C3 DESIGN BUILD, LLC

CHARLES C. CARLSON, PE

CHUCARLSON@AOL.CDM / 717-880-9190

November 14, 2025

Mr. Franklin B. Greiner, Jr.
c/o Ethos Development, LLC
325 Sentry Parkway, Suite 200
Blue Bell, PA 19422

Re: Zoning Ordinance Compliance
Performance Standard 135-326 (H)
Electrical Disturbance

Dear Mr. Greiner:

I am a licensed Professional Engineer in the Commonwealth of Pennsylvania (license active since 1987), specializing in the design of electrical engineering and commercial/industrial power systems. This letter specifically addresses Section 135-326 (H) of the Mt. Joy Township's Zoning Ordinance pertaining to performance standards for non-residential land uses stating as follows:

"No electrical disturbances adversely affecting the operation of any equipment other than that of the creator of such disturbance shall be permitted."

Professional Background

My experience includes more than 35 years of working with design-build electrical contractors on commercial, industrial, and institutional facilities throughout Pennsylvania. My project experience includes industrial warehouse and distribution facilities ranging from 100,000 square feet to over 1.5 million square feet, including shell construction and full industrial fit-outs.

Engineering Basis for Compliance

Modern warehouse and industrial electrical systems are designed to national electrical and electromagnetic compatibility (EMC) standards that limit the potential for electrical disturbances. The following standards are applicable and routinely enforced in facility design and equipment selection:

- **National Electrical Code (NEC)**
  - Article 90.1 (Purpose: Practical Safeguarding)
  - Article 110.3(B) (Listing & labeling requirements, manufacturer installation compliance)
- **IEEE EMC Standards**
  - IEEE Std 100-2020 (Electromagnetic Compatibility definitions & principles)
  - IEEE Std 519-2022 (Harmonic control in power systems)
  - IEEE Std C62 series (Surge & transient protection)
- **UL / ANSI Product Compliance**
  - Listing/labeling requirements ensuring emissions are within acceptable electromagnetic limits

Electrical equipment installed in speculative industrial and warehouse facilities — including switchgear, panelboards, branch distribution, lighting systems, mechanical power connections, and standard industrial equipment — do not generate electromagnetic disturbances capable of impacting equipment beyond the facility. All common industrial equipment must conform to applicable NEC, UL, and IEEE EMC requirements, ensuring proper electromagnetic compatibility and harmonic control.

Professional Opinion

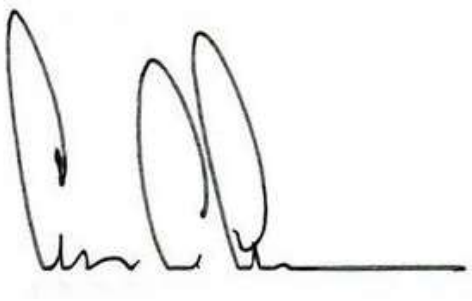
Based on industry-standard design practices, applicable codes, and my professional experience, it is my professional opinion that:

The proposed warehouse or industrial facility's electrical systems will not generate electrical disturbances that adversely affect equipment outside the facility, and that the development will comply with Section 135-326 (H) of the Township's Zoning Ordinance performance standards in this regard.

Additionally, should future tenants install specialized electrical equipment, such equipment will likewise be required to comply with NEC, UL, and applicable IEEE EMC standards, ensuring continued compliance with the zoning requirement.

Please contact me if additional information or technical documentation is necessary. Thank you.

Sincerely,



Charles C. Clarson, P.E.
Pennsylvania Professional Engineer – Electrical
PA License No. PE037027-E