

EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 24, 2025

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, June 24, 2025 at 7:00 pm in the Township Building.

Members present are highlighted:

Chair – Ernest Harkness

Vice Chair – John Stipe

Dan Daley

Michael Koza

Michael Pagnanelli

Fred Pioggia

Dan Truitt

Also present was:

Kelly A. Krause, Zoning Officer

John Hertzog, BOS Liaison

Nathan Cline, Township Engineer

Mark Thompson, Township Solicitor

COMMON ACRONYMS:

BOS – Board of Supervisors

BC – Brandywine Conservancy

CB – Conservancy Board

CCPC – Chester Co Planning Commission

CPTF – Comprehensive Plan Task Force

CVS – Community Visioning Session

SWM – Storm Water Management

ZHB – Zoning Hearing Board

FORMAL MEETING – 7 p.m.

1. Ernest called the meeting to order at 7:00 pm. He led the Pledge of Allegiance and asked for a moment of silence to remember our first responders, police, military, and all who protect us.
2. Ernest asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The tracking log was checked and no need for a workshop meeting.
4. The minutes of the April 22, 2025 meeting were approved.

CHAIRMAN’S REPORT –

None

Acknowledge Receipt of New Applications (initial Submission)- None

OLD BUSINESS –

1. 1344 Morstein Rd – Adam Brower of Edward B. Walsh Assoc. and Kyong-Aie Thomas, Property Owner, were present. Kelly mentioned that they received the June 18 Township Engineer letter, but the staff has not received the Chester County letter yet. November 26, 2024 was the first review of this plan by the Planning Commission.

Adam revised the plan for the correct route to take for sanitary issues. He spoke about the private driveway. The neighbor is okay with the second pipe for the new lot. The existing owner will continue to maintain the private driveway. There will be no HOA. There will be no cul-de-sac because the roads will be wide enough for emergency vehicles. He reviewed the Fire Marshall’s letter. A flow test needs to be done. Adam discussed the sewer set up. A grinder pump will be on lot 1. The manhole was discussed. There will be no curbing.

Dan T. mentioned the maintenance of the private driveway and the understanding of future owners of lot 2 that they are responsible for the maintenance of the driveway. He feels it should be noted on the deeds. Adam suggested a list of maintenance items be made that Lot 2 has to do. The trash is picked up on Morstein Rd. Adam reviewed the letter from the Conservancy Board. The trees along the driveway were a concern.

John S. made a motion to forward to the BOS for approval with the following recommendations:

1. Maintenance of the private road and easement will be the responsibility of Lot 2 owner. Need an agreement or applicable legal agreement approved by the Township Solicitor.

2. 3 Waivers requested by the BOS:

- a. 205-31A to receive preliminary/final approval
- b. 201-52A to not provide curbing on the proposed private street
- c. 205-44E(2) turnaround access easement for Lot 1 in lieu of cul-de-sac

3. Sewer Main

- a. Easement for line to connect to main
- b. Maintenance Agreement memorialized for Grinder Pump by Lot 1
- c. Grinder pump needs to be upsized to eliminate need for 10" main

4. Chester County review letter to be reviewed by Township staff \

5. Conservancy Board landscape comments resolved prior to BOS

Dan T. seconded the motion. The motion passed unanimously.

Adam will make any revisions and agreements before it goes to the BOS.

Ms. Thomas asked what the addresses will be. Kelly mentioned that there is a process that starts with her.

NEW BUSINESS –

1. 2015 Comprehensive Plan - John H. mentioned that the Comprehensive Plan will cost a lot of money if graphics have to be changed. He spoke about the proposed Town Center that didn't happen in the past 10 years. He feels it should be removed from the Comprehensive Plan. There was a discussion about empty stores. He mentioned that he bought something in a store and then checked it on Amazon which was much less expensive. Dan T. feels there should be something in the Comprehensive Plan about hazardous incidents, i.e., a small tornado came down on the East Goshen border a few days ago.

LIAISON REPORTS

ANY OTHER MATTER

1. John S. is concerned that the Swiss Farms is not open, and they are not maintaining the property.

CORRESPONDENCE - None

ADJOURNMENT

There being no further business, John S. made a motion to adjourn the meeting. Dan T. seconded the motion. The meeting was adjourned at 8:30 pm.

The next meeting will be held on Tuesday July 22, 2025 at 7 p.m.

Respectfully submitted,

Ruth Kiefer, Recording Secretary