not solar panel development. Vice-Chairman Neiderer clarified that the February motion was intended to pause further data center-related zoning changes only, not all zoning amendments. The motion made in August was to clarify that intent. He noted that the County applied to amend the zoning ordinance to allow principal solar energy systems in the Institutional District. This must be considered through the public hearing process.

Executive Session: There being no further business, the meeting was adjourned to Executive Session by Vice-Chairman Neiderer at 8:56 a.m. for a personnel matter, with no action to be taken as a result.

Hilda Vazquez Rosa

Sept. 25, 2026

7:30AM Workshop Meeting

OFFICIAL PUBLIC STATEMENT

Middlesex Township Board of Supervisors Meeting, Pennsylvania

Good morning. I request that it be clearly and fully recorded in the official minutes of this meeting that as of today, I am formally beginning the process of organizing, structuring, and submitting a formal complaint to the FBI to request an investigation into the actions and decisions of this township.

Starting today, I will gather and organize all evidence regarding how the 2018 environmental permits, originally granted for the Cumberland Knoll residential project, have been amended in a presumably irregular manner in favor of the **PAX-1** industrial data center project. These continuous amendments are already the subject of an active case before the DEP (Department of Environmental Protection) and under court order. Let the record show that I have formally requested the immediate cancellation of the blasting permits.

About Solar Panel

Furthermore, I will organize for federal authorities the documentation based on official property maps demonstrating that, while Cumberland County holds the title to these lands, the township operates critical water and filtration infrastructure therein. I publicly denounce the zoning maneuvers and changes being made through the use of municipal easements to enable this industrial macroproject, directly bordering and impacting the surrounding lands of the Stover family. As a resident, I demand that federal authorities investigate this pattern of land-use decision-making that compromises public resources and the rights of our community.