



§500-118 Power Plants NEW

Power plants shall comply with this §500-118.

A. Purposes.

- (1) To accommodate the need for such uses while regulating their location and number in the Borough in recognition of the need to protect the public health, safety and welfare.
- (2) To avoid potential damage to adjacent properties through engineering and proper siting of such structures.

B. Standards.

- (1) Building; Noise. All turbines, compressors, engines and any mechanical equipment which requires noise reduction to meet Borough standards shall be located within a fully enclosed building with soundproofing and blow down silencers and mufflers adequate to comply with the noise standards established by §500-65 or as otherwise established as a condition of approval. In any case, the operation of the equipment shall not create any noise that causes the exterior noise level to exceed the pre-development ambient noise levels as measured within 300 feet of the building(s). The applicant and or operator shall be responsible for establishing and reporting to the Borough the pre-development ambient noise level prior to the issuance of the zoning permit for the station.
- (2) Setbacks and Buffers. The following setbacks and buffers shall be applied to any facilities used as part of the electricity generation process:
 - (a) Setbacks. The following setbacks shall be maintained:
 - [1] Property Lines, Road Rights-of-Way. 100 feet to adjoining properties and public road rights-of-way.
 - [2] Existing Dwellings. 500 feet to any existing dwelling.



(b) Buffer.

- [1] An undisturbed area of not less than 50 feet in width shall be maintained along all property lines and road rights-of-way to provide a buffer and shall not be used for parking, storage or any other purpose except landscaping and crossing of access roads and required utilities and discharge/intake lines. In determining the type and extent of the buffer required, the Borough shall take into consideration the design of the project structure(s) and site, topographic features which may provide natural buffering, existing natural vegetation, and the relationship of the proposed project to adjoining areas.
- [2] Any required landscaped buffer may be installed in the setback area, and shall consist of trees, shrubbery and other vegetation and shall be a minimum of 25 feet wide.
- [3] Design details of buffers shall be included on the site plan, and buffers shall be considered improvements for the purposes of guaranteeing installation in accord with the requirements for land developments in Chapter 390 (Subdivision and Land Development).
- [4] It shall be the responsibility of the applicant and/or operator and/or property owner to maintain all buffers in good condition, free of rubbish, and replace any dying or dead plants or deteriorating landscape material.

(3) Fencing. A fence may be required around the perimeter of the facility unless the design of the structures adequately provides for safety.

(4) Access; Required Parking. Access to the facility shall be provided by means of a public street or easement to a public street adequate to serve the number and type of vehicles anticipated. The access and parking shall be improved with a dust-free, all weather surface. The number of required parking spaces shall equal the number of people on the largest shift.

(5) Access Routes; Road Conditions. The Applicant shall provide a map showing the public roads in the Borough proposed to be used to access the facility and provide an evaluation of the condition of any Borough road which will be used and the potential damage which may occur from such use.

(6) Communications Interference. The applicant shall document that the radio, television, telephone or reception of similar signals for nearby properties will not be disturbed or diminished, and this may be accomplished by remedial measures instituted by the developer.



(7) Historic Structures. The facility shall not be located within 500 feet of any structure listed on any public historic register.

C. Site Plan. A full land development plan shall be required for all such sites, showing all facilities, fencing, buffering, access, and all other items required for conditional uses by this chapter and by Chapter 390 (Subdivision and Land Development).

D. Local, State and Federal Regulations. All facilities and operations shall comply with all applicable local, state and federal laws and rules and regulations. No zoning permit shall be issued until such time as the applicant provides evidence of compliance with state and federal regulations.

- E. Informational Requirements. The applicant shall provide the information required by this §500-118F and all other necessary information to enable the Borough to assess the environmental, community and other public health, safety and welfare effects of the proposed operation. The findings of the Borough based on this information shall serve as a basis for the establishment of conditions of approval. The Applicant shall provide the following:
- (1) Application Information. The information required by this §500-118, all required application information, and all other necessary information to enable the Borough to assess compliance with this chapter.
 - (2) Additional Information. The Borough may require the applicant to submit details about ground and surface water protection, an Environmental Impact Statement, and a Traffic Impact Study.
 - (3) State and Federal Application Information. A copy of all applications and information required by the applicable state and federal agencies.
 - (4) Emergency Response. The Applicant shall submit the name, address and emergency telephone number for the operator of the facility; and shall develop a Emergency Preparedness, Prevention and Control Plan in accord with state and federal requirements and generally accepted practice and submit the Plan for review and comment by the Borough and the County Emergency Management Agency.
- G. Reporting Requirements. For any facility approved by the Borough, the operator shall submit to the Borough copies of all state or federal required or issued documents and reports associated with the operation, within 15 days of the date of the document or report.