

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING
May 30, 2025
7:30 A.M.**

OFFICIALS PRESENT: SUPERVISORS:	Chairman, Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson William H. Goodhart
SOLICITOR:	Keith O. Brenneman
ENGINEER:	Gerald "Bud" Grove
PUBLIC SAFETY DIRECTOR:	Chief Steven D. Kingsborough
FIRE / EMC:	Chief Edwin Beam
ZONING OFFICER:	Mark D. Carpenter
ASST. CODES ENFORCEMENT/ MS4 COORDINATOR:	Gerald Steigleman
ROADMASTER:	Zachary L. Zook
RECREATION DIRECTOR:	Denise L. Jumper

OFFICIALS ABSENT: MANAGER Eileen M. Gault

CALL TO ORDER AND PLEDGE TO THE FLAG: Chairman Donald S. Geistwhite, Jr. called the meeting to order at 7:31 a.m. in the Middlesex Township Municipal Building.

PUBLIC HEARING: TO CONSIDER THE APPLICATION OF KMWW PARTNERSHIP FOR ZONING ORDINANCE MAP AND TEXT AMENDMENTS TO ESTABLISH DATA CENTER OVERLAY DISTRICT: Chairman Geistwhite announced the first item on the agenda is a public hearing in which he then turned the meeting over to the Township Solicitor Mr. Brenneman. Mr. Brenneman stated that this was the time scheduled for a public hearing to consider the application of KMWW Partnership for Township Zoning Ordinance and Text Amendments to establish a Data Center Overlay District. Mr. Brenneman noted the dates that the proposed ordinance was submitted to the Cumberland County Planning Department and to the Middlesex Township Planning Commission and the property subject to rezoning was posted with notices for the hearing at several locations. The Middlesex Township Planning Commission recommended approval of the proposed amendment. The Cumberland County Planning Department recommended approval with comments. A comment raised by the Cumberland County Planning Department was that the proposed ordinance referenced a new article 23 from the data center overlay district, which is an article that is already being used in the zoning ordinance. Since that comment, a revised ordinance has been provided which has changed that article to article 24, and the sections in the proposal ordinance reference section 24. That change is an administrative change, it is not a substantive change, and I note that any action by the Board of Supervisors today will be in reference to the proposed ordinance having article and section 24 references. Is Robert Hess or Earl Beam present today? Earl Beam indicated he was present. Mr. Brenneman noted that Mr. Beam had submitted a letter to the Board of Supervisors. As opposed to having it marked as an exhibit, Mr. Brenneman said he would have it addressed directly to the board. Mr. Brenneman

then turned the hearing over to Mr. Charles Courtney of McNees, Wallace & Nurick Law Firm. Mr. Courtney stated the proposed amendment to create a data center overlay district is not a new concept when last fall he had a client come before the Board to present a concept for a data center on the Penn Terra and McNaughton properties consisting of approximately 690 acres. The projects that the Township typically see involve high truck traffic generation and high passenger vehicle traffic generation. Mr. Courtney said, if you compare this project with the residential development that has been approved for this site, it is about 1/5 the traffic generation of the residential development. It is predominantly passenger vehicles with no trucks except for the initial loading of the buildings with computer equipment. It is a unique 15-billion-dollar project with its low impact nature. There is no direct impact on the schools and a large sum of tax revenue generation annually. Fiber is already available for this site and PPL is working on some additional power transmission facilities. Mr. Courtney said the data center overlay provisions have been incorporated in the new zoning ordinance that this Board has already heard. Mr. Courtney reminded the Board that the amendment before them is substantively identical to what was included in the draft ordinance. He noted the reason why he and his clients are asking for an amendment for the current ordinance as opposed to waiting for the new zoning ordinance to be adopted is simply the life of the project. What is happening across the state is that data center projects are being proposed and not all projects are going to be accommodated because PPL has only so much power that it can provide, and to provide additional power it takes time because it takes time to build new power generation facilities. To get that reservation of power generation, it requires payment to PPL in the millions of dollars. Throughout the state, Mr. Courtney said projects like this Middlesex project are being pursued, and these areas are pursuing a zoning approval to allow for the project. With that zoning approval, then that commitment can be made to PPL to provide that payment to reserve the capacity. Mr. Courtney explained, it is really zoning, then power reservation. That is why he is asking for an amendment to the current ordinance rather than waiting a couple months on the new zoning ordinance. This amendment is substantively the same as what the Township has been reviewing as part of the new zoning ordinance, so it is not a new concept or new standards. Mr. Courtney said the Planning Commission has recommended adoption as did Cumberland County Planning Commission. The amendment that the Board has before it, essentially does two things. One, it creates an overlay of the zoning map, a data center overlay. That Data Center Overlay essentially allows data centers. It is not a broader use. It is a data center overlay. Mr. Courtney said the project that he is presenting is the project that would be done. It also establishes standards for data center overlay. The standards that are in this draft amendment are substantively the same as what is in the proposed new zoning ordinance. Mr. Courtney pointed out that Cumberland County Planning Department has had their hand in helping to formulate it. He said that is what has been incorporated into the draft, so it provides for standards for data centers- area and bulk standards, façade and architectural standards, screening, buffering, screening mechanical equipment, traffic, access requirements, water feasibility analysis, electrical supply and noise. Mr. Courtney concluded by stating he is happy to answer any questions, then he would ask the Board to adopt the proposed ordinance. Mr. Brenneman thanked Mr. Courtney and asked the board if they had any questions or comments. Chairman Geistwhite said he assumed Mr. Courtney and his client had spoken with the Municipal Authority. Mr. Courtney replied that they have and did not see any anticipated issues. The cooling that needs to be done can be completed in two ways- water and essentially, electric. To the extent that there would be any additional water supply, Mr. Courtney said the goal is to ensure that the Authority continues to have the water supply that is required for not just this project, but for its operation within the

township. If a new facility had to be developed, this project would accommodate that. It is a 15-billion-dollar project, so it is probably a rounding error with any new modern facilities. Chairman Geistwhite thanked Mr. Courtney.

Mr. Brenneman opened the floor to public comment, and he started with Mr. Beam. Earl Beam, 303 Country Club Road, Carlisle. Mr. Beam said he was here representing his neighbor since his neighbor was ill. Mr. Beam read a letter addressed to the Board. (see attached)

Ms. Ginny Marcille-Kerslake, 103 Showen Road, Exton, PA in West Whiteland Township Chester County. She traveled here because she has some issues with it as a Pennsylvanian, as an electrical bill rate payer and as someone who is an avid hiker and frequents the Appalachian trail. She wanted to caution the Board not to rush to a decision on this. From what she has read and heard this morning; there are a lot of things that we do not know about this hyper scaled data center. This is a massive facility. At 5 million square feet, it would be one of the largest in the country and the world. Five million square feet, to put it in perspective is 86 football fields. Next to where she lives in West Whiteland Township, East Whiteland Township has a developer building a 1.5 million square foot data center, and they have secured up to 850 megawatts of power from PECO to power that station. That makes that data center the second largest single customer for PECO. The highest one would be the city of Philadelphia. That data center is less than 1/3 the size of the one proposed in Middlesex. She said she has not heard how much power is going to be required by this data center. The data center will make already skyrocketing electrical bills climb higher. Ms. Marcille-Kerslake said that is what data centers do- not just for you, but me too. She asked, exactly how much power will this facility be requiring? Is PPL able to supply that? How much water will it be consuming? She read it will be tying into public water lines. These hyper-scale data centers need a huge amount of water. Ms. Marcille-Kerslake said the Board should be asking those questions and not just going by the developer's word that they spoke to the water authority, and it would be okay. She suggested the Board needs to look at those numbers and see if this community can accommodate them. In terms of power supply, some data centers are building their own power generating facilities on site. This is a 700-acre site. There is room there potentially for a power plant to be built to power that facility. Ms. Marcille-Kerslake asked, are your residents aware of that and are you prepared for that? Middlesex Township zoning may not allow for that, but in Harrisburg there is House bill 502. PSATS is against this bill. It creates a seven-member appointed board in Harrisburg that will review applications for power generating facilities and within 90 days they can issue a certificate to a developer, and that certificate would exempt them for all local zoning and ordinances that are designed to protect the local community. That bill could be rammed through both chambers in June with budget negotiations. This Board will be powerless to stop a power plant if that is what the developer wanted to do. The developer may want to do this because they do not have enough power coming from the grid or it could be more economically feasible for them to build their own power plant. Ms. Marcille-Kerslake continued, out of China, there is open-source technology. Technology is there and it is evolving where these large-scale facilities will not be needed. Like how data processors used to take a whole room and now, we can do everything on our phone. Technology is advancing and these massive very expensive to run, energy consumptive facilities may not be needed. Then, what will become of this facility if it becomes obsolete. Is there a plan in the ordinance requiring decommissioning of it? Ms. Marcille-Kerslake commented that this is a gorgeous area. She would hate to see 86 football fields of warehouse-looking facilities that are empty. She has a letter from a woman who lives near

Scranton. The woman explains what her community is facing having a similar facility built there. Ms. Marcille-Kerslake said she had some copies of her letter to share. In her township, they faced a similar situation. An applicant came forward in 2022-2023 applying for an amendment, and they stopped it. Once the residents became aware of it, they spoke out. They were going to attend a hearing just like this one, however, The Philadelphia Inquirer and local paper wrote articles about it. The applicant withdrew the application. That was for a data center and power generating facility.

Mr. Jim Gehr, 3351 Spring Road, Carlisle thanked Ms. Marcille-Kerslake for the extraordinary effort to attend our meeting this morning. Mr. Gehr said he has been routinely attending Board meetings for the past six months, and she was the most articulate and data informed person that has sat in the meeting room. Mr. Gehr said, one thing missing from this discussion is data. He said we talk about general topics, and from his own research on this data center topic, for his business interests across the globe, she is right on target and asking the right questions. Respectfully, Mr. Gehr said he would represent that those of us in this room do not have enough information to voice approval for what is being requested here. He said, it is not that we are against it, we just want to make the right decision. Mr. Gehr stated that the comments that she has made just highlight the fact that we need more work before we voice an approval. Thank you for your time.

Mr. Scott Rohrer, 457 Wolfs Bridge Road, Carlisle. Mr. Rohrer stated that he agreed with Mr. Gehr. He said he appreciated Ms. Marcille-Kerslake attending the meeting and presenting the data she had. He said he was not against anything but said that we needed the data. He thanked the Board for their time.

Mr. Ed Franco, 300 Mt. Zion Road, Carlisle, Lower Franklin Township. Mr. Franco stated that he is on the Cumberland County Planning Commission, but he is not here representing the Planning Commission. He stated he was concerned because in the report from the Planning Commission deliberations, the only concern was on one technical issue. Mr. Franco was not sure if the Board saw the original Cumberland County Planning Commission staff comments. Mr. Franco voted to approve the ordinance because a great deal of thought was put into it, and generally well done. He stated there were some comments brought forth to the Planning Commission. Since this is the first data center in Cumberland County it will set the standard. It is a very big regional issue, so there were concerns regarding Middlesex Township's Zoning Ordinances overall versus the Overlay District. Mr. Franco said the other comments include the ordinance amendment could consider setback and other buffer provisions to protect other, sensitive natural features within the overlay district to include riparian buffers, flood plains, steep slopes and the impacts to the Appalachian trail, in a very sensitive area with the creek. Mr. Franco stated, with over 700 acres one could hope to do some additional screening and perhaps use some riparian buffer. Mr. Franco explained that there was a great deal of discussion trying to learn from the experiences of other townships and cities, with D.C. and Virginia that kept coming up. He said these areas reported concerns regarding the cooling fans and the noise factor. He was left with the impression that this facility used water rather than air for cooling. Mr. Franco continued, water resources within the whole county are a concern in terms of future development. He liked very much the part of the ordinance which required a Susquehanna River Basin Commission (SRBC) review of any proposal. There was not good data presented in terms of water usage for this facility. He said it is a little confusing to say

the data center would need public water and sewer and it would need hundreds of thousands of gallons of water a day. Mr. Franco questioned, would that come from the municipality, wells, geothermal approaches? There are many great techniques out there including submerging the actual computer skin in a bath that has been cooled to reduce the noise etc., but he realizes the goal is to approve an overlay district and some of the issues could be addressed in the land development process. Mr. Franco stated that everything cannot be addressed in the zoning ordinance, but he said the Board has information regarding this scale of development and water use etc. and how this impacts regionally. The Commission understood the applicants desire to move forward. He commented that the developer said they couldn't waste any more time dealing with zoning issues. The applicant said if they can't get the zoning, they are not going to move forward. Mr. Franco stated there are a lot of benefits, financial and otherwise, to this type of development. The Board is able to get some more data from the developer before approving the actual overlay district.

Mr. Courtney said there is a process even in terms of water feasibility. There must be studies done to identify ultimately what is going to be required, and how much water will be necessary. That is why in the ordinance, there is a water feasibility requirement. He stated that it is impossible to answer every question about every project upfront at the zoning stage. There is a process for that, and the ordinances have that. What the proposed amendment to the ordinance has is requirements that involve an evaluation as part of the land development process. That is when all this information is more readily available. Mr. Courtney mentioned the other reality is that data centers are already a legitimate business use. All municipalities must provide for all legitimate business use. There are municipalities without data centers on their radar, they are not regulating them. Mr. Courtney said what this project has done, it has put the township in a position to say this use is coming, and it is already a use, so we must provide for it. It can be regulated in a responsible way, and that is what this amendment does for the township. It is not like this amendment is something submitted by my client and the Township is adopting it. The township's planning consultant in connection with Cumberland County Planning Department developed these standards based upon standards outside of the Commonwealth. These standards are baked into this amendment to the ordinance. Thank you to the Board and we ask you to adopt the amendment.

Vice-Chairman Larson asked Mr. Courtney if this was a normal data center or an A.I. center. Mr. Courtney said A.I. is growing, so he could not say it was not A.I. All the big users, AWS, Oracle all of them, the world is moving towards A.I., so any data center that is done one can assume that is part of an A.I. center somewhere.

Ms. Marcille-Kerslake commented regarding the question about whether this was a normal center or and A.I. Center, this is not normal. She said it is not normal in terms of what we normally think of as a data center. It is a hyper scaled data center. These are massive ones. She said we have had data centers for years, but not to this scale that is being developed now by Google and Amazon. A lot of it is driven by A.I. some of it necessary, but some of it largely unnecessary. Ms. Marcille Kerslake repeated that this data center is not what we would consider a normal one. In terms of what is being done here to create an ordinance for data centers the township code would put this in an industrial district because they cannot just be banned from municipalities in Pennsylvania. Municipalities cannot ban any use. Ms. Marcille-Kerslake said if it is not specified, it is arguably an industrial use- especially if there is a collocated power plant it would be in the Industrial District not in this Residential Farm or Agricultural district. In conclusion, she stated that she did not hear

from the applicant how much water this facility would use, which is the concern here. All that was mentioned was that there is a water feasibility study baked into this ordinance. She said that certainly, the applicant knows how much power, how much water, roughly, they would be looking at for a 5 million square foot data center. The Board should be requiring that information before making an ordinance for this application.

Vice Chairman Larson asked Mr. Courtney if he had any idea what the power requirements for this would be? Mr. Courtney replied just over a gigawatt of power. Mr. Larson asked, does PPL say they have no problem with that? Mr. Courtney said that is correct, and that is being provided not at the expense of power to be served to existing residents and projected future use, so it is additional power. Mr. Courtney noted this was said previously, but when this power is provided there will be a net increase in power to this area. Vice Chairman Larson asked for reaffirmation that they would be installing additional capacity. Mr. Courtney said correct- transmission capacity and there would be a reservation of the generation capacity.

Chairman Geistwhite stated he is also on the township's Municipal Authority, and Mr. Courtney and his client came before the Authority before. Chairman Geistwhite stated there is enough water. The Township is in good shape. The Authority is in the process of finalizing another well, so water wise, the Township is okay.

Ms. Marcille-Kerslake asked if the Authority received an answer on the consumption of water. Chairman Geistwhite said he had no idea, but the Authority is drilling another well. Mr. Brenneman said he had been sitting in on the Authority's business for over 20 years. He said he does not vote. He does not have that authority, but he can say they will not provide water to anybody if it is not there. There will be a capacity analysis done. There will be a study done. Ms. Marcille-Kerslake said, my question was, was the Authority told how much water this hyper scaled data center would need. Mr. Brenneman replied he did not know. Chairman Geistwhite said the operating manager of the Authority knows.

Mr. Brenneman asked if there were any other questions or comments. Being none, Mr. Brenneman stated that the Board could make a motion if they are so inclined to approve Ordinance 3 – 2025.

DISCUSSION AND POSSIBLE ACTION TO ADOPT ORDINANCE NO. 3 – 2025 REVISING THE MIDDLESEX TOWNSHIP ZONING MAP AND TEXT AMENDMENT BY APPLYING THE DATA CENTER OVERLAY DISTRICT TO PROPERTIES AT 246, 248, 250 AND 256 COUNTRY CLUB ROAD: On the motion of Chairman Geistwhite, seconded by Vice Chairman Larson, it was unanimously agreed to adopt Ordinance 3-2025 revising the Middlesex Township Zoning Map and Text Amendment by applying the Data Center Overlay District to properties at 246, 248, 250 and 256 Country Club Road.

Chairman Geistwhite then declared the public hearing closed.

PUBLIC COMMENT: Mr. Sean Delaney, Stevens & Lee, representing Middlesex Associates otherwise known as the Sunday family was present and stated that they have been working with the township and staff for a while on elements of the draft zoning ordinance. Township Solicitor Mr. Brenneman interjected and asked Mr. Delany to come back to the Board when the public

hearing on the zoning ordinance has been rescheduled. There is a public hearing process under the state law. The Board cannot receive any comments on the zoning ordinance without the public being advised.

STORMWATER MANAGEMENT PLAN FOR SCOT & DARLENE SEITZ: Township Engineer Mr. Grove provided a memo to the Supervisors in which he recommends approval of the storm water management plan for Scot & Darlene Seitz. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the application of Scot & Darlene Seitz for a stormwater management system at 58 Shellbark Court.

RELEASE OF MAINTENANCE SECURITY ON FINAL SUBDIVISION PLAN FOR MEADOWBROOK FARMS PHASE VIII: Township Engineer Mr. Grove, provided a memo to the Board of Supervisors stating that the developer, Fred Tiday has a few minor items to be repaired which Mr. Grove anticipates approving. There are some sidewalks issues in need of repair. The Maintenance period on this bond expires today and Mr. Grove recommended release of the maintenance security. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to release the Maintenance Security in the amount of \$76,430.33 for Meadowbrook Farms Phase VIII.

AGREEMENT FOR SERVICES WITH SKELLY AND LOY FOR THE MIDDLESEX TOWNSHIP STREAM RESTORATION PROJECT: Roadmaster Mr. Zook explained this is a project on Wolfs Bridge Road that Skelly and Loy put together two grant applications for the Township, and they would like to get this out to bid. This agreement would help the Township continue moving on with this project. Chairman Geistwhite asked what is involved with the project. Mr. Zook stated there were several parts. The part closest to Wolfs Bridge Road will require some grading. Small wood dams will be installed. Further into the property, there is significant erosion of the bottom of the swale, so stone will be brought in to build up a dam. On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to approve the Agreement for Services with Skelly and Loy for the Middlesex Township Stream Restoration Project.

ADOPT RESOLUTION 2025-8 ESTABLISHING FEES AND CHARGES AUTHORIZED BY VARIOUS ORDINANCES AND STATUTES FOR ADMINISTRATION OF TOWNSHIP BUSINESS: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adopt Resolution 2025-8 to establish fees and charges authorized by various ordinances and statutes for administration of Township business.

APPROVE HIRING JACQUELINE HOFFMAN AS A FULL TIME POLICE OFFICER EFFECTIVE JUNE 1, 2025: On the motion of Chairman Geistwhite, seconded by Supervisor Goodhart, it was unanimously agreed to hire Jacqueline Hoffman as a full-time police officer effective June 1, 2025, with the following conditions: (1) she successfully complete the MPOETC waiver exams/modules for state certification and (2) that she successfully completes a one-year probationary period.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED SEVEN-YEAR REVIEW OF MIDDLESEX AGRICULTURAL SECURITY AREAS: Zoning Officer Mr. Carpenter provided a map and a list of the Agricultural Security properties in Middlesex Township to the Board of Supervisors. Mr. Carpenter pointed out the 51 agricultural security properties. Owners put themselves on the list voluntarily to promote more permanent, viable farming operations within the community. By being on the list, it protects them from certain regulations. According to the state law for agricultural security which is very complex and regulatory and difficult to administer, the Township is permitted to review the agricultural security areas every seven years to determine if the Township wants to add any more areas or take some away due to development. Mr. Carpenter said two parcels should be removed. The one at Letort Road and Claremont Road which now has an apartment complex built on the property and the other property is next to Flying J- about 100 acres, where a warehouse was built. It is clear both properties should be removed from the Agricultural Security list. Mr. Carpenter met with the Cumberland County Planning Department, and they have calculated that our seven-year review is coming up by the end of the year. Mr. Carpenter provided the process by which the seven-year review is to occur and stated that it is a very complicated and complex process, requiring public hearings. Township Solicitor Mr. Brenneman stated that if we do not have a hearing on them, they remain in the Agricultural Security and recommends that Mr. Carpenter does not complete the complex procedure. Meanwhile the resolution with an attached map, that takes out the two properties mentioned earlier and reconstitutes the agricultural security area of record could be completed. All the parcels can be listed along with the map. Mr. Brenneman stated that it is incumbent on the property owners in the district to make the decision to stay in the program or not. Mr. Carpenter suggested placing an article in the newsletter to let residents know they could be added to the Agricultural Security area.

TOWNSHIP BOARD/STAFF COMMENTS: Zoning Officer Mr. Carpenter stated that on June 12, 2025, a Zoning Hearing will take place in which our Zoning Hearing Board Solicitor, Jennifer Hipp, is unable to attend. Kurt Williams or an associate from Salzmann Hughes can represent the Township at that meeting. Township manager, Mrs. Gault, has signed the agreement with them for the representation. Mr. Brenneman said an item should appear on the next Supervisor's agenda reaffirming the Manager's execution of that agreement with Salzmann Hughes. It can appear on the June 4, 2025, Board of Supervisors meeting agenda.

Township Engineer Mr. Grove stated there was a question regarding bonding of township roads for UGI vehicles. Roadmaster Mr. Zook said that Chief Beam, Emergency Services Coordinator, asked UGI to call Mr. Zook. Mr. Zook spoke with UGI and the original possible routes they discussed are incorrect. Most of them will be exiting Interstate 81 South at Trindle Road, turning left onto Army Heritage Drive, then into the UGI site. It will be reversed when they depart the UGI site. They are expecting about 10 trucks a day until they get it filled. It takes about an hour to unload a truck, so they stagger the deliveries. Public Safety Director Mr. Kingsborough stated that local deliveries are exempt from bonding unless the Township can show that there is a big possibility that the trucks will damage the road. Mr. Zook mentioned there is a construction bond in place.

There being no further business, on the motion of Chairman Geistwhite, it was agreed to adjourn the meeting at 8:50 a.m.

MAY 27, 2025

To: The Middlesex Township Supervisors

Subject: Attached Written Comments on the Proposed Data Center Overlay Zoning Ordinance for Country Club Road.

Gentlemen:

The Attached "Comments on the Proposed Data Center Overlay Zoning Ordinance for Country Club Road" Are respectfully submitted for your consideration during the public hearing on this subject to be held on Friday, May 30, 2025. These written comments are submitted as input from Country Club Road residents who cannot attend the hearing in-person because of other commitments that have been previously scheduled for the time of this hearing.

Your consideration of these written comments as equal to in-person comments is appreciated and expected.

Regards,

Earl Bear
303 County Club Rd
717 226 5523

Robert Fless
271 Country Club Rd.
Tel: 717-571-4929

Comments on Proposed Data Center Overlay Zoning Ordinance for Country Club Road:

- ① Because of the currently unknown and potentially enormous water and sewer requirements for the Data Center project which would be permitted under this proposed Data Center Overlay Zoning Ordinance, the ordinance should specifically mandate that all water and sewer utilized for any purpose within the physical area covered by this ordinance shall be from public water and public sewer systems.

The ordinance should also mandate that the main (and only) water and sewer connection for the Data Center project property with the public water and sewer lines shall be at the closest available point from the Carlisle Pike and that all distribution lines from the main connection point shall be within the confines of the Data Center Project property (and not along Country Club Road) and shall be installed by and at the expense of the Data Center Project (not at Middlesex Township expense). Connection to the public/municipal water and sewer systems shall end at the Data Center Project and such connection shall not be the pretext for running/installing public/municipal water/sewer system lines the entire length of Country Club Road to Bernheisel Bridge Road.

- ② The "Site Design Standards/ Setbacks and Building Massing Adjacent to Residential" section of this proposed ordinance seems to require a setback of only 100 feet from any existing residences or Country Club Road.

Considering the potential size and noise producing capability of the proposed Data Center Project buildings, a 200 foot setback from a currently existing residence on Country Club Road is totally insufficient.

In a Patriot News (Dec 15, 2024) article on the proposed Data Center Project it was stated that per American Real Estate Partners, the developer of the proposed Data Center Project, that all proposed data center buildings would be more than 900 feet from the closest Country Club Road residences.

How can this proposed ordinance indicate only a 200 foot setback from existing residences when the Data Center Project developer indicated a 900 foot setback?

- ③ Section 23.03 Area and Dimensional Standards of the proposed ordinance lists a maximum building height of 75 feet for any building within the area covered by the ordinance. Such a permitted building height seems excessive and would definitely detract from the Country Club Road landscape.

If A building height of 75 feet would be permitted, what would be the length and width (square footage) restrictions for the buildings within the Data Center Project? It certainly seems that with the indicated permitted building height, this would potentially permit the construction of some monstrous (almost warehouse size) buildings. There is no way that such potentially sized buildings should be permitted within 200 feet of existing residences on Country Club Road !!

④ Access To The Data Center Project:

Because of the topography of Country Club Road and the limited visibility of oncoming traffic (because of that topography) beyond 257 Country Club Road, any access/accesses to the Data Center Project should not be located beyond 257 Country Club Road (toward Bernheisel Bridge Road) as any such accesses beyond that point would be very hazardous from a safety standpoint.

⑤ Middlesex Township officials who are involved with this proposed ordinance "should have had" or "should be having" communications with other municipalities/local governments who currently have data centers to learn of issues/problems that they have experienced with the data centers in their areas. Such communication will only benefit Middlesex Township in the current process.

Two Areas with existing Data Centers in Central Pennsylvania according to the Patriot News (Dec 15, 2024) are:

- ① Alerify on Vartan Way in Lower Paxton Twp, Dauphin County
- ② Lumen in Lancaster County.

⑥ The majority of current Country Club Road residents who will be most affected by the proposed Data Center Project are senior citizens who are living on fixed incomes, have recurring health issues, and have lived in their current homes for over 40 years. They are not in a financial position to absorb increased property taxes due to road upgrade work or public water/sewer extensions and enhancements to support a Data Center Project that will create millions/billions of dollars in profit at their expense!! Additionally there is the very real possibility

that the building of data centers could decrease the value of the current Country Club Road homes.

It is imperative that the aforementioned Comments (1) and (2) be definitively addressed in the proposed Data Center Overlay Zoning Ordinance and that Comments (3), (4), (5), and (6) be considered in clarifying/changing the proposed ordinance.

Robert Fless
271 Country Club Rd.
Tel. 717-571-4929

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212 226 5523