

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 24, 2015**

START TIME: 7:00 p.m.

END TIME: 8:10 p.m.

MEMBERS PRESENT:

Michael Buchanan
Larry Claycomb
Jim Dries
Jim O'Connell
Tracy Gleim

STAFF PRESENT:

Margie Flatley-Carpenter, CMT, Secretary
Mark D. Carpenter, Zoning Officer
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Randy Waggoner
Steve Zeigler
Bud Grove, Township Engineer
Keith Brenneman, Township Solicitor

AGENDA:

APPROVE PAST MINUTES OF AUGUST 10, 2015.

PUBLIC COMMENT

TPF 15-15 HARDEES RESTAURANT
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
(BOS action deadline November 4, 2015)

TPF 15-16 REVIEW ZONING ORDINANCE AMENDMENT PROPOSED BY BOARD
OF SUPERVISORS TO ARTICLE X-CH DISTRICTS AND ARTICLE XIV-
SUPPLEMENTAL REGULATIONS
(If possible review prior to September 2, 2015, BOS meeting)

OTHER BUSINESS

MEETING MINUTES

Larry Claycomb called the meeting to order at 7:00 p.m.

APPROVE PAST MINUTES OF AUGUST 10, 2015.

Jim Dries made a motion to approve the minutes of the August 8, 2015, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 24, 2015**

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.

**TPF 15-15 HARDEES RESTAURANT
FINAL SUBDIVISION AND LAND DEVELOPMENT PLAN
(BOS action deadline November 4, 2015)**

Mr. Grove had supplied his comments and the developer has asked that this item be tabled. Jim O'Connell made a motion to table this item. Michael Buchanan seconded the motion and it carried unanimously.

**TPF 15-16 REVIEW ZONING ORDINANCE AMENDMENT PROPOSED BY BOARD
OF SUPERVISORS TO ARTICLE X-CH DISTRICTS AND ARTICLE XIV-
SUPPLEMENTAL REGULATIONS
(If possible review prior to September 2, 2015, BOS meeting)**

Mr. Carpenter reviewed the changes that had been discussed since the last meeting. He had discussed items with Keith Brenneman, Township Solicitor, and they made some changes to the wording of the proposed amendment. Jeff Kelly, Cumberland County Planning Commission, had some input on this issue also. Michael Buchanan brought up the issue of the noise generated by refrigerated warehouses. He referenced the windmill noise ordinance already adopted by the township. There was detailed discussion about the details of his proposed amendment.

Michael Buchanan made the following motion:

"We recommend approval of TPF 15-16, Zoning Ordinance amendment proposed by the Board of Supervisors to Article X-CH Districts and Article XIV – Supplemental Regulations as modified on the attached document."

This was seconded by Jim Dries and passed unanimously.

OTHER BUSINESS:

Mr. Carpenter distributed a plan for the Planning Commission members to review for the next meeting. He and Jeff Kelly, Cumberland County Planning Commission, gave a quick review of the purpose of the plan.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Jim Dries and passed unanimously at 8:10 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission

MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
August 24, 2015

THE DOCUMENT BELOW IS PART OF THE RECCOMENDATION ON TPF 15-16

3. Section 14.61.J. is amended in its entirety to provide as follows.

Electrical hookups to reduce idling of main and auxiliary engines when trucks are in a stationary position, shall be provided at loading dock positions and trailer parking spaces, approximately where refrigerated trucks may be parked. Alternative energy hookups, such as natural gas, may be provided in lieu of electrical hookups when such systems are viably available and in significant use by industry.

4. Addition of new sub-section 14.61.K as follows:

K. Warehouse Refrigeration Noise Control

Control of Noise

1. Audible sound from a warehouse facility that includes a refrigerated area shall not exceed forty-five (45) dB(A) and forty-five 45 dB(C), (L10, meaning not to be exceeded by more than 10% of the time), as measured at the facility property line. Methods for measuring and reporting acoustic emissions from warehouse refrigeration facilities shall be equal to or exceed the minimum standards for precision described by the American National Standards Institute for sound measurement.
2. When a warehouse facility is proposed that may contain a refrigerated area, a noise study will be performed and included in the preliminary plan application. The noise study will be performed by an independent noise study expert and paid for by the applicant. The study includes two requirements. First, in no case shall the noise exceed the level specified in the above paragraph. Second, any new broadband sound source is limited to raising noise levels no more than 5 dB(A) over the ambient baseline sound level. The ambient baseline sound level is defined as the sound level that is exceeded 90% of the time, the L90 level. Second, "pure tones", defined here as an octave band, may be no greater than 3 dB(A) over the two adjacent octave bands. All these readings are measured at the facility property line. That is, if tonal noises are present, higher levels of broadband background noise are needed to effectively mask the tone(s). In this respect, a penalty for pure tones of 5 dB(A) is assessed. Therefore, if a facility meets a sound pressure level standard of 45 dB(A), but produces a strong whistling, 5 dB(A) are subtracted from the standard. This forces the facility to meet a standard of 40 dB(A).