MIDDLESEX TOWNSHIP
SUPERVISOR MEETING
October 7, 2026
6:00 PM

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr.
		Vice Chairman Phil Neiderer
		Joe Vancosky
	SOLICITOR:	Keith O. Brenneman
	ENGINEER:	Gerald "Bud" Grove
	FIRE / EMC:	Chief Edwin Beam
	ZONING OFFICER:	Mark D. Carpenter
	ASST. CODES ENFORCEMENT/ MS4 COORDINATOR:	Gerald Steigleman
	MANAGER/ ROADMASTER:	Zachary L. Zook
	SECRETARY/ TREASURER:	Eileen M. Gault
OFFICIALS ABSENT:	PUBLIC SAFETY DIRECTOR:	Police Chief Andrew Bassler

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Geistwhite called the meeting to order at 6:00 p.m. at the Middlesex Township Municipal Complex at 350 N. Middlesex Road, followed by the Pledge of Allegiance led by Supervisor Joe Vancosky.

PUBLIC HEARING: Postponed because the Board of Supervisors was unable to secure outside legal counsel due to the Township Solicitor's representation of Cumberland County.

PUBLIC COMMENT: Hilda Vazquez Rosa stated she has paperwork showing a connection between the data center and 120 S. Middlesex Road and asked if the Supervisors could provide that information to the residents.

John Manta expressed that mutual respect between residents and supervisors is expected and that yelling will no longer be tolerated.

Viola Byerly raised three concerns: (1) PAX-1 delivered a well-water testing consent form directly into the resident's mailbox rather than through the mail, and is unacceptable and illegal (2) the Township mowed her front hillside, which has been maintained with native plants for approximately 20 years and requested that the area be returned to the no-mow list; and (3) questioned the proposed widening of Country Club Road, expressing concern that wider roads may encourage speeding.

Michelle Skurzynski provided two maps from the Cumberland County Planning Department. showing the industrial use and how much, it has changed in just one year.

MS4 / STORMWATER: Township Manager Mr. Zook reported that the annual MS4 report was submitted by the required deadline of September 30, 2026.

APPROVAL OF MINUTES: On the motion of Vice-Chairman Neiderer, seconded by Supervisor Vancosky, it was unanimously agreed to approve the minutes of September 2 and 25 2026.

AUTHORIZE PAYMENT OF BILLS: On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to authorize the payment of the October 2026 bills.

REPORT:

Solicitor – Township Solicitor Mr. Brenneman announced that there was an Executive Session with the Board of Supervisors immediately before this meeting for about an hour concerning litigation.

Engineer – No report.

Police – Absent. Report submitted for the record.

Fire / EMC – Report submitted for the record.

Zoning – Report submitted for the record.

Codes Enforcement – Report submitted for the record.

Roadmaster – Manager Zook reported that the 2026 paving work was completed in September, including paving on Briar Patch and Sherwood Drive, widening on Mountain Road, and shoulder repairs along South Middlesex Road. Report submitted for the record.

Recreation/Parks – Report submitted for the record.

Municipal Authority – Chairman Geistwhite reported there are no changes and that eventually the project to enlarge the water tank off I81 will begin as the size is increased from the bottom up.

Manager – Manager Zook reported that The September Cumberland County Tax Bureau (CCTB) report shows that Local Services Tax (LST) and Earned Income Tax (EIT) collections are slightly higher than last year. He also reported that the PLGIT account has earned over $6,000 in interest since opening, following a couple of transfers into the account.

UNFINISHED BUSINESS:

Discussion and possible motion on recommendation to release the Maintenance Security the Township is holding for the Jack Williams/Mavis Tire (TPF #18-02) Land Development Plan: Township Engineer Grove acknowledged an error in recommending an extension to October 14, as the letter of credit expires October 10. He recommended rescinding the previous motion and beginning the process of drawing on the letter of credit if the contractor is not on site by 9:00 a.m. on October 8 to resume work. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed that the township will call on the line of credit

in the event that there's no activity by 9 .a.m. on October 8, 2026, in regard to the Jack Williams-Mavis tire property.

NEW BUSINESS:

Discussion and possible motion to reschedule a Public Hearing for an amendment to township zoning ordinance permitting PSES as a conditional use in INS zoning districts: Vice Chairman Neiderer stated that the public hearing was postponed because the Board was unable to secure outside legal counsel due to the Township Solicitor's representation of Cumberland County. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to reschedule the hearing on the proposed zoning ordinance amendment permitting PSES as a conditional use in Institutional Zoning Districts for December 2, 2026, at 6:00 p.m.

Discussion and possible motion on the approval of a long-term maintenance agreement between the developers of the Rise Cannabis Dispensary Land Development Plan (TPF #24-19) and Middlesex Township: Engineer Grove explained that the maintenance agreement covers delineators required along the roadway from Harrisburg Pike toward Arby's to prevent cross traffic from vehicles turning left into the dispensary and provides the Township with security for future repairs or replacement. The solicitor reviewed and approved the agreement, which will be forwarded to Rise for review and execution. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the long-term maintenance agreement between the developers of Rise Cannabis Dispensary and Middlesex Township for Land Development Plan TPF No. 24-19.

Discussion and possible motion on extension of review time for Final Land Development Plan for Pennsylvania Digital (PAX-1) Phase 1-C to 11/04/2026. (current review ends 10/17/2026, BOS action deadline 10/07/2026): On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the developer's request to extend the deadline of review time for the PAX-1 Phase 1C Final Land Development Plan to November 4, 2026.

Discussion and possible motion to appoint Kim Davis to the Recreation Advisory Board: The Board acknowledged Kim Davis's volunteer contributions, including assisting with the Fall Festival. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to appoint Kim Davis to the Recreation Advisory Board.

Discussion and possible motion to hire John Gsell, III as full-time Highway Dept. employee with a 6-month probation period: Manager Zook reported that he interviewed three (3) applicants to fill a highway department vacancy that occurred at the end of July. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to hire John Gsell, III as a full-time highway department employee, subject to a six-month probationary period.

Discussion and possible motion on contract for MS4 Support Services with Terracon per proposal through September 30, 2028: Manager Zook explained that Terracon, formerly Skelly and Loy, will continue providing MS4 stormwater management services with the same team. The proposed time-and-materials contract totals $215,600 through September 30, 2028, and includes required outfall inspections and preparation of MS4 reports.

Manager Zook then explained that Middlesex Township must participate in the MS4(Municipal Separate Storm Sewer System) program to meet state and federal stormwater pollution control requirements. The Township has completed its required projects, including the stream restoration project on Wolf's Bridge Road, and has used grants to help offset program costs. There was a brief discussion of statewide legal issues involving municipal stormwater fees. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to accept the contract for MS4 support services with Terracon per their proposal through September 30th, 2028.

Discussion and possible motion on lease contract renewal with Doceo for printer services for Police Department: Manager Zook reported that the Police Department's copier contract expires in December. Staff worked with the local representative to obtain updated COSTARS pricing for a new machine, which would reduce the monthly cost. On the motion of Vice-Chairman Neiderer, seconded by Chairman Geistwhite, it was unanimously agreed to approve the lease contract renewal with Doceo for printer services for the police department.

Preliminary Discussion of 2027 Township Budget: Manager Zook reported that he started working on the preliminary 2027 budget, noting that additional information and review are needed. Health insurance costs are expected to increase significantly, while most other expenses remain relatively steady. Revenue is expected to increase slightly due to growth in the tax base, with no tax increase planned. The Board will continue reviewing budget figures and comparing 2026 actual expenses with budgeted amounts before further discussion at the October 26 meeting. Vice Chairman Neiderer noted that he and the Manager met with a Benecon representative to explore ways to reduce health insurance costs, including potential employee cost-sharing adjustments.

SUPERVISOR / STAFF COMMENTS: Secretary/Treasurer Gault noted that Terracon has helped the Township reduce costs by training highway employees and other staff to perform MS4-related work in-house, reducing the need to pay the company for those services.

Viola Byerly asked whether the Township purchases employee health insurance independently or through Cumberland County. Mr. Zook explained that the Township participates in the PMHIC (Pennsylvania Municipal Health Insurance Cooperative), which allows multiple municipalities to pool their purchasing power for health insurance, with Benecon serving as its representative.

John Manta asked whether Robert's Rules of Order require a motion to rescind an existing motion before a new motion can be made. Solicitor Brenneman explained that although the Board generally follows Robert's Rules, deviations do not necessarily invalidate their actions. He clarified that a separate motion to rescind is not always required.

Jocelyn Colyer asked about the Flock camera installed at Wertzville Road and Deer Lane, including its cost, budget authorization, and the number of cameras purchased. Mr. Zook explained that the expenditure may have come from an existing police budget line item and said the Board would follow up with Police Chief Bassler. Colyer expressed concern about the cameras' expense and potential future restrictions on their use.

EXECUTIVE SESSION: There being no further business, the meeting was adjourned to Executive Session by Vice-Chairman Neiderer at 6:46 p.m. for pending litigation and personnel matters, with no action to be taken as a result.