

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING

1580 Paoli Pike, 2nd Floor

February 11, 2026

7:00PM

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
2. APPROVAL OF MINUTES
 - a. 1/14/26 meeting
3. CHAIRMAN’S REPORT
4. NEW BUSINESS
 - a. Wood Duck Box Project
 - b. 971 Cornwallis Drive Discussion
5. OLD BUSINESS
 - a. Review and finalize 2024 and 2025 Accomplishments (short and long versions)
 - b. Review and discuss draft 2026 – 2027 Goals
 - c. Confirm KEGB/Arbor Day Plans
 - d. Communication – social media, newsletter, etc.
 - e. Tree City Application
6. SUBDIVISION/LAND DEVELOPMENT REVIEW – None
7. VARIANCES/CONDITIONAL USES – None
8. LIAISON REPORTS – None
9. BOARD MEMBER CONCERNS
10. PUBLIC COMMENT
11. ADJOURNMENT

DRAFT
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
January 14, 2026

The East Goshen Township Conservancy Board held a regularly scheduled meeting on Wednesday, January 14, 2026 at 7:00 p.m. at the Township Building. Members in attendance are indicated in **BOLD**:

Dan Flynn, Chairman

Karen Martynick, Vice Chairman

Jackie Ahlborn

Erich Meyer

Julie Ross – via zoom

Sandra Snyder – via zoom

Walter Wujcik

Julieta Calmon – new member

Susan Vanesse – new member

Others present were:

Ann Duffield, Township Supervisor

Ashley Nowak, Office Administrator

Eunice Alexander, Goshen Tree Tenders

Peg Friese, Goshen Tree Tenders

Nada Neskovic, West Chester East Environmental Club

Mary Krueger, ESAC Member

Ken Flanagan, ESAC Member

Call to Order

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

Pledge of Allegiance & Moment of Silence

Ashley led those present in the Pledge of Allegiance and then asked for a moment of silence to remember our First Responders.

Reorganization

1. Erich nominated Julie Ross for Chairman. Sandy seconded the motion. Motion passed unanimously.

2. Julieta nominated Walter for Vice Chairman. Jackie seconded the motion. The motion passed unanimously.

Approval of Minutes

The minutes of the December 10, 2025 meeting were approved as amended.

Chairman's Report –

None

New Business –

1. Bi-Annual Planning Session -This bi-annual meeting will be held on March 10, 2026. The board has to list their accomplishments for 2024 and 2025 and their goals for 2026 and 2027. Julie will put a list together and email to everyone. Ann mentioned that the BOS will

1 be working on the Comprehensive Plan, so the goals will be important as they look ahead
2 over the next 10 years.

3
4
5 **Old Business**

6 **1. Collaboration with ESAC -** Julie commented that she has not heard from Ken of ESAC.
7 Ashley mentioned that ESAC is having a seed sowing event on January 28, 2026. Salt levels
8 were discussed. The Willistown Conservancy report is on their website. There needs to be
9 clarification of what the ESAC and Conservancy Board goals are.

10
11 **2. Communication –** The Board needs to use social media more since the newsletter doesn't
12 come out as often. Items for the March newsletter are due this Tuesday January 20, 2026.
13 Sandy spoke about having walks for residents in open spaces with a speaker. Ashley
14 mentioned Constant Contact is another way to keep informed. Sandy reminded everyone
15 that the Blue Bird Boxes will need to be cleaned. The East High School environmental club
16 volunteered to do this.

17
18 **3. Tree City Application -** Ashley will work on this. She needs volunteer hours from the
19 Board members. Jackie was at the Tree Tenders meeting and CRC was there and spoke
20 about tree maintenance of the trees they planted in Applebrook. Street Trees were
21 discussed and this issue is on hold for now.

22
23 **4. Invasive Species on Township Open Space -** Ashley mentioned that she and Mark Miller
24 did drive out and checked out this property at 713 Jamestown Way (Clocktower). Ashley
25 will follow up with Mark.

26
27 **Subdivision/ Land Development Review -** None

28
29 **Variances/Conditional Uses –** None

30
31 **Liaison Reports -** None

32
33 **Correspondence -** None

34
35 **Board Member Concerns –** None

36
37 **Public Comment.** – None

38
39 **Adjournment**

40 There being no further business, Erich moved to adjourn the meeting. Sandy seconded the
41 motion. The meeting was adjourned at 8:30 p.m. The next meeting will be Wednesday,
42 February 11, 2026 at 7:00 pm.

43
44 Respectfully submitted,

45
46
47
48 Ruth Kiefer, Recording Secretary
49

East Goshen Conservancy Board 2026-2027 Planning DRAFT

2024 Accomplishments

[ONE-PAGE VERSION]

1. Completed Spring new tree plantings in Clymers' Woods as part of annual *Keep East Goshen Beautiful Day/Arbor Day* celebrations, and Fall planting of six new trees in the Applebrook portion of EGT Park.
2. Continued engagement with EGT residents on key conservation issues with delivery of public workshop on "Watershed Friendly Property Certification", publication of an article in the *Fall 2024 Newsletter* highlighting the Board's key focus areas, and social media posts.
3. Led a well-attended Community Dog Walk in the Applebrook portion of EGT Park to raise awareness around the beauty and value of EGT's trails and habitats.
4. Achieved *Tree City USA* designation from the Arbor Day Foundation for the second consecutive year.
5. Completed Subdivision/Land Development Reviews, as needed, over 2024, and made recommendations for plan revisions, as appropriate.
6. Continued the successful maintenance and expansion of the *EGT Eastern Bluebird Network* to preserve and protect the Township's Bluebird population.
7. Advanced efforts to characterize critical water quality issues that EGT and Chester County are facing and successfully expanded the stakeholder network to enable CB to advise on water quality issues more effectively.

2025 Accomplishments

1. Continued the tradition of planting new trees as part of annual *Keep East Goshen Beautiful Day (KEGB)/Arbor Day* celebrations; published an article in the *Spring 2025 Newsletter* highlighting *KEGB Day*, raising awareness among residents on critical conservation issues.
2. Completed critical maintenance activities of the 120+ trees planted in past years; conducted survey and maintenance of Supplee Valley trees in Fall 2025.
3. Achieved *Tree City USA* designation from the Arbor Day Foundation for the third consecutive year.
4. Advanced efforts to characterize key water quality issues in EGT. Met with Township Manager to discuss critical water quality issues; engaged Lauren McGrath of the Willistown Conservation Trust to present an update on regional water quality; conferred on potential funding sources for EGT related to water quality; collaborated with ESAC on critical water quality issues, including salinity.
5. Continued the successful maintenance and expansion of the *EGT Eastern Bluebird Network* to preserve and protect the local Bluebird population and valuable habitats
6. Completed Subdivision/Land Development Reviews, as needed, over 2025, and made recommendations for plan revisions, as appropriate.

2024 Accomplishments

[LONG VERSION]

1. **Completed Spring new tree plantings in Clymers' Woods in April as part of annual *Keep East Goshen Beautiful Day/Arbor Day* celebrations, and Fall planting of 6 new trees in the Applebrook portion of the Park.** Activities advanced Township's long-term successful stewardship of local open space, streams, watersheds and riparian resources.
2. **Continued aware-raising and engagement with EG residents on key conservation and environmental issues.** Expanded CB's focus on local watershed and riparian health by delivering a public workshop on "Watershed Friendly Property Certification." Published an article in the *Fall 2024 Newsletter* highlighting the Board's 6 key focus areas to raise awareness among residents on critical conservation issues and encourage volunteers to participate in topics of interest.
3. **Achieved Tree City USA designation from the Arbor Day Foundation for the second consecutive year.** Provided continuing recognition for East Goshen as a steward of the environment, and further Board's goals of protecting natural resources and educating the community on the value of those resources.
4. **Completed Subdivision/Land Development Reviews, as needed, over 2024, and made recommendations for plan revisions, as appropriate.**
5. **Continued the successful maintenance and expansion of the *East Goshen Township Eastern Bluebird Network* to preserve and protect the Township's Bluebird population.** Completed twice-yearly network inspection and maintenance; engaged local West Chester University student to fabricate 10 additional boxes; educated Township residents on the value of the Network, including in EGT *Newsletter* article.
6. **Advanced efforts to characterize critical water quality issues that the Township and Chester County are facing and successfully expanded the stakeholder network to enable CB to advise on water quality issues more effectively.** Among other investigations, collaborated with experts at the Willistown Conservation Trust to further the Board's investigations.
7. **Led a well-attended Community Dog Walk in the Applebrook portion of EGT Park to engage and raise awareness around the beauty and value of East Goshen Park's trails and habitats.** Introduced residents to the benefits and value of East Goshen Townships natural resources.

2025 Accomplishments

1. **Advanced the Township's long-term successful stewardship of local streams, creeks, and watersheds, with a focus on improving the health of riparian areas, through the maintenance of existing trees and planting of new trees in the Supplee Valley Preserve and EGT Park.** Continued the tradition of planting new trees as part successful, annual *Keep East Goshen Beautiful Day/Arbor Day* celebrations in April 2025; published an article in the *Spring 2025 Newsletter* highlighting KEGB Day successes, raising awareness among residents on critical conservation issues; completed critical maintenance activities of the 130+ trees planted by the Board in past years; conducted survey and maintenance of Supplee Valley trees in Fall 2025.
2. **Achieved Tree City USA designation from the Arbor Day Foundation for the third consecutive year.** Provided continuing recognition for East Goshen as a steward of the environment, and further Board's goals of protecting natural resources and educating the community on the value of those resources.
3. **Advanced CB's efforts to characterize key water quality issues EGT and Chester County are facing.** Met with Township Manager in May to discuss critical water quality issues; engaged Lauren McGrath of the Willistown Conservation Trust to present an update on Township and regional water quality issues in September 2025; conferred on potential grants or other funding sources EGT may be eligible for related to water quality issues; collaborated with ESAC on critical water quality issues, including discussions on salinity issues in Township streams.
4. **Continued the successful maintenance and expansion of the EGT Eastern Bluebird Network to preserve and protect the Township's Bluebird population and its valuable habitat.** With support from students from the West Chester East Environmental Club, CB more than doubled the number of boxes in the Township Eastern Bluebird Box Network.
5. **At BOS Liaison request, considered potential issues related to "Street Trees."** Collected various other locale's ordinances and other related information on Street Trees. After several brief discussions, BOS Liaison suggested we table the topic until further need arises.
6. **Supported the mission to educate the community on key conservation and environmental issues by engaging local high school students in some of the most critical conservation and environmental issues the Township is addressing.** Met with representative of the West Chester East High School Environmental Club in February 2025, educating the group on CB's mission and goals and engaging them in opportunities to support EG's goals.

East Goshen Township Conservancy Board 2026-2027 Goals **TABLE VERSION**

Focus Area	2026 Goals	2027 Goals
Tree and shrub planting and maintenance to protect riparian areas, parks, and open spaces	<ul style="list-style-type: none"> Continue annual <i>Keep East Goshen Beautiful (KEGB)</i> Day EGT Cleanup/Arbor Day and Fall tree/shrub plantings Complete required maintenance activities to preserve newly/recently planted trees/shrubs Prepare a 3-5 year Tree & Shrub Planting and Maintenance Plan for Supplee Valley and EGT Park; present Plan to BOS for implementation in 2027 	<ul style="list-style-type: none"> Continue leading annual <i>Keep East Goshen Beautiful (KEGB)</i> Day EGT Cleanup/Arbor Day and Fall tree/shrub plantings Complete planting and maintenance activities to preserve newly/recently planted trees/shrubs as outlined in the longer-term plan presented to BOS
Education and engagement of residents on the value of EGT's natural resources	<ul style="list-style-type: none"> Maintain <i>Tree City USA</i> designation Work toward <i>Bird Town of PA</i> designation Lead ?? workshops/events to continue successful public engagement and education Publish relevant materials in EGT <i>Newsletter</i> and social media to engage EGT residents 	<ul style="list-style-type: none"> Maintain <i>Tree City USA</i> designation Achieve or advance <i>Bird Town of PA</i> designation Lead ?? workshops/events to continue successful public engagement and education Publish relevant materials in EGT <i>Newsletter</i> and social media to engage EGT residents
Maintenance and expansion of EGT Eastern Bluebird Box Network	<ul style="list-style-type: none"> Continue maintenance and expansion of EGT Park Eastern Bluebird Box Network, with support from West Chester East Environmental Club or others 	<ul style="list-style-type: none"> Continue maintenance and expansion of EGT Park Bluebird Box Network, with support from West Chester East High School Environmental Club or others
Open Spaces Management	<ul style="list-style-type: none"> Evaluate opportunities and benefits of expanding "Mowed to Meadows" activities in new areas of EGT Park, and other areas of EGT as appropriate; present recommendations to BOS for implementation beginning in 2027 	<ul style="list-style-type: none"> Monitor progress of "mowed to meadows" activities implemented by EGT Identify and assess status of EGT's open spaces and, if warranted, recommend management plans for open spaces and support open space acquisition opportunities
Water Quality Issues	<ul style="list-style-type: none"> Continue review of relevant water quality issues to ensure CB is prepared to make recommendations to BOS on critical water quality issues, as appropriate 	<ul style="list-style-type: none"> Continue review of relevant water quality information to ensure CB is prepared to make recommendations to BOS on critical water quality issues, as appropriate If appropriate, recommend stricter guidelines for salt use
Invasives Management	<ul style="list-style-type: none"> Over 2026, engage stakeholders and technical experts to assess complex issues related to invasives management in EGT 	<ul style="list-style-type: none"> If appropriate based on 2026 evaluations, recommend to BOS and Planning Commission studies or regulations needed to advance invasives management
Subdivision/Land Development Reviews	<ul style="list-style-type: none"> Support BOS and Planning Commission with review and comments on proposed subdivision and land development plans 	<ul style="list-style-type: none"> Support BOS and Planning Commission with review and comments on proposed subdivision and land development plans
Honeybee management	<ul style="list-style-type: none"> Evaluate and recommend plans to reduce the number of non-native honeybee hives in EGT, which crowd out native bees and wasps and may contribute to collapse disorder 	<ul style="list-style-type: none">

East Goshen Township Conservancy Board 2026-2027 Goals **BULLET VERSION**

2026 Goals

1. Lead successful *Keep East Goshen Beautiful Date Cleanup/Arbor Day* tree planting celebration
2. Continue maintaining Clymer's Woods, replacing dead trees and applying mulch, as needed
3. Continue maintenance and enhancement of riparian buffers through continued tree/shrub planting in EGT Park and Supplee Valley Preserve
4. Maintain *Tree City USA* designation
5. Work toward *Bird Town of Pennsylvania* designation
6. Continue maintenance and expansion of *EGT Park Eastern Bluebird Box Network*, with support from West Chester East High School Environmental Club or others
7. Encourage public awareness of the value and condition of EGT's natural resources through one educational presentation or event.
8. Continue to inform the public of important conservation and environmental issues through articles in the EGT Newsletter and EGT social media
9. Continue to collaborate with ESAC, Public Works, and Parks to identify conservation and environmental issues critical to the Township
10. Support BOS and Planning Commission with review and comments on proposed subdivisions and land development plans
11. Engage stakeholders and technical experts to assess complex issues related to invasives management in EGT
12. Reconsider opportunities and benefits of expanding "Mowed to Meadows" activities in EGT Park; present recommendations to BOS for implementation beginning in 2027

2027 Goals

1. Lead successful *Keep East Goshen Beautiful Date Cleanup/Arbor Day* tree planting celebration
2. Continue maintaining Clymer's Woods, replacing dead trees and applying mulch, as needed
3. Continue maintenance and enhancement of riparian buffers through continued tree/shrub planting in EGT Park and Supplee Valley Preserve
4. Maintain *Tree City USA* designation
5. Maintain *Bird Town of Pennsylvania* designation, if appropriate
6. Continue maintenance and expansion of *EGT Park Eastern Bluebird Box Network*, with support from West Chester East High School Environmental Club or others
7. Encourage public awareness of the value and condition of EGT's natural resources through one educational presentation or event.
8. Continue to inform the public of important conservation and environmental issues through articles in the EGT Newsletter and EGT social media
9. Continue to collaborate with ESAC, Public Works, and Parks to identify conservation and environmental issues critical to the Township
10. Support BOS and Planning Commission with review and comments on proposed subdivisions and land development plans



ROCKWELL ASSOCIATES

URBAN FORESTRY, NATURAL RESOURCE & LANDSCAPE CONSULTANTS

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Via Email delivery

To: Mr. Pete McKenna
McKenna Building Group
From: John Hosbach Jr., Rockwell Urban Forestry
Date: December 18, 2025
Property: 971 Cornwallis Drive
East Goshen Township
Chester County, Commonwealth of Pennsylvania 19380
Project: Urban Forest Review

Dear Mr. McKenna,

This report presents a comprehensive arboricultural and forest conditions assessment of the property located at 971 Cornwallis Drive, East Goshen Township, Chester County, Pennsylvania, prepared in support of the proposed development of three residential dwellings. The evaluation was conducted to objectively document existing tree and woodland conditions, identify the factors contributing to forest decline, and provide a scientifically sound basis for tree removal, preservation, and enhancement recommendations.

The subject property contains a forest system that has experienced long-term ecological stress resulting in widespread canopy deterioration, elevated mortality, invasive species dominance, and complete suppression of native regeneration. These conditions are not isolated or recent in origin but reflect cumulative impacts from pest infestations, disease, storm damage, deer overpopulation, and unmanaged invasive species expansion. As a result, the existing woodland no longer functions as a self-sustaining forest ecosystem.

This assessment applies accepted arboricultural standards, forest ecology principles, and professional judgment to evaluate forest health at both the individual-tree and stand levels. Emphasis is placed on forest function, long-term viability, and ecological resilience, rather than preservation of individual trees regardless of condition. Where removals are proposed, they are supported by documented decline and structural limitations. Where preservation is recommended, it is paired with enhancement strategies designed to improve stability, species diversity, and long-term canopy replacement.



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The findings and recommendations contained herein are intended to support informed land-use decisions that balance responsible development with environmental stewardship, resulting in a site plan that improves overall woodland condition while maintaining meaningful preserved open space for the future.

1. EXECUTIVE SUMMARY

A comprehensive arboricultural and forest conditions assessment was conducted at 971 Cornwallis Drive, East Goshen Township, Chester County, Pennsylvania, in support of a proposed land development consisting of three (3) residential dwellings on designated lots.

The subject property comprises 7.444 acres (324,274 square feet), of which 2.52 acres (109,765 square feet) are proposed for disturbance and 4.92 acres (214,509 square feet) are proposed to remain preserved. Field observations, representative sampling, and ecological evaluation indicate the existing forest system is severely degraded, exhibiting widespread canopy decline, extensive pest-related mortality, structural failure, invasive species dominance, and near-complete suppression of native regeneration.

Within the proposed disturbance area, 47 trees require removal, of which approximately 7% are considered viable in terms of long-term structural stability and canopy contribution. Additionally, more than 50 dead and failing trees were observed across the broader woodland matrix, reflecting systemic forest decline rather than isolated individual-tree failure.

Despite current degraded conditions, preservation of nearly five acres of woodland, combined with targeted enhancement, reforestation, and invasive species management, represents a net ecological benefit and provides a realistic pathway toward long-term forest recovery and site stabilization.

2. PURPOSE, SCOPE, AND PROFESSIONAL BASIS

2.1 Purpose of Assessment

This report was prepared to:

- Document existing arboricultural and forest conditions



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- Support tree removal determinations
- Evaluate woodland function and regeneration capacity
- Identify preservation opportunities and constraints
- Provide science-based mitigation and enhancement recommendations

2.2 Professional Standards

This assessment is consistent with:

- ☐ ANSI A300 Tree Care Performance Standards
- ☐ ISA Best Management Practices

Accepted principles of forest ecology and urban forestry applicable to southeastern Pennsylvania

2.3 Limitations

This is a visual, field-based assessment. No subsurface testing, resistograph drilling, or soil analyses were performed. Tree risk is probabilistic; inspection reduces but does not eliminate risk.

3. SITE AREA SUMMARY

Total Property Area: 324,274 square feet (7.444 acres)

Area of Disturbance: 109,765 square feet (2.52 acres)

Area to Remain Undisturbed / Preserved: 214,509 square feet (4.92 acres)

The site consists of degraded woodland, transitional edge zones, and open non-treed areas resulting from historic canopy loss and ecological stress.



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4. FOREST COMPOSITION AND STAND STRUCTURE

4.1 Dominant Canopy Species

The overstory is primarily composed of:

Ash (*Fraxinus* spp.) 40%

Oak (*Quercus* spp.) 25%

Hickory (*Carya* spp.) 5%

Maple (*Acer* spp.) 30%

4.2 Stand Condition Interpretation

The forest exhibits characteristics of advanced decline, including:

- ☐ Overstory mortality exceeding recruitment
- ☐ Large canopy gaps lacking native regeneration
- ☐ High frequency of blowdowns and storm-related failures
- ☐ Extensive invasive understory dominance
- ☐ The stand no longer functions as a self-sustaining forest system.

5. TREE REMOVAL FINDINGS AND VIABILITY ANALYSIS

5.1 Trees Requiring Removal

Representative sampling and field evaluation identified 47 standing trees within the proposed disturbance area that require removal due to mortality, structural instability, advanced decline, or direct conflict with proposed improvements.



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5.2 Viability Determination

Only approximately 7% of these trees are considered viable when evaluated for:

- ☐ Structural integrity
- ☐ Physiological vigor
- ☐ Tolerance of environmental change
- ☐ Long-term canopy contribution (20+ year horizon)
- ☐ The remaining trees exhibit limited longevity and elevated failure potential.

6. PATHOLOGY, DEFECTS, AND DECLINE DRIVERS

6.1 Emerald Ash Borer (*Agrilus planipennis*)

Ash mortality is extensive and advanced, with observed canopy dieback, bark loss, structural brittleness, and progressive failure patterns consistent with late-stage EAB infestation.

6.2 Oak Decline and Hypoxylon (*Biscogniauxia*) Canker

Oak species exhibit stress-induced fungal colonization, vascular impairment, and declining mechanical strength, indicating limited long-term viability.

6.3 Storm Damage and Blowdowns

Repeated storm events have resulted in uprooted trees, crown failures, and extensive coarse woody debris, reflecting compromised anchorage and decay progression.

6.4 Root and Stem Decay

Observed decay significantly reduces load-bearing capacity and increases likelihood of failure under normal environmental loading.



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7. INVASIVE SPECIES AND UNDERSTORY CONDITIONS

7.1 Invasive Understory Composition

The understory across both wooded and open areas is dominated by invasive plant species, including but not limited to:

- ☐ Japanese Stiltgrass (*Microstegium vimineum*)
- ☐ Invasive Honeysuckle (*Lonicera* spp.)
- ☐ Multiflora Rose (*Rosa multiflora*)
- ☐ Wineberry (*Rubus phoenicolasius*)

Additional opportunistic invasive shrubs and vines typical of disturbed southeastern Pennsylvania woodlands

7.2 Ecological Impacts

These invasive species:

- ☐ Outcompete native seedlings for light, moisture, and nutrients
- ☐ Alter soil chemistry and microbial communities
- ☐ Form dense thickets that prevent forest regeneration
- ☐ Increase edge effects and deer utilization
- ☐ Accelerate canopy decline by suppressing replacement cohorts

As a result, natural successional processes are effectively arrested.



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8. DEER PRESSURE AND REGENERATION FAILURE

Direct observation confirmed nineteen (19) white-tailed deer utilizing the site for bedding, feeding, and travel. Chronic over-browsing has resulted in:

- ☐ Elimination of native seedling and sapling layers
- ☐ Expansion of browse-resistant invasive species
- ☐ Long-term suppression of canopy replacement

Without intervention, continued forest decline is expected.

9. PRESERVED WOODLAND AREAS / FUNCTIONAL VALUE, ENHANCEMENT, AND LONG-TERM IMPROVEMENT

The preservation of approximately 4.92 acres of woodland represents a substantial ecological benefit and provides the foundation for long-term site stabilization and improvement.

Preservation allows for:

- Soil stabilization and erosion control
- Stormwater interception and infiltration
- Microclimate regulation
- Habitat continuity
- Visual buffering and landscape character retention

9.1 Canopy Rehabilitation and Species Diversification

Preserved areas enable a managed transition toward:

- ☐ Increased diversity in species
- ☐ Improved age-class distribution



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- ☐ Enhanced resistance to pests and diseases

9.2 Understory Enhancement

Targeted invasive reduction and reforestation allow preserved woodland to regain structural complexity and regenerative capacity.

10. OPEN AND NON-TREED AREAS / INVASIVE DOMINANCE AND ECOLOGICAL OPPORTUNITY

Open and sparsely treed areas on the site reflect historic canopy loss and are dominated by invasive vegetation with no functional regeneration. These areas are not stable meadows but arrested successional systems.

10.1 Enhancement Opportunity

These areas present opportunities for:

- ☐ Reforestation using forestry-grade stock
- ☐ Expansion of future canopy cover
- ☐ Reduction of invasive seed sources
- ☐ Improved connectivity between preserved woodland areas

11. MITIGATION AND REFORESTATION RECOMMENDATIONS

11.1 Planting Strategy

Use forestry-grade tree whips to maximize survival, root establishment, and cost-effective density.

11.2 Recommended Species

- Willow Oak (*Quercus phellos*)
- Swamp White Oak (*Quercus bicolor*)



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- Hackberry (*Celtis occidentalis*)
- Black Gum (*Nyssa sylvatica*)
- Sweetbay Magnolia (*Magnolia virginiana*)

11.3 Invasive and Browse Management

- Selective vine cutting (non-destructive)
- Targeted invasive control
- Deer browse protection measures

12. PRESERVED AREA MITIGATION & ENHANCEMENT IMPLEMENTATION SCHEDULE

To ensure that preserved woodland areas function as long-term ecological assets rather than unmanaged remnants, a phased mitigation and enhancement schedule is recommended. This schedule is designed to stabilize existing conditions, reduce invasive pressure, support native regeneration, and guide adaptive management over time.

Mitigation activities within preserved areas are intentionally sequenced to prioritize tree protection, invasive suppression, and successful establishment of native vegetation, while minimizing disturbance to soils and retained root systems.

12.1 Mitigation Objectives

The primary objectives of the preserved-area mitigation program include:

- Reducing structural and physiological stress on retained trees
- Suppressing invasive species that inhibit regeneration
- Re-establishing native woody structure and future canopy
- Protecting new plantings from deer browse



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- Creating a framework for long-term woodland recovery

This approach aligns with contemporary forest restoration practices and municipal conservation goals.

12.2 Preserved Woodland Mitigation Schedule (Summary)

Mitigation activities shall be implemented in phases to maximize effectiveness and ecological response. The schedule allows flexibility for weather, site conditions, and adaptive management while maintaining clear performance goals.

Key components include:

- Selective invasive vine cutting to reduce crown loading and competition
- Targeted invasive groundcover control to restore soil access and light penetration
- Forestry-grade whip planting using diverse native species
- Deer browse protection to ensure regeneration survival
- Annual monitoring to guide follow-up actions

Preserved Woodland Mitigation & Enhancement Schedule

971 Cornwallis Drive – East Goshen Township

Phase	Task	Scope / Description	Timing	Purpose
1	Invasive Vine Cutting	Cut invasive vines (honeysuckle, multiflora rose, wineberry) at ground and chest height. Do not pull from trees.	Late Winter – Early Spring	Reduce crown loading and competition on retained trees.
2	Invasive Groundcover Control	Targeted control of Japanese stiltgrass and other invasive understory species within preserved areas.	Spring – Early Summer	Improve light and soil access for regeneration.
3	Forestry-Grade Whip Planting	Install native tree whips in clusters using diverse, site-appropriate species.	Fall or Early Spring	Re-establish future canopy and species diversity.
4	Deer Browse Protection	Install tree shelters or fencing concurrent with planting.	Concurrent with Planting	Ensure survival of new plantings.
5	Monitoring & Adaptive Management	Annual inspection of plantings, invasive re-growth, and browse impacts; corrective actions as needed.	Annually (Years 1–5)	Guide long-term woodland recovery.



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13. CONCLUSIONS

- The existing forest system is severely degraded and non-regenerating.
- Tree removals within the disturbance area are necessary and justified.
- Preservation of woodland acreage provides clear ecological benefit.
- Invasive-dominated open areas represent opportunities for enhancement.
- Active management is required to achieve long-term forest recovery.
- Add 150 forestry whips to assist with re-stocking the stand.

14. PROFESSIONAL STATEMENT

This report reflects professional judgment grounded in arboricultural science, forest ecology, and accepted industry standards. While tree risk and forest decline cannot be entirely eliminated, the proposed approach represents an environmentally responsible and scientifically sound strategy for land development and woodland stewardship.



John Rockwell Hosbach Jr.

John Rockwell Hosbach Jr., RCA, Urban Forester | Principal



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Photograph denotes a highly populated stand of dead and failing ash with standing dead ash that are risk related



ROCKWELL ASSOCIATES

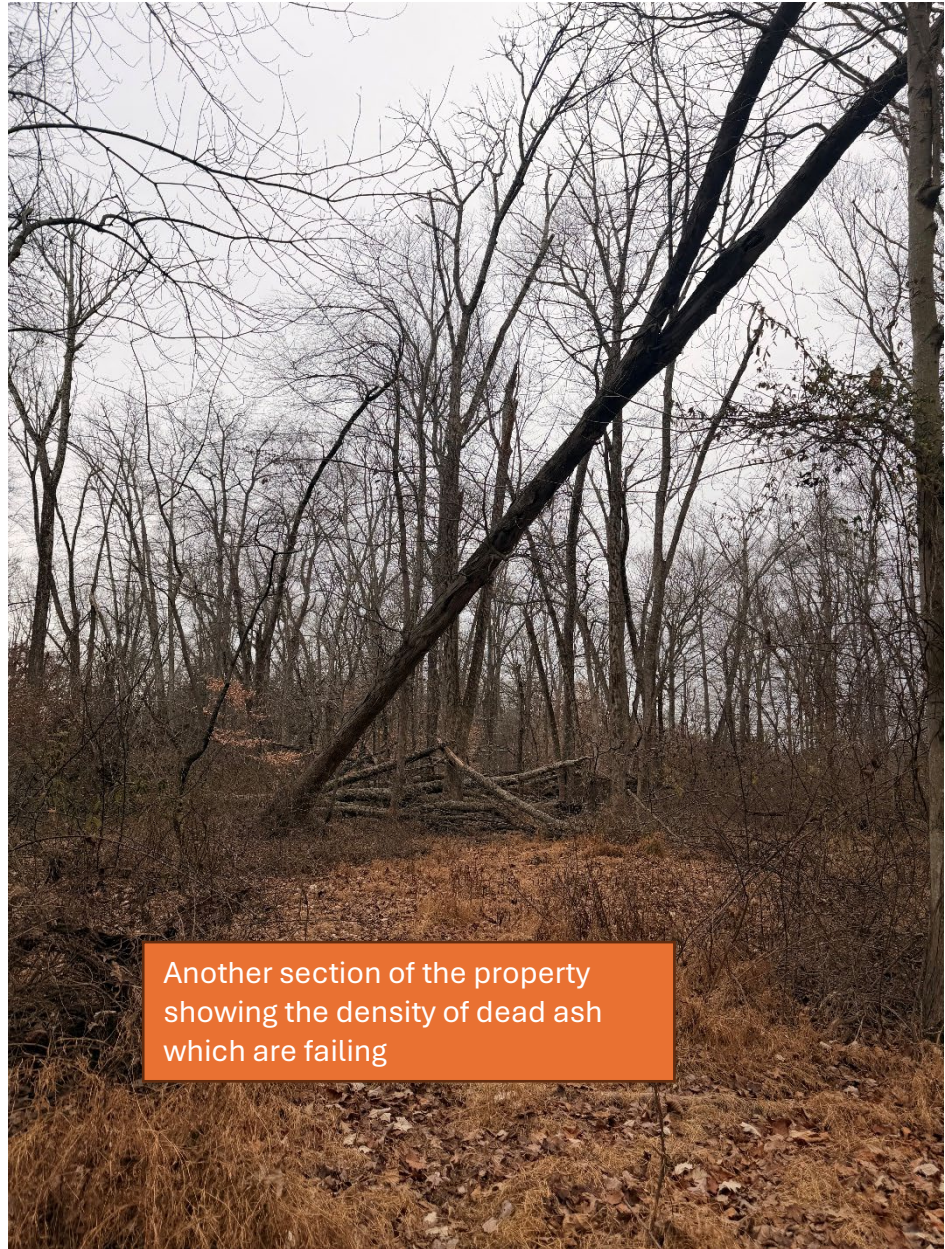
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Another section of the property
showing the density of dead ash
which are failing



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Hypoxylon canker found on oak trees



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



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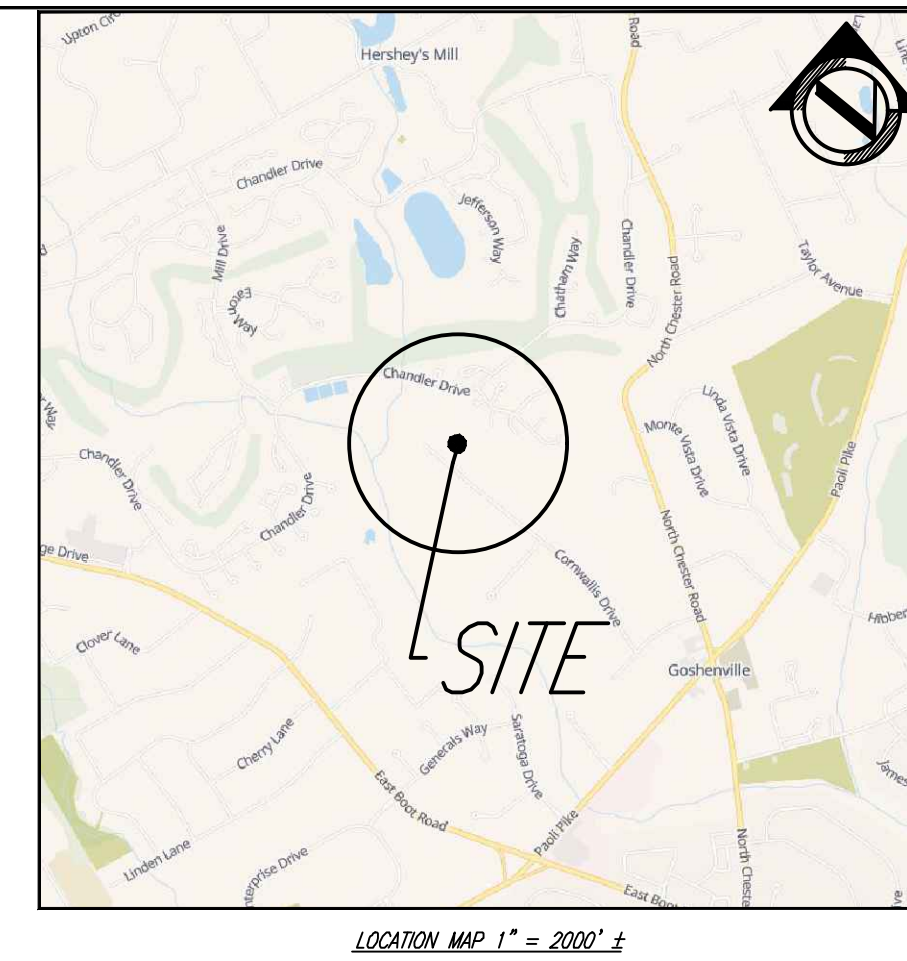
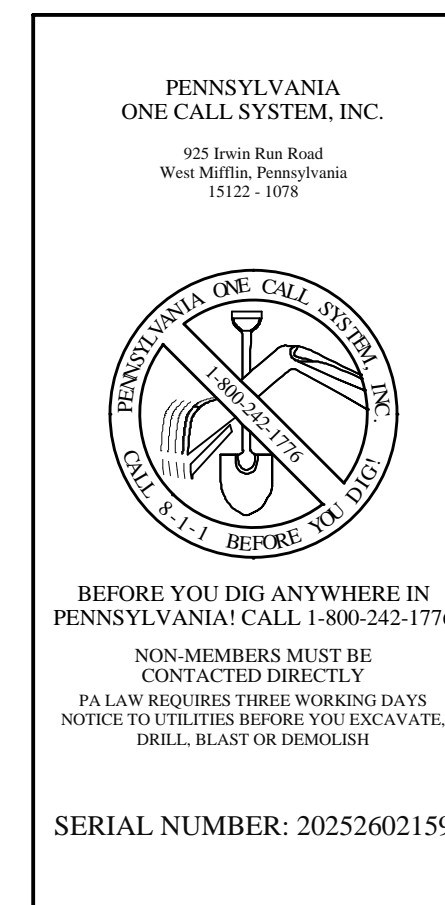


Highly invasive and competing jap. Stilt grass
No regeneration of natives occurring

REVISION 0

=====	PROPERTY BOUNDARY
=====	ADJOINER BOUNDARY
=====	RIGHT OF WAY LINE
=====	BUILDING SETBACK LINE
--- 95 ---	EXISTING CONTOUR
--- 95 ---	EXISTING SPOT ELEVATION
~~~~~	EXISTING TREELINE
—○—○—	EXISTING FENCE
—OH—	EXISTING OVERHEAD WIRE
—G—	APPROXIMATE UNDERGROUND GAS LINE
—W—	APPROXIMATE UNDERGROUND WATER LINE
—C—	APPROXIMATE UNDERGROUND TELCO LINE
—E—	APPROXIMATE UNDERGROUND ELECTRIC LINE
—S—	APPROXIMATE UNDERGROUND SANITARY LINE
=====	APPROXIMATE UNDERGROUND DRAINAGE LINE
=====	EXISTING CURB
=====	EXISTING DEPRESSED CURB (DC)
—X—	EXISTING SIGN
—C—	EXISTING UTILITY POLE (UP)
C - T	CONDUIT - TRANSFORMER
L - M - BX	LIGHT - METER - BOX
←	GUY WIRE
LSA	LANDSCAPE AREA
☀	LAMP POST
WLF	WETLAND FLAG

- |                                                                                     |                         |
|-------------------------------------------------------------------------------------|-------------------------|
|  | STORM MANHOLE           |
|  | SANITARY MANHOLE        |
|  | COMMUNICATION MANHOLE   |
|  | ELECTRIC MANHOLE        |
|  | WATER MANHOLE           |
|  | UNKNOWN MANHOLE         |
|  | TANK LID                |
|  | STORM INLET             |
|  | GAS METER               |
|  | WATER METER             |
|  | TRAFFIC SIGNAL BOX      |
|  | ELECTRIC VAULT          |
|  | GAS VALVE               |
|  | WATER VALVE             |
|  | CLEAN OUT               |
|  | MONITORING WELL         |
|  | CONCRETE MONUMENT FOUND |
|  | IRON PIN FOUND          |
|  | IRON PIPE FOUND         |
|  | NAIL FOUND              |
|  | STONE FOUND             |
|  | BENCHMARK               |
|  | STATE PLANE             |
|  | DEAD                    |
|  | EVERGREEN TREE          |
|  | DECIDUOUS TREE          |



1. PROPERTY KNOWN AS PARCEL HW 653-4-65; 971 CORNWALLIS DRIVE, WEST CHESTER TOWNSHIP, CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA.
2. GROSS AREA OF PARCEL IS 321,688.3 SQUARE FEET OR 7.4309 ACRES. NET AREA OF PARCEL IS: 314,566.4 SQUARE FEET OR 7.2212 ACRES.
3. PROPERTY OWNER: RICHARD H & HELEN I. SHUMAKER
4. REPRESENTATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND DO NOT SUPPORT TO BE AS-BUILT LOCATIONS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & IDENTIFIED IN THE SURVEY ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY AND ARE NOT GUARANTEED. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
5. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND DESIGN SERVICES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING LATEST DATE: SEPTEMBER 26, 2023.
6. COPYRIGHT © 2023, CORNERSTONE CONSULTING ENGINEERS AND DESIGN SERVICES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.
7. THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL, AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
8. DATUM BASED UPON PENNSYLVANIA STATE PLANE SOUTH USING HORIZONTAL VALUES FROM NADBS AND VERTICAL VALUES FROM NAVD83. BEARINGS AND DISTANCES SHOWN ARE BASED ON THE DESCRIPTION CONTAINED WITHIN THE DEED OF RECORD AS WELL AS STATE PLANE INFORMATION.
9. SITE BENCHMARK IS SANITARY MANHOLE AT ELEVATION = 422.26'. TO ENSURE THAT THERE WAS NO ALTERATION OF THE SURVEY BENCHMARK SINCE THE TIME OF THE FIELD SURVEY, IT IS RECOMMENDED THAT THE SURVEYOR CONDUCT A VISUAL CHECK FOR ALTERATION OF ANOTHER SURVEY DOCUMENT. IT IS ALSO RECOMMENDED THAT ANY CONTRACTOR ESTABLISH THEIR OWN CONSTRUCTION BENCHMARK BASED ON THE SURVEY BENCHMARK AND VERIFIED WITH PROVIDED ELEVATIONS OF OTHER EXISTING IMPROVEMENTS.
10. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT BY STEWART TITLE GUARANTY COMPANY; COMMITMENT NO. 2510PMF FOR 971 CORNWALLIS DRIVE, WEST CHESTER PA 19380; DATED 08/29/2023.
11. SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD WHETHER SHOWN HEREON OR NOT.
12. THE RESEARCH FOR THIS PLAN IS LIMITED TO THE DEED(S) OF RECORD FOR THE SUBJECT AND ADJOINING PARCELS, AND ANY EASEMENTS, RIGHTS OF WAY, OR RESTRICTIONS THAT ARE CONTAINED WITHIN THE RECORDED DEEDS.
13. IT IS RECOMMENDED THAT AREAS INDICATED AS UNACCESSIBLE, OR AREAS SHOWN ON THE PLAN HEREON THAT ARE NOT COMPLETE DUE TO BEING UNACCESSIBLE, SHOULD BE REVIEWED AND DOCUMENTED BY THE SURVEYOR. IF ADDITIONAL SURVEY WORK IS NECESSARY, REMOVAL OF THIS NOTE FROM THE SURVEY DOCUMENT WILL REQUIRE ADDITIONAL FIELD SURVEY.
14. THE PROPERTY OWNER AND/OR CLIENT SHALL PROVIDE WRITTEN COMMUNICATION TO THE UNDERSIGNED SHOULD THERE BE A DISPUTE REGARDING THE BOUNDARY AND/OR THE CONTENTS OF THIS SURVEY.
15. ANY POTENTIAL ENCROACHMENT SHOWN ON THIS PLAN ARE PROVIDED TO DEPICT THE PHYSICAL LOCATION OF ANY POTENTIALLY ENCROACHING STRUCTURE OR IMPROVEMENT AND IS NOT A STATEMENT OR JUDGEMENT AS TO THE OWNERSHIP OF SUCH ENCROACHMENT OR ANY PROPERTY THEREAFTER ADJACENT.
16. BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FEMA FLOOD MAP ZONE--OTHER AREAS ZONE X, ZONE X-1, ZONE X-2, ZONE X-3, ZONE X-4, AND REGULATORY FLOODPLAIN/FLOODPLAIN. (SEE MAP REFERENCE #2).
17. BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY. THE COURSES DESCRIBED HEREON WERE DETERMINED BY FOUND MONUMENTS, ADJOINERS AND RESULTING CALCULATIONS.
18. A METADANALYSIS WAS PERFORMED BY ARM GROUP, LLC ON 11/10/2023 AND FIELD LOCATED ON 11/11/2023.

1. TAX MAPS AND AERIAL IMAGERY OF CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA
2. MAP ENTITLED "TRIM FLOOD INSURANCE RATE MAP, CHESTER COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," PANEL 160 OF 380, MAP NUMBER 4202AC1606, EFFECTIVE SEPTEMBER 29, 2017.
3. PLAN ENTITLED IN PART "EMERGENCY ACCESS EASEMENT PLAN," PREPARED BY PENNOM ASSOCIATES INC., DATED 08-02-2017, BEING "917 CORMVALMUS DRIVE" ON SAD MAP, DEED BK 9779 PG 702.
4. PLAN ENTITLED IN PART "PLAN OF SUBDIVISION" BEING "972 & 970 CORMVALMUS DRIVE," PREPARED BY EDWARD B. WALSH & ASSOCIATES, INC. LAST DATED 04-18-1996, DEEED BK F81 PG 494.

[illegible]

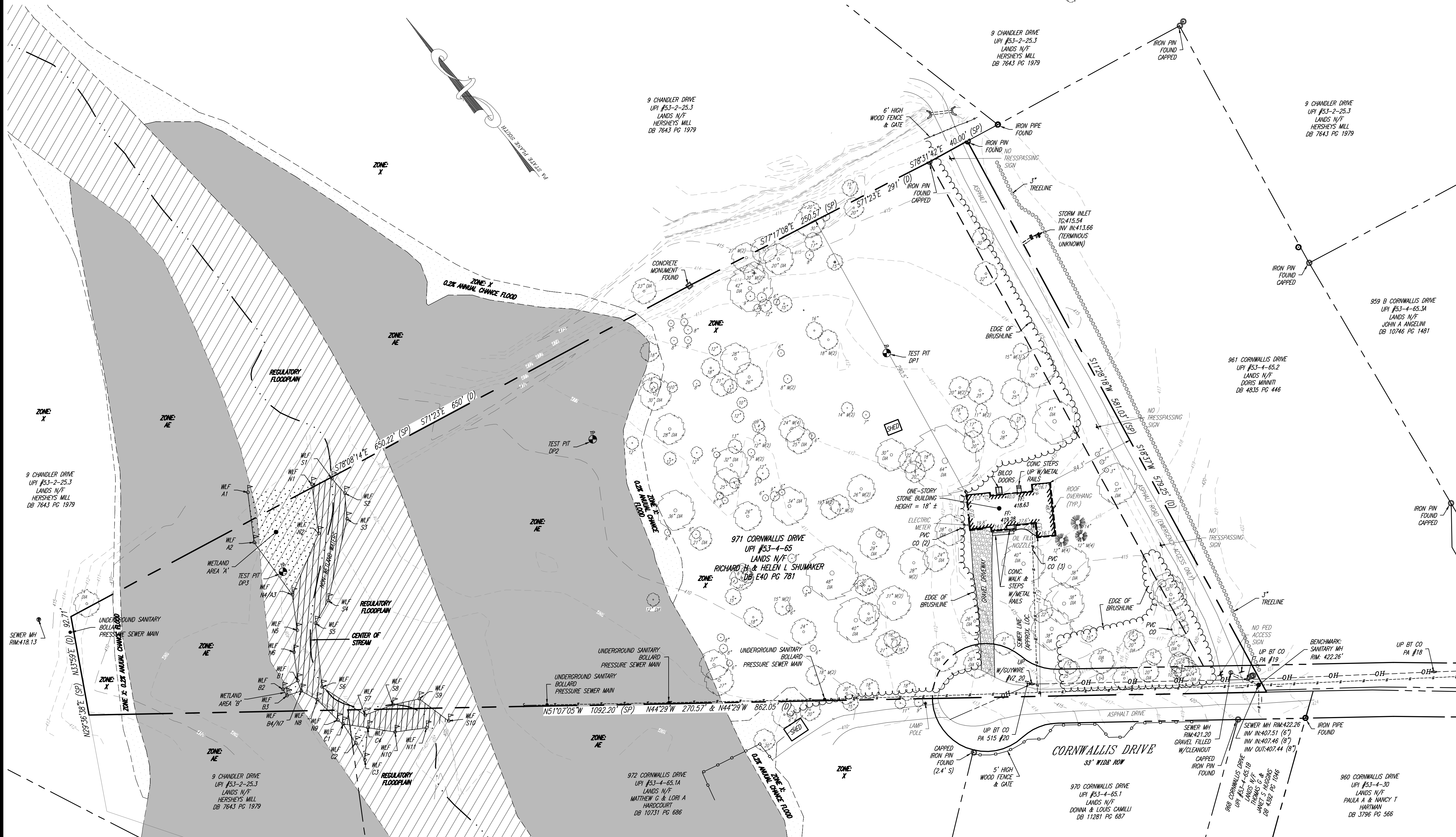
PENNSYLVANIA PROFESSIONAL  
LAND SURVEYOR  
PENNSYLVANIA LICENSE No. SU057592E

971 CORNWALLIS DRIVE  
UPI #53-4-65  
EAST GOSHEN TOWNSHIP  
CHESTER COUNTY  
COMMONWEALTH OF  
PENNSYLVANIA, 19380

BOUNDARY/LOCATION  
AND TOPOGRAPHIC  
SURVEY

PROJ. #	25-0626	DATE	10-24-2025
CAD ID.	SV00	DRN BY	LDK, BRS
SCALE	AS NOTED	CHK BY	SJR

SHEET 1 OF 1



Age Group	Percentage (%)
18-24	~110
25-34	~85
35-44	~75
45-54	~65
55-64	~55
65-74	~45
75-84	~35
85+	~25

( IN FEET )  
1 inch = 50 ft.