

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING**

**April 25, 2025
7:30 AM**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart Keith O. Brenneman Gerald “Bud” Grove
	SOLICITOR:	
	ENGINEER:	
	DIRECTOR	
	OF PUBLIC SAFETY:	Chief Steve Kingsborough
	ZONING/CODES	
	ENFORCEMENT :	Mark D. Carpenter
	ASST. CODES/MS4	
	CO-ORDINATOR:	Gerald Steigleman
	ROADMASTER:	Zachary L. Zook
	RECREATION	
	DIRECTOR:	Denise L. Jumper
OFFICIALS ABSENT:	MANAGER:	Eileen M. Gault

CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:32 a.m. in the Middlesex Township Municipal Building.

PUBLIC COMMENT: No Public Comment

PUBLIC HEARING: Discussion and possible action to consider the application of Sigma Renewables, LLC for Conditional Use approval to permit the development of a principal solar energy system near Shady Lane: Chairman Geistwhite announced that the first order of business is a Public Hearing in which he then turned the meeting over to the Township Solicitor Mr. Brenneman. Mr. Brenneman stated that the public hearing was on a request from the application of Sigma Renewable Energies, LLC for conditional use approval to permit the development of a principle solar energy system on land located east of Shady Lane and North of Interstate 81. Mr. Brenneman then gave a summary of the procedures noting that a vote will be taken, then a written decision will be issued consistently with that vote and presented to the Board for adoption at the Supervisor’s Meeting May 7, 2025. After the procedures were presented, the hearing began. Sigma Renewables, LLC representatives Garrett Peterson and Matthew Bouchard, presented company background information and details of the proposed site owned by Giant/Ahold. Mr. Brenneman then asked if the Supervisors had any questions or comments concerning the proposed ordinance. Mr. Geistwhite asked if a temporary road was built by the developer. Mr. Peterson said they have not done anything with the site. Mr. Carpenter said the temporary road was constructed by the landowners. Mr. Geistwhite asked about the lowest height from the ground of panels. Mr. Peterson said it would be 2-3 feet. Mr. Geistwhite asked about the grass growing under the panels. Mr. Peterson compared it to the grass that may grow in the forest. It will not get too long. Mr. Brenneman asked if there were any questions from the public.

No questions were asked by the public. Mr. Brenneman asked if there was anyone in opposition that wanted to speak. No one opposing spoke. Mr. Carpenter asked if the solar panels are recyclable, and Mr. Peterson explained how most components are recyclable. Mr. Carpenter asked about the length of the lease with the landowner. Mr. Peterson said it was 35 years with the option to extend. Mr. Carpenter was sworn in. Mr. Brenneman asked Mr. Carpenter if he had reviewed the application and if the application was complete. Mr. Carpenter said he reviewed it, and it appeared to be complete. Mr. Breneman asked if a notice was given to residents within the required radius. Mr. Carpenter said the required notice was given. Mr. Breneman asked if there were any other questions. Mr. Zook asked questions regarding solar glare and how it may affect the surrounding highway. Mr. Peterson explained that the solar panels are designed to capture as much light as possible and be as reflective as possible. Mr. Steigleman questioned how often the grass surrounding the perimeter of the solar panels would be mowed. Mr. Peterson said there was not a height requirement in the lease itself. They would like the vegetation to grow back naturally but understand they have neighboring properties to consider. They would keep it clean, and mow 2-3 times per summer. Chairman Geistwhite then declared the meeting closed.

Discussion and possible action to approve conditional use application of Sigma Renewable Energies: On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to approve the conditional use application of Sigma Renewables for principal solar energy system near Shady Lane and north of Interstate 81.

Discussion and Possible Action on application of KMWW Partnership for Zoning Ordinance and Zoning Map amendments to create a Data Center Overlay District and standards for Data Center Uses and Developments: Attorney, Mr. Charlie Courtney, stated that before the Board there is a request for an amendment to the Ordinance for a Data Center Overlay. It is substantively the same as what has been discussed, reviewed and placed in the draft Zoning Ordinance. Mr. Courtney stated they are submitting the amendment as a backup plan. Mr. Courtney said he is aware that there are comments regarding the draft Zoning Ordinance which is scheduled to be considered for adoption on May 7, 2025, but he and his clients are concerned that the adoption could be delayed. Mr. Courtney explained that due to the many proposals for data centers in the state, it is necessary to move quickly since PPL has allocated only a certain amount of power to data center projects. Power will be allocated on a first-come, first available basis. Mr. Courtney said to reserve the power requires sums of tens of millions of dollars, so it would be difficult to do if the zoning was not in place. Mr. Courtney and his clients are proposing an amendment to the ordinance as soon as possible so the project is not jeopardized. Mr. Courtney would like to process the amendment and schedule a hearing for May 30, 2025. Mr. Courtney coordinated with Kirk Stoner to have the amendment on the Cumberland County Planning Commission meeting for May 15, 2025. Middlesex Planning Commission can review it at their May meeting. Mr. Courtney said his clients are willing to pay any and all advertising costs. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to a public hearing for the amendment to create a Data Center Overlay District and standards for Data Center Uses and Developments on May 30, 2025, 7:30 a.m.

Discussion and Possible Action regarding a Zoning Hearing Board application requesting a Special Exception to allow private and recreational purposes and event venue uses with respect to the property at 151 Wolfs Bridge Road: Attorney, Mr. Tom Nehilla proposed a special exception for the 151 Wolfs Bridge Road property, also known as the Fraternal Order of Eagles Property in the Residential Farm district. Mr. Nehilla presented some history of the Wolfs Bridge Road property. The 57-acre property has been in use for farming, picnics, banquets, church camps, dog shows, reunions and more for up to 2000 participants. Mr. Nehilla's clients would like to continue as the F.O.E. used the property and include more uses to create a Special Event Center. Mr. Nehilla stated that our Ordinance does not match what the site has become. His clients would like to propose a special exception to go to the Planning Commission and the Zoning Hearing Board to secure the use as a special events center going forward, so that his client will be permitted to do so. At this time, the intent is to use the current facilities and bring them up to code. F.O.E. has a private septic system in use now with portable restrooms for bigger events which is what Mr. Nehilla's client would like to do. Mr. Geistwhite asked if Middlesex Township Municipal Authority had been informed of the proposal. Mr. Nehilla said not yet. They were waiting for the result of this meeting with the Board of Supervisors. Ms. Pamela Fisher said she is familiar with the sewage needs and sees potential to connect to other Wolf Bridge Road developments and to loop sewer to Route 11 and provide an easement to the Municipal Authority. Until that happens, the sewer tanks will be pumped, and additional portable restrooms will be situated at the site during large events. Mr. Nehilla said when his client is ready to expand, they will be prepared for the land development process. Mr. Brenneman asked Mr. Nehilla if he was asking for possible endorsement of the project from the Board of Supervisors prior to approaching the Planning Commission, which Mr. Nehilla stated he was. On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to endorse the application for Special Exception to allow private recreational purposes and event venue uses at 151 Wolfs Bridge Road.

Discussion and Possible Action on Cost-Sharing Declaration and the Wawa/Provo Traffic Signal Construction and Maintenance Agreement: Mr. Brenneman explained the details of the cost-sharing declaration. Presently the Township has an agreement with the Sunday Trust Properties which came about in 1996. The Sunday Trust Properties provide a 50 % contribution to the traffic signal maintenance that occurs on Sunday Drive. The Wawa is coming to the Trust property. Our typical procedure would be that we require a traffic signal construction agreement and maintenance agreement. They would like to pass the obligation of the maintenance that exists presently on to one or more properties that they hold. Over time, they would have the other properties they have provide the contribution through one source. The amount will not change. The security the Township has under the current obligation which is to be able to collect it from the property will not change. They are proposing to change the declaration by which there is a contribution, then payment to the Township. Mr. Brenneman reviewed the declaration and is fine with it. It will not affect the Township's ability to collect. It will continue as it has continued since 1996. At some point there may be a change as to who pays it. Once a property is sold, there may be a change in who pays it, but the amount will not change. The traffic signal and construction agreement has been modified. Typically, we would have language in the agreement that Wawa would be responsible for making the contribution, but it is not necessary because the declaration will be recorded. Mr. Brenneman requested approval of the signal construction agreements so Wawa can do what needs to be completed with PennDOT in terms of permitting.

On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to the Cost-Sharing Declaration and the Wawa/Provco Traffic Signal Construction and Maintenance Agreement.

Discussion and Possible Action on the compost processing and grinding bid: Mr. Zook presented the South Middleton Township bid results for the Compost Processing/Grinding for the Intermunicipal group working together on sharing equipment since the county no longer has compost equipment. Cumberland Valley Tree Service- Landscaping was the lowest bidder for a two-year contract. The bid was \$90/hour for the grinder and \$495 for the grinder and equipment. On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to approve the bid for Cumberland Valley Tree Service for the compost site tree grinding, and to participate in the contract.

Discussion and Possible Action on the bids for equipment and materials: Mr. Zook presented the bid results. Wilson Paving was the lowest overall bidder. Schlusser's Paving was the only bidder for seal coating paving equipment. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to award Wilson Paving for the equipment and the oil and Schlusser's Paving equipment for the paving.

SUPERVISOR / STAFF COMMENTS: Mr. Zook discussed some tar and chip projects on a portion of S. Middlesex Road, Well Lane, Stambaugh Lane, and Wessel Lane. He also mentioned some paving projects on Wolf Bridge north of the bridge to top of the intersection with West Middlesex Drive. He would also like to do some widening on Clemson Drive on the south side. Mr. Zook then gave an update on Mill Road bridge. They have poured some concrete, and they will need to set some guide rail posts. Next, they will wait on Schlusser Paving, then set the guide rails and signs. After those portions are complete, the bridge should be done.

Mr. Steigleman reported that he is working with the park manager at Country Manor Mobile Home and County Tax Assessment Office on seven abandoned mobile homes that are in the park. He will take photos, they will be condemned, and the park is required to get rid of them, but he must get administrative search warrants on each one of the mobile homes since they cannot find the homeowners.

Chief Kingsborough stated that at the May 7, 2025, meeting he will be requesting action on the hiring of a new officer.

Mrs. Jumper thanked Steve Kingsborough and Zach Zook for help with Egg Hunt on April 12, 2025.

EXECUTIVE SESSION: There was no Executive Session.

There being no further business, on the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to adjourn the meeting at 8:20 a.m.