

EAST GOSHEN TOWNSHIP PLANNING COMMISSION

East Goshen Township Administration Building
1580 Paoli Pike, 2nd Floor, West Chester, PA 19380

Meeting Agenda

Tuesday, February 24, 2026, at 7:00 PM

Planning Commission Members:

John Stipe, Chairman
Dan Truitt, Vice Chairman
Daniel H. Daley
Ernest Harkness
William Kaufman
Michael Koza
Karen Martynick

Larry Massaro, BOS Liaison
Kelly Krause, Zoning Officer/Staff Liaison

Agenda Items:

1. Call to Order / Pledge of Allegiance and Moment of Silence
2. Chairman will ask if anyone is going to record the meeting.
3. **Review of Tracking Log / Determine need for Workshop Meeting**
4. Public Comment on Non-Agenda Items
5. **Approval of Minutes**
 - a. **January 27, 2026**
6. **Acknowledge Receipt of New Applications (Initial Submission)**
 - a. **Subdivision and Land Development Applications**
 - i. **949 & 951 Cornwallis Drive- Sketch Plan Review**
 - b. Conditional Uses Applications
 - c. **Zoning Hearing Board Variances**
 - i. **1409 Manley Road- Variance Application Review**
 - d. Ordinance Amendments
7. **Old Business**
 - a. **Zoning Ordinance Amendment Draft- AI Data Centers**
8. **New Business**
9. **Liaison Reports**
 - a. **Larry Massaro- Chester County Planning Commission Comprehensive Plan Meeting**
10. Correspondence
11. Announcements
12. Next Meeting – **Tuesday, March 24, 2026, at 7:00 PM**
13. Adjournment

Bold Items indicate new information to review or discuss.

**East Goshen Township Planning Commission
Application Tracking Log
January 27, 2026**

1 1. Zoning Ordinance Amendment Draft = AI Data Centers

2 Items Discussed:

3 • Energy generation
4 • ALL Utilities will be underground
5 • Environmental Issues
6 • Noise
7 • Heat
8 • Water
9 • Vibrations

10 • Draft of Zoning Ordinance Amendment should be reviewed by the Fire Marshall,
11 Police (for security issues), Municipal Authority and Conservancy Board.

12 John thanked Kelly for all she did to prepare the draft. She will make the suggested changes and bring it
13 to the next meeting for review.

14 2. Comprehensive Plan - The current Plan is dated 2015. The Comprehensive Plan should be reviewed
15 every 10 years to make any necessary changes. Ernest read the letter that the Planning Commission sent
16 to the Board of Supervisors in April 2025. They have not responded yet. Larry discussed the plan and
17 feels that the Board of Supervisors will want input from the Planning Commission. Dan D. commented
18 on the process that was used in 2015.

19 **NEW BUSINESS –**

20 1. Planning Commission 's Accomplishments & Goals - Ernest prepared a list of significant
21 accomplishments for 2024 & 2025, and the Goals for the Planning Commission for 2026 & 2027.
22 Everyone approved this report. It will be presented at the Township meeting on March 10, 2026.

23 **LIAISON REPORTS**

24 1. Board of Supervisors - Nothing to report.

25 **ANY OTHER MATTER**

26 None

27 **CORRESPONDENCE**

28 None

29 **ADJOURNMENT**

30 There being no further business, Dan T. made a motion to adjourn the meeting. Bill seconded the
31 motion. The meeting was adjourned at 8:00 pm.

32 The next meeting will be held on Tuesday February 24, 2026 at 7 p.m.

33
34 Respectfully submitted,

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42 *Ruth Kiefer, Recording Secretary*
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Memorandum



East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
610-692-7171 ext. 3103
kkrause@eastgoshen.org

Date: February 18, 2026
To: East Goshen Township Planning Commission
From: Kelly A. Krause, Zoning Officer
Re: **949 & 951 Cornwallis Drive- Fay**
Chester County UPI Nos. 53-4-60 & 53-4-61
Sketch Plan- Lot Line Change

A Sketch Plan application for the property located at 949 & 951 Cornwallis Drive has been submitted to reconfigure the boundary lines of two existing parcels. The properties are located within the R-2 Low Density Residential District (§240-9). Both lots are currently nonconforming in respect to the minimum lot width, providing 105 feet where 150 feet is the minimum required.

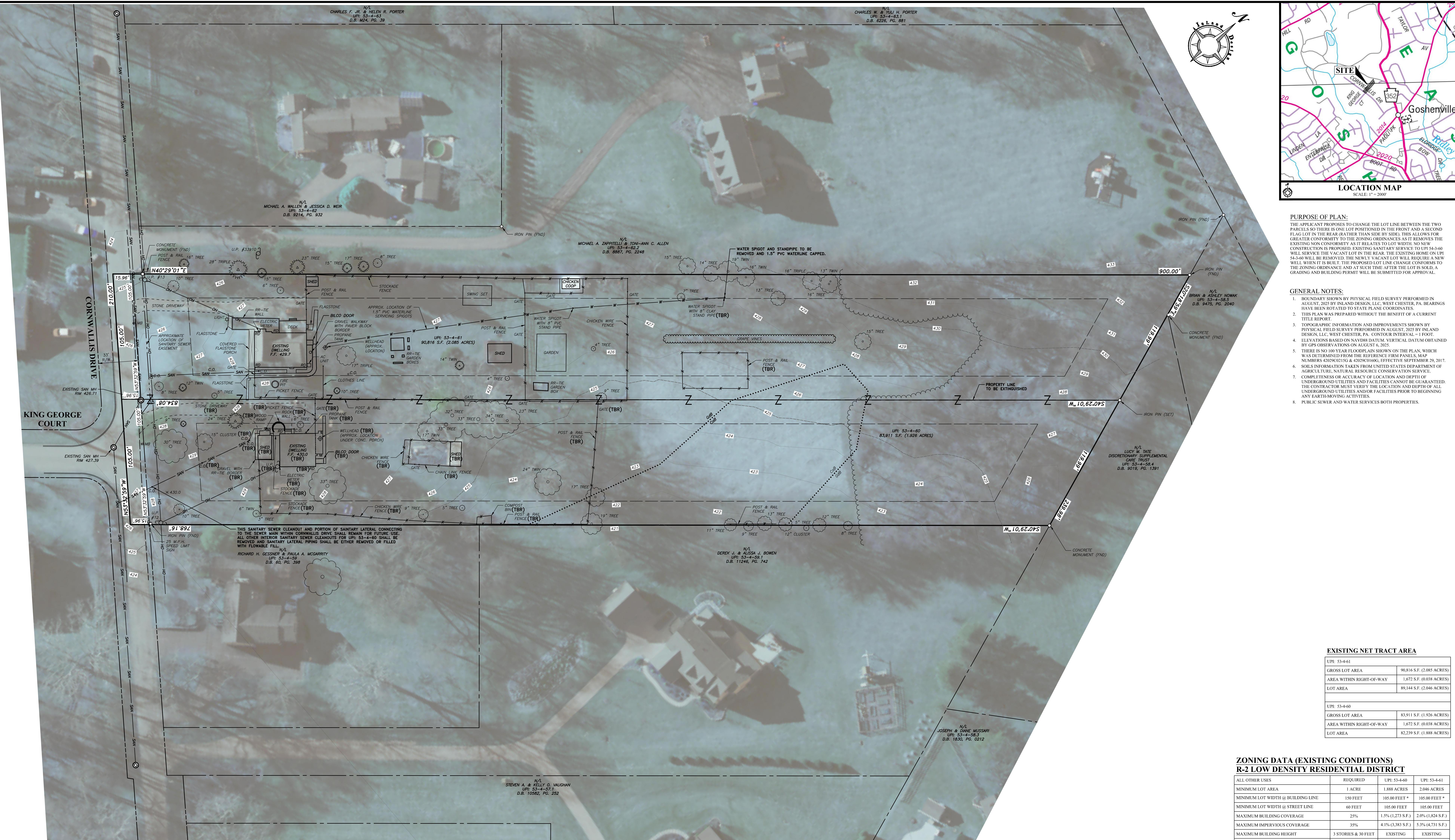
The existing single-family dwelling and accessory structures located at 949 Cornwallis Drive (53-4-60) are to be demolished, with the single-family dwelling located at 951 Cornwallis Drive (53-4-61) to remain.

The proposed plan will correct the nonconforming width of the properties by reconfiguring the parcels to create a “flag” lot from the street frontage of 949 Cornwallis Drive. This would provide the minimum width of 40 feet at the street line, as permitted by §240-23B(2)(b)[2][e] (regulations for flag or pole lots), and a continuous width of 169.9 feet for 951 Cornwallis Drive.

The applicant does not propose any new structures or redevelopment of 949 Cornwallis Drive at this time, and has requested that the requirements of Chapter 195, Stormwater Management be waived until redevelopment of the lot is proposed.

Draft Motion:

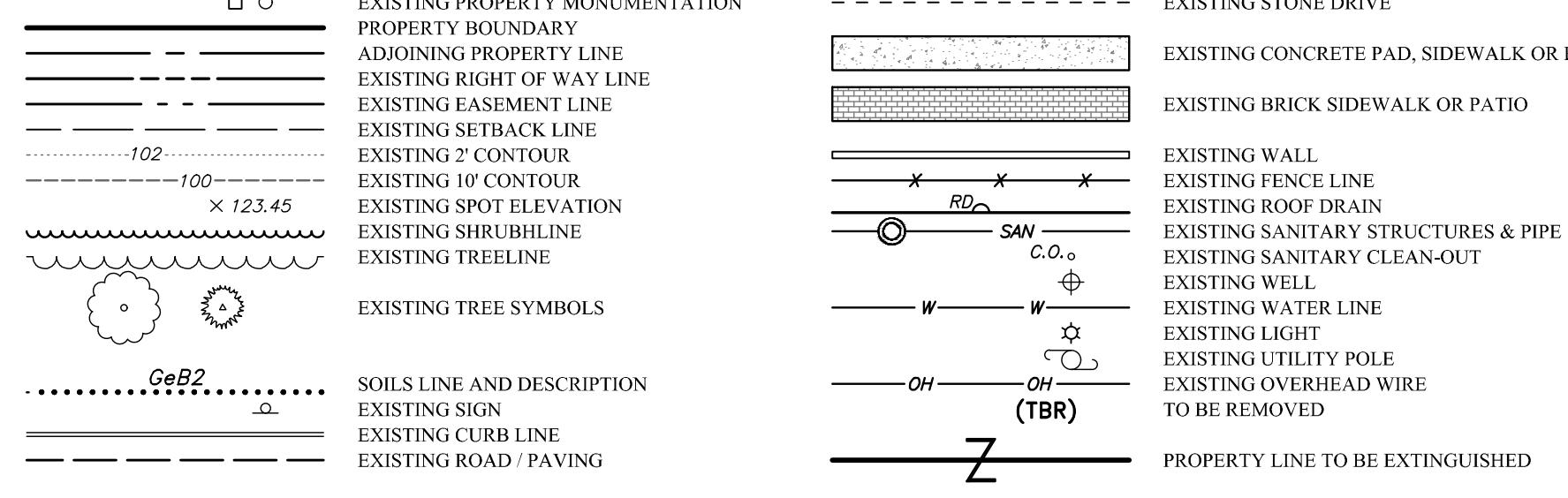
Mr. Chairman, I move that we recommend to the Board of Supervisors to _____ (approve/deny) the Lot Line Change Sketch Plan of 949 & 951 Cornwallis Drive for Geoffery & Nancy Fay.



SKETCH PLAN

OWNER OF RECORD:
GEOFFREY F. & NANCY A. FAY
951 CORNWALLIS DRIVE
WEST CHESTER, PA 19382

LEGEND



SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO S.H.W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
CaB	CALIFON LOAM	3% - 8%	LOW ABOUT 4.4 INCHES	MODERATELY WELL DRAINED	ABOUT 6 TO 36 INCHES	20 TO 99 INCHES	2e	D
GdB	GLADSTONE GRAVELLY LOAM	3% - 8%	MODERATE ABOUT 8.4 INCHES	WELL DRAINED	MORE THAN 80 INCHES	60 TO 80 INCHES	2e	B

Pennsylvania One Call System
PA. act 172 of 1986 requires
three working days notice
Serial Numbers:
20252111349

A circular stamp with a rope-like border. Inside, the words "COMMONWEALTH OF PENNSYLVANIA" are written in a circular pattern at the top. In the center, it says "REGISTERED PROFESSIONAL ENGINEER". Below that is a line for the name "LINDA R. LAYER", another for "ENGINEER", and one for "NO. PE 076871". At the bottom, it says "PENNSYLVANIA". A large, dark, handwritten signature is written across the center of the stamp.

LOT LINE CHANGE PLAN

Date:	01/30/2026
Scale:	1" = 30'
Drawn by:	DWN
Checked by:	LRL
Project No.	
12664	

**EXISTING CONDITIONS PLAN
FOR**

**GEOFFREY & NANCY FAY
949 & 951 CORNWALLIS DRIVE
WEST CHESTER, PA, 19382
EAST COSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA**

1 OF 3

Memorandum



East Goshen Township
1580 Paoli Pike
West Chester, PA 19380
610-692-7171 ext. 3103
kkrause@eastgoshen.org

Date: February 18, 2026
To: East Goshen Township Planning Commission
From: Kelly A. Krause, Zoning Officer
Re: **Zoning Hearing Board Application No. Z26-01 (Dimensional Variance)**
1509 Manley Road/Campbell

A Zoning Hearing Board application has been submitted by Andrew Campbell, 1509 Manley Road, West Chester, PA 19380 to allow the 1.204 acre parcel to be subdivided into three lots. The applicant is seeking relief from §240-10.G for two of the lots, which requires a minimum net lot area of 18,000 square feet. The proposed subdivision results in Lot 1 containing 17,133 square feet, Lot 2 containing 18,030 square feet, and Lot 3 containing 17,285 square feet. The existing single family detached dwelling is to be demolished, and a new single-family detached dwelling is proposed on each lot. The subject property is located within the R-3 Medium Density Residential District.

Background and General Information

- The public Right-of-Way for Manley Road is 33 feet. Generally, the property on each side of the road provides half of the width of the Right-of-Way from the center line of the cartway (16.5 feet).
- The title line of the subject property does not follow the curve of Manley Road, extending past the center line of the cartway, with the westerly corner of the parcel extending over the road entirely.
- The gross lot area for the parcel is 60,148 square feet, with a net lot area (minus the right-of-way) of 52,448 square feet. The existing street line lot width is 315 feet, which would generally net 5,205 square feet for a 33-foot-wide Right-of-Way (16.5 feet from centerline of the road). The configuration of the title line and location of the cartway results in a Right-of-Way area of 7,700 square feet.
- The existing house is nonconforming in respect to the minimum front yard setback, providing 6.64 feet where a 30-foot minimum setback is required.

The following information is attached:

1. A copy of the Zoning Hearing Board Application.
2. Sketch Plan for Minor Subdivision for 1409 Manley Road (2 sheets)

Memorandum

Zoning Review Comments:

The configuration of the title line, Right-of-Way, and cartway are unusual in that 2,481 square feet of the property extends past the center line of the road, averaging a width of approximately 23 feet where the property should provide 16.5 feet. The proposed lots meet all other area and bulk regulations for the district. Maximum Building and Impervious Coverage ratios do not appear to be significantly impacted by the reduced net lot area of the proposed parcels.

Draft Motion:

Mr. Chairman, I move that we recommend to the Board of Supervisors to _____ (vote in favor/oppose) the dimensional variance requested by Mr. Campbell to allow two of the three parcels in the proposed subdivision to contain a lot area fewer than 18,000 square feet.



East Goshen Township
Incorporated 1817
Chester County, Pennsylvania

EAST GOSHEN TOWNSHIP
ZONING HEARING BOARD APPLICATION

1580 PAOLI PIKE WEST CHESTER, PA 19380-6199

PHONE (610)-692-7171 FAX (610)-692-8950

Name of Applicant: Andrew Campbell

Applicant Address: 20 Valley View Lane
Newtown Square, PA 19073

Telephone Number: 484-838-7086 Email: Andrew.Campbell1283@gmail.com

Email Address: Andrew.Campbell1283@gmail.com

Property Address: 1409 Manley Road
West Chester, PA 19382

Tax Parcel Number: 5306F00320400 Zoning District: R-3 Acreage: 1.204 AC

Purpose of Application (check one)

Variance (Type: Use Variance Dimensional Variance)
 Special Exception
 Appeal determination of the Zoning Officer
 Other _____

Sections of Zoning Ordinance in which relief is sought:

ZONING SECTION 240-10G

Description of the Zoning Relief requested and the future use of the property:

SECTION 240-10G REQUIRES A MINIMUM LOT AREA OF 18,000 SQUARE FEET FOR A SINGLE-FAMILY DETACHED DWELLING. THE OWNER IS REQUESTING A VARIANCE FROM THIS SECTION TO PERMIT SUBDIVISION INTO THREE LOTS. ALL THREE PROPOSED LOTS COMPLY WITH THE AREA AND BULK REQUIREMENTS OF §240-10G EXCEPT THAT TWO LOTS HAVE A NET LOT AREA BELOW THE REQUIRED 18,000 SQUARE FEET (LOT 1 IS 17,133 SF AND LOT 3 IS 17,285 SF). THE AREA DEFICIT CANNOT BE CONSOLIDATED INTO A SINGLE. IF THE DEFICIENT AREA WERE SHIFTED TO ONE LOT, THE REMAINING TWO LOTS WOULD NEED TO CONSUME MORE THAN 220 FEET OF FRONTAGE TO MEET THE MINIMUM LOT AREA REQUIREMENT. THIS WOULD LEAVE THE THIRD LOT NON-COMPLIANT WITH BOTH THE MINIMUM LOT AREA AND THE MINIMUM LOT WIDTH REQUIREMENTS.

MANLEY ROAD IS CURRENTLY CONSTRUCTED ALMOST ENTIRELY WITHIN THE SUBJECT PROPERTY. HAD THE ROADWAY BEEN BUILT IN ITS PROPER LOCATION, AN ADDITIONAL 2,481 SQUARE FEET OF LAND WOULD HAVE REMAINED WITHIN THE TRACT AND COULD HAVE BEEN INCLUDED IN THE PROPOSED NEW LOTS. THIS LOST AREA WOULD HAVE ALLOWED ALL THREE LOTS TO EXCEED 18,000 SQUARE FEET. THE THREE LOTS REQUIRE A COMBINED MINIMUM OF 54,000 SQUARE FEET. THE SITE PRESENTLY PROVIDES 52,448 SQUARE FEET NET AREA EXCLUDING THE PORTION OCCUPIED BY THE MISALIGNED ROADWAY. WHEN THE 2,481 SQUARE FEET OF LOST AREA IS ADDED BACK, THE TOTAL AVAILABLE AREA BECOMES 54,929 SQUARE FEET, WHICH IS 929 SQUARE FEET MORE THAN THE REQUIRED MINIMUM TO CREATE THREE LOTS BY RIGHT. FOR THIS REASON, THE APPLICANT REQUESTS THAT THE MINIMUM LOT AREA REQUIREMENT BE REDUCED TO 17,100 SQUARE FEET TO PERMIT THE CONSTRUCTION OF THREE SINGLE FAMILY DETACHED DWELLINGS.

We hereby acknowledge that we have read this application and state that the above is correct and agree to comply with all provisions of the East Goshen Township Zoning Ordinance applicable to this project and property.

Signature of Applicant

Date

***Please review the formal application and review procedures on page three.**

DEFINITIONS; WORD USAGE: EAST GOSHEN TOWNSHIP

1- ZONING ORDINANCE: ARTICLE I- SECTION 240-6

ACCESSORY BUILDING — A BUILDING, SUCH AS A PRIVATE GARAGE, PRIVATE SWIMMING POOL AND APPURTENANT BATHHOUSE, PRIVATE TOOLHOUSE, CHILDREN'S PLATHOUSE OR A NONCOMMERCIAL GREENHOUSE, WHICH IS SUBORDINATE AND ACCESSORY TO A PRINCIPAL BUILDING ON THE SAME LOT AND WHICH IS USED FOR PURPOSES CUSTOMARILY INCIDENTAL TO THOSE OF THE PRINCIPAL BUILDING.

BUILDING — ANY STRUCTURE HAVING A ROOF SUPPORTED BY COLUMNS OR WALLS, USED FOR THE SHELTER, HOUSING OR ENCLOSURE OF PERSONS, ANIMALS OR PROPERTY. BUILDING IS INTERPRETED AS INCLUDING FOR PART THEREOF.

BUILDING COVERAGE — THE RATIO OBTAINED BY DIVIDING THE GROUND FLOOR AREA OF ALL PRINCIPAL AND ACCESSORY BUILDINGS ON A LOT (INCLUDING COVERED PORCHES, CARPORTS AND BREEZWAYS, BUT EXCLUDING OPEN BY THE TOTAL AREA OF THE LOT UPON WHICH THE BUILDINGS ARE LOCATED.

BUFFER YARD — A STRIP OF LAND WHICH MAY BE A PART OF THE MINIMUM SETBACK DISTANCE AND WHICH IS FREE OF ANY PRINCIPAL OR ACCESSORY BUILDING, PARKING, OUTDOOR STORAGE OR ANY OTHER USE OTHER THAN OPEN SPACE, INCLUDING PLANT SCREENING.

IMPERVIOUS COVERAGE — THE TOTAL AREA OF ALL IMPERVIOUS SURFACES ON A LOT (INCLUDING BUILDING COVERAGE) DIVIDED BY THE TOTAL LOT AREA. "IMPERVIOUS SURFACES" SHALL INCLUDE AREAS COVERED BY ROOFS, CONCRETE, ASPHALT OR OTHER MAN-MADE COVER WHICH HAS A COEFFICIENT OF RUNOFF OF 0.7 OR HIGHER. THE TOWNSHIP ENGINEER SHALL DECIDE ANY DISPUTE OVER WHETHER AN AREA IS IMPERVIOUS.

LOT AREA — THE HORIZONTAL AREA OF LAND CONTAINED WITHIN THE PROPERTY LINES BOUNDING THE LOT, EXCLUDING ANY PORTIONS THEREOF WITHIN A STREET RIGHT-OF-WAY. THE CALCULATION OF IMPERVIOUS COVERAGE, AS HEREIN DEFINED, SHALL BE APPLIED TO THE TOTAL LOT AREA, EXCLUSIVE OF THE AREA OF THE LOT LYING WITHIN ANY STREET RIGHT-OF-WAY.

STEEP SLOPES — UNLESS OTHERWISE STATED, SHALL MEAN AREAS WITH A CHANGE IN ELEVATION EQUAL OR GREATER THAN 15%. SUCH SLOPES SHALL BE BASED UPON AND MAPPED USING TWO-FOOT CONTOURS, UNLESS ANOTHER INTERVAL IS APPROVED BY THE ZONING OFFICER. (SEE §§ 240-25 THROUGH 240-28 CONCERNING STEEP SLOPE DEVELOPMENT). UNLESS OTHERWISE STATED, STEEP SLOPES THAT WERE CLEARLY MAN-MADE AND NOT NATURALLY STEEP SHALL NOT BE REGULATED BY THE STEEP SLOPE REGULATIONS OF THIS CHAPTER.

SEMI DETACHED DWELLING OR CARRIAGE HOUSE — A DWELLING UNIT SURROUNDED ON ALL BUT ONE SIDE BY YARDS, LOCATED SO THAT ONE WALL IS ON OR ADJOINING A SIDE LOT LINE AND ADJACENT THE NEIGHBORING HOUSE. [ADDED 11-1-1999 BY ORD. NO. 129-G-99, AMENDED 2-22-2005 BY ORD. NO. 129-A-05]

UP1 53-6F-33 N/F CHEN HENG & CHEN CHENG DB 11430 P 796

LEGEND

EXISTING	MINOR CONTOUR LINE
EXISTING	MAJOR CONTOUR LINE
EXISTING	SPOT ELEVATION +273.46
EXISTING	BUILDING
EXISTING	LOT LINE
EXISTING	ADJOINING LINE
EXISTING	RIGHT OF WAY (ROW)
EXISTING	SETBACK LINE
EXISTING	DRIVEWAY
EXISTING	STONE WALK
EXISTING	CONCRETE WALK
EXISTING	EXISTING WALL
EXISTING	EXISTING GRAVEL AREA
EXISTING	AREA SOUTH OF THE ROAD CENTERLINE
EXISTING	TREE / TREE STUMP 10' 10"
EXISTING	TREE LINE
EXISTING	SHRUB LINE
EXISTING	N26° 11' 46"E METES AND BOUNDS
EXISTING	CURB
EXISTING	EDGE OF PAVEMENT
EXISTING	WATER LINE
EXISTING	SANITARY SEWER
EXISTING	OVERHEAD ELECTRIC
EXISTING	FENCE LINE
EXISTING	STREET SOLID WHITE LINE
EXISTING	STREET DOUBLE YELLOW LINE

ABBREVIATIONS LEGEND:

10T	10 INCHES TREE
AC	AIR CONDITION UNIT
BSL	BUILDING SETBACK LINE
CFS	COMPOST FILTER SOCK
CO	CLEANOUT
CR	CABLE RISER
E	ELECTRIC
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FY	FRONT YARD
G	GAS SERVICE
GFF	GARAGE FINISH FLOOR
GW	GUT WELD
HYD	HYDRANT
IPF	IRON PIN FOUND
IPF&H	IRON PIN FOUND AND HELD
LP	LIGHT POLE
LOD	LIMITS OF DISTURBANCE
MH	SEWER MANHOLE
MON	MONUMENT FOUND
MB	MAIL BOX
MH	MANHOLE
OE	OVERHEAD ELECTRIC
PS	PERMANENT SEED
RY	REAR YARD
SF	SILT FENCE
SSF	SUPER SILT FENCE
SY	SIDE YARD
TP	SOIL TEST PIT
WV	WATER VALVE

811

UTILITY LOCATOR SERVICE & DIG PERMIT
1. THE CONTRACTOR SHALL CONTACT THE LOCAL UTILITY LOCATOR SERVICE TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION
2. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL FILE LOCAL OR STATE PERMITS IF REQUIRED.
3. DATE OF TICKET: 2026-01-14

SERIAL# 202601191010
UTILITY PROVIDER
1. COMCAST CABLE CHESTER CO. RESPONSE DATE CLEAR 01-30-2026
2. PECO AN EXELON CO. RESPONSE DATE CLEAR 01-30-2026

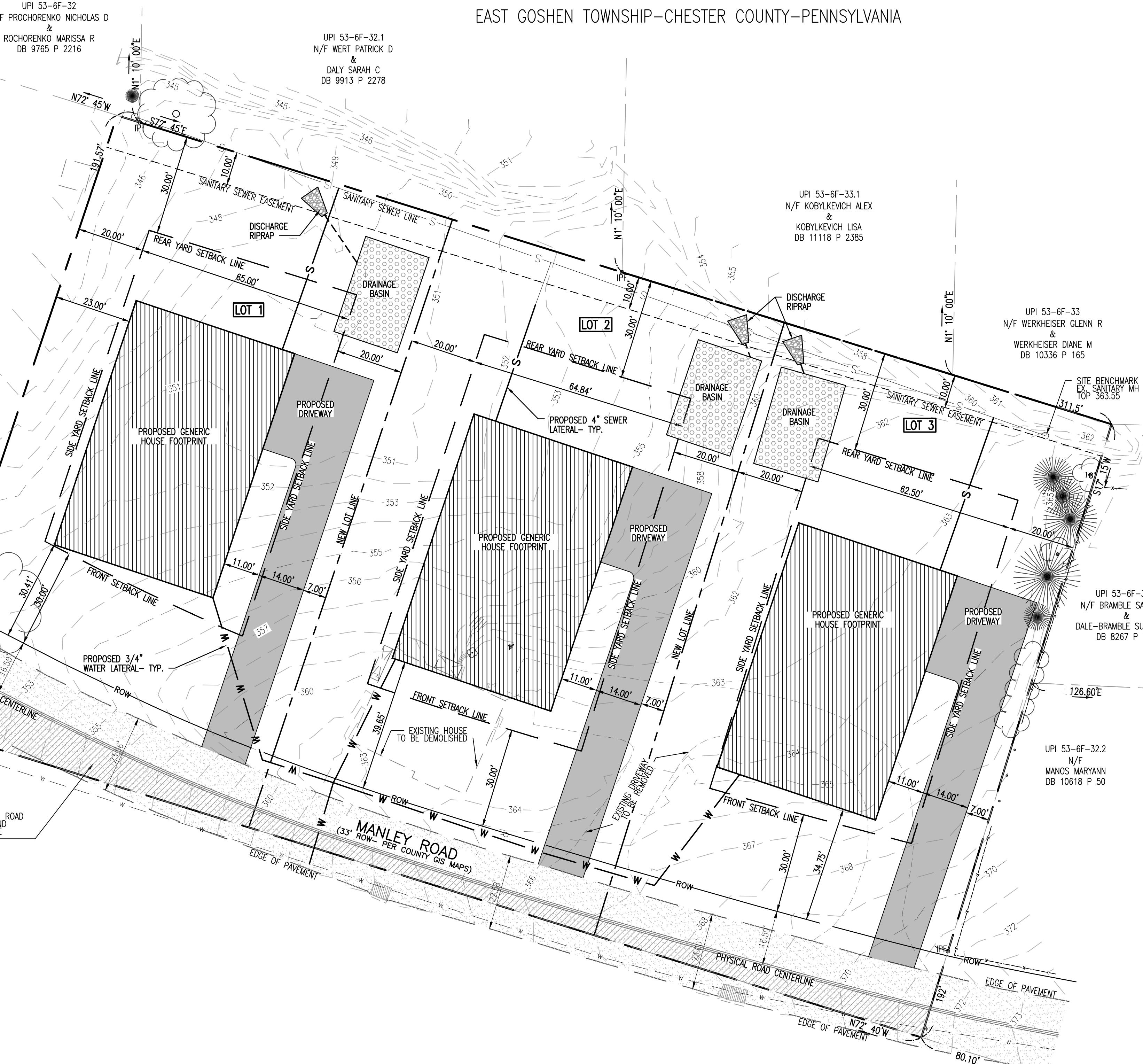
SERIAL# 20260141295
UTILITY PROVIDER
1. AQUA PENNSYLVANIA RESPONSE DATE CLEAR 01-29-2026
2. VERIZON. NO RESPONSE 01-29-2026

File#: C:\Users\sgordon\Dropbox\GME\2025\Projects\2025-07-07-1409 Manley Rd\407_1409 Manley Rd.dwg

SKETCH PLAN
MINOR SUBDIVISION

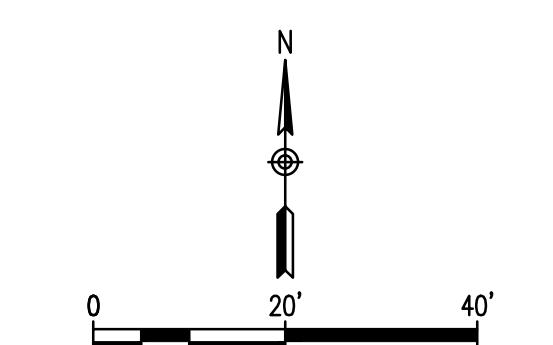
1409 MANLEY ROAD

EAST GOSHEN TOWNSHIP-CHESTER COUNTY-PENNSYLVANIA

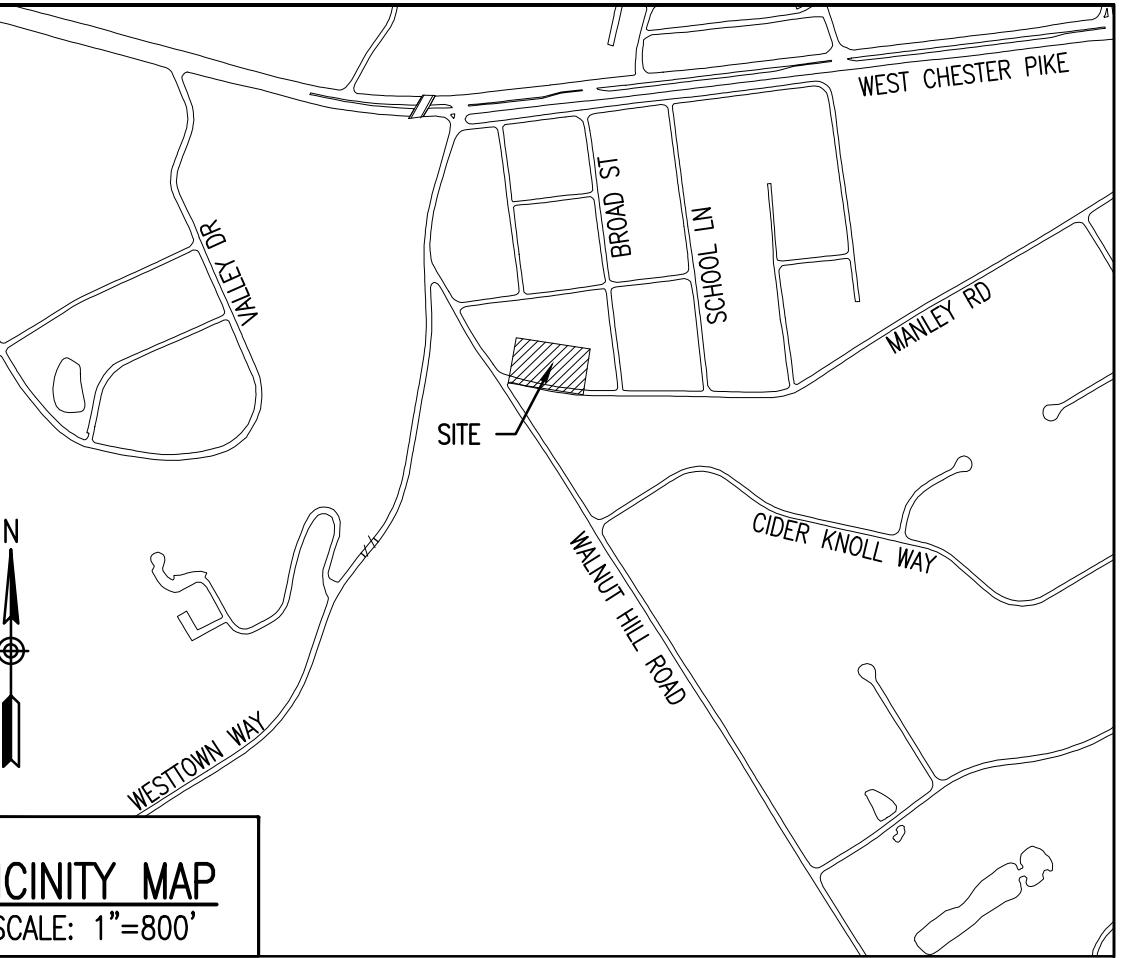


SHEET INDEX:

1- SKETCH PLAN SHEET 1
2- EXISTING CONDITIONS PLAN SHEET 2



REVISIONS	REV. NO.	DATE	APPROVED BY
			BY ALPHA DESIGNS, LLC
			COMMONWEALTH PROFESSIONAL ENGINEER
			GEORGE M. MALOOF PE#074617
			1117 CAROLINA AVE. O WEST CHESTER O PENNSYLVANIA PHONE- (610) 732-0707 O GMALOOF@ALPHADESIGNS-PA.COM
			THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.
			DRAWN BY: AS NOTED DESIGNED BY: G. MALOOF CHECKED BY: G. MALOOF DATE: 01/01/2026 COMM. NO.: 2025-407 LAYOUT TITLE: S1 SHEET NO.: 1 OF 2



GENERAL NOTES:

- RECORD OWNER: CAMPBELL, PATRICK M. EQUITABLE OWNER: ESTATE OF PATRICK M CAMPBELL
- THIS LOT IS RECORDED IN CHESTER COUNTY - DEED BOOK 11246 PAGE 965.
- SITE ADDRESS: 1409 MANLEY ROAD, WEST CHESTER, PA 19382
- TRACT AREA: 60,148 SF / 1.380 ACRES (GROSS)
- EXISTING ROAD RIGHT OF WAY -163' FROM PHYSICAL ROAD CENTER LINE: 7,700 SF / 0.176 AC.
- THE SITE BENCHMARK IS THE TOP OF A MANHOLE IN THE BACK OF THE PROPERTY, TOP ELEVATION 363.55. DATUM: NAD 83
- 100-YEAR FLOODPLAIN: PROPERTY IS LOCATED IN ZONE D DEFINED AS "AREA OF MINIMAL HAZARD". REFER TO FIRM MAP NUMBER 42029C0215C DATED SEPTEMBER 29, 2017, PANEL 215 OF 380.
- PER THE NATIONAL WETLANDS INVENTORY WEBSITE, NO WETLANDS ARE FOUND ON SITE.
- THIS LOT IS SERVED BY PRIVATE WELL AND PUBLIC SEWER. AQUA WATER SERVICE EXPRESSED INTEREST IN SERVING FUTURE LOTS.
- EXISTING IRON PINS ARE SHOWN AS CIRCLES AND LABELED AS "IP".
- THE LOT IS LOCATED IN THE WATERSHED OF EAST BRANCH CHESTER CREEK WHICH HAS A DESIGNATION OF (TSF, MF) BY THE COMMONWEALTH OF PENNSYLVANIA (25 PA CHAPTER 93).
- THIS PROJECT PROPOSES THE SUBDIVISION OF THE EXISTING LOT INTO 3 SEPARATE LOTS WITH EACH LOT TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. THE PUBLIC SEWER IS LOCATED IN THE BACKYARD OF THE PROPOSED THREE LOTS.
- THIS PLAN IS NOT TO BE REPRODUCED WITHOUT THE WRITTEN APPROVAL OF GME ENGINEERING.
- DO NOT MEASURE OF THIS PLAN.

SURVEY REFERENCE NOTES:

- LOT RECORDED DEEDS - DEED BOOK 11246 PAGE 965.
- PLAN ENTITLED "PLAN OF PROPERTY FOR WILLIAM G. AND ANNA M. BALDWIN", PREPARED BY HOWARD W. DORAN, PE, DATED 05 MARCH, 1984 RECORDED UNDER PLAN NUMBER 4860 FOR PARCELS 53-6F-33 & 53-6F-33.1.
- PLAN ENTITLED "PLAN OF PROPERTY FOR MARVIN WEINBERG", PREPARED BY HOWARD W. DORAN, PE, DATED 05 MARCH, 1984 RECORDED UNDER PLAN NUMBER 4850 FOR PARCELS 53-6F-32 & 53-6F-32.1.
- DEEDS OF PARCEL 53-6F-32.3, DEED BOOK 10816, PAGE 50.
- DEEDS OF PARCEL 53-6F-32.2, DEED BOOK 8267, PAGE 760.
- DEEDS OF PARCEL 53-6F-32.3, DEED BOOK 11430, PAGE 796.

SIGHT DISTANCE NOTE:

- SIGHT DISTANCE TO BE FIELD VERIFIED POST-CONSTRUCTION TO CONFIRM PROPER SIGHT DISTANCES ARE MET.

WAIVER REQUEST:

- SALDO. §205-31 REQUIRES THAT A FINAL PLAN BE SUBMITTED ONLY AFTER APPROVAL OF A PRELIMINARY PLAN. THE APPLICANT REQUESTS PERMISSION TO SUBMIT THE PLAN AS A COMBINED PRELIMINARY/FINAL PLAN.

VARIANCE REQUEST:

- ZONING SECTION 240-10G REQUIRES MINIMUM LOT AREA FOR A SINGLE FAMILY DETACHED DWELLING TO BE 18,000. MANLEY ROAD IS CURRENTLY CONSTRUCTED ALMOST ENTIRELY WITHIN THE SUBJECT PROPERTY. HAD THE ROADWAY BEEN BUILT IN ITS PROPER LOCATION, AN ADDITIONAL 2,481 SQUARE FEET OF LAND WOULD HAVE REMAINED WITHIN THE TRACT AND COULD HAVE BEEN INCLUDED IN THE PROPOSED NEW LOTS. THIS LOST AREA WOULD HAVE ALLOWED ALL THREE LOTS TO EXCEED 18,000 SQUARE FEET.

THE THREE LOTS REQUIRE A COMBINED MINIMUM OF 54,000 SQUARE FEET. THE SITE PRESENTLY PROVIDES 52,448 SQUARE FEET NET AREA EXCLUDING THE PORTION OCCUPIED BY THE MISLIGNED ROADWAY. WHEN THE 2,481 SQUARE FEET OF LOST AREA IS ADDED BACK, THE TOTAL AVAILABLE AREA BECOMES 54,529 SQUARE FEET, WHICH IS 929 SQUARE FEET MORE THAN THE REQUIRED MINIMUM TO CREATE THREE LOTS BY RIGHT.

FOR THIS REASON, THE APPLICANT REQUESTS THAT THE MINIMUM LOT AREA REQUIREMENT BE REDUCED TO 17,100 SQUARE FEET TO PERMIT THE CONSTRUCTION OF THREE SINGLE FAMILY DETACHED DWELLINGS.

SKETCH PLAN
MINOR SUBDIVISION 3
SINGLE FAMILY DETACHED
DWELLINGS

FOR

1409 MANLEY ROAD

WEST CHESTER, PA 19382
EAST GOSHEN TOWNSHIP, CHESTER COUNTY
PENNSYLVANIA
EQUITABLE OWNER

ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL
20 VALLEY VIEW LANE
ANDREW.CAMPBELL1283@gmail.com

BY ALPHA DESIGNS, LLC
CIVIL AND SITE DESIGN SPECIALISTS
1117 CAROLINA AVE. O WEST CHESTER O PENNSYLVANIA
PHONE- (610) 732-0707 O GMALOOF@ALPHADESIGNS-PA.COM
GEORGE M. MALOOF PE#074617
GME ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
1117 CAROLINA AVE. O WEST CHESTER O PENNSYLVANIA
PHONE- (610) 732-0707 O GMALOOF@ALPHADESIGNS-PA.COM
THIS DRAWING AND THE DESIGN SHOWN ARE THE EXCLUSIVE PROPERTY OF GME ENGINEERING AND SHALL NOT BE ALTERED OR COPIED WITHOUT WRITTEN PERMISSION.
DRAWN BY: AS NOTED
DESIGNED BY: G. MALOOF
CHECKED BY: G. MALOOF
DATE: 01/10/2026
DRAWN BY: G.S.M.
DESIGNED BY: G. MALOOF
CHECKED BY: G. MALOOF
DATE: 01/01/2026 COMM. NO.: 2025-407 LAYOUT TITLE: S1 SHEET NO.: 1 OF 2

§ 240-6 Definitions; word usage.

B. Definitions. When used in this chapter, the following words, terms and phrases shall have the following meanings, unless expressly stated otherwise or unless the context clearly indicates otherwise.

CLOSED-LOOP COOLING SYSTEM- **A cooling system that circulates a single contained coolant or fluid that is not discharged to the environment as a normal part of operation (may include plate-and-frame heat exchangers, rear-door heat exchangers, immersion, or other sealed liquid cooling approaches).**

DATA CENTER – **A facility used primarily for the storage, management, processing, and transmission of digital data, which houses computer or network equipment, systems, servers, appliances and other associated components related to digital data operations.**

The facility may also include air handlers, power generators, water cooling and storage facilities, utility substations, and other associated utility infrastructure to support sustained operations at the Data Center.

DATA CENTER ACCESSORY USE – **Ancillary uses or structures secondary and incidental to a Data Center use, including but not limited to: administrative, logistical, fiber optic, storage, and security buildings or structures; sources of electrical power such as generators used to provide temporary power when the main source of power is interrupted; electrical substations; utility lines, domestic and non-contact cooling water and wastewater treatment facilities; water holding facilities; pump stations; water towers; environmental controls (air conditioning or cooling towers; fire suppression, and related equipment), and security features, provided such Data Center Accessory Uses/structures are located on the same tract or assemblage of adjacent parcels developed as a unified development with a Data Center. The use shall not include energy generation systems used or intended to be used to supply power to the Data Center during normal operations.**

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C. Permitted conditional uses. The following principal uses may be permitted in the I-1 District in accordance with § 240-31:

(34) Data Centers in accordance with § 240-31C(3)(xx).

(34) (35) Any lawful use not otherwise permitted in the Township.

§ 240-31 Conditional uses; additional standards for specific principal uses.

C. Standards for conditional uses and special exception uses and certain permitted-by-right uses.

(3) Specific standards for specific principal uses (including but not limited to conditional uses and special exception uses). Each of the following principal uses shall meet the following additional specific standards. In addition, each conditional or special exception use shall meet the general standards in Subsection C(2). The following specific standards shall be met for the applicable

use, unless a more restrictive standard is established by another section of this chapter:

(xx) Data Centers

[1] In addition to the Supplementary studies as required pursuant to Chapter 205, Subdivision and Land Development, an applicant shall submit the following:

[a] A sound study conducted by a professional acoustical expert that the sound generated by a Data Center and/or Data Center Accessory Uses during normal operations does not exceed the noise and nuisance regulations of Chapter 156. The Township may require post-construction noise testing, prepared by a qualified acoustical professional, to verify compliance with Chapter 156. Emergency generator testing shall be limited to periodic testing and emergency operation only and shall comply with all applicable noise and nuisance regulations.

[b] A vibration study prepared by a qualified professional that demonstrates that no vibration from the Data Center, Data Center Accessory Uses, or associated equipment will be perceptible to the human sense of feeling beyond the property line.

[c] The applicant shall provide documentation from the applicable electric service provider and water service provider certifying that that the necessary capacity is available and that electric service provider and water service provider will serve the Data Center. Known impacts on electric/water rates or availability for other uses directly attributable to the Data Center project shall be noted.

[d] If the use is to rely upon nonpublic sources of water, the applicant shall provide a water feasibility study. The purpose of the study is to determine if there is an adequate supply of water for the proposed use and to estimate the impact of the use on existing wells, groundwater, and surface waters in the vicinity. No Data Center shall be approved unless the water feasibility study demonstrates that the anticipated water supply yield is adequate for the project and that the proposed water withdrawals and discharges will not

endanger or adversely affect the quantity or quality of groundwater supplies or surface waters in the vicinity.

[2] Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, or nuclear energy generating systems, shall not be considered part of the Data Center use. Such systems shall be considered a separate use and shall be approved according to the zoning regulations applicable to such use, and in accordance with applicable state and federal standards.

[3] Closed-loop cooling systems for server racks and IT equipment shall be required. Use of open, evaporative cooling towers for facility heat rejection is prohibited unless demonstrated by clear and convincing evidence that closed-loop technology is infeasible. Data centers shall not be designed to draw primary cooling make-up water from private potable wells.

[4] Any system designed for cooling and operation of the facility (electricity, water, or other means) shall be demonstrated, through qualified professional analysis and in accordance with applicable state and federal standards, to be adequate and to not negatively impact the surrounding region. Closed-loop cooling systems

[5] The use will not cause electrical interference or fluctuations in line voltage on and off the operating premises, as demonstrated by qualified professional analysis and in accordance with applicable utility, state, and federal standards.

[6] No use shall produce any heat perceptible at or beyond the lot boundaries, as demonstrated by qualified professional analysis conducted in accordance with applicable state and federal standards.

[7] No use shall emit potentially harmful radiation in excess of levels permitted under applicable state and federal standards, as demonstrated by qualified professional analysis.

[8] The owner of the data center shall provide the Township with an emergency liaison that may be reached 24 hours a day, seven days a week, in the event of an emergency.

[9] The owner of the data center shall submit an emergency response plan to the Township for review and approval, which shall be implemented and followed in the event of an emergency at the facility. The emergency response plan shall include coordination with local emergency responders, as applicable.

[10] The data center facility and accessory buildings shall be fully screened in accordance with the criteria set forth in § 240-27C(3).

[11] Emergency generator testing shall be limited to the time limitations set forth in §156-3D(1)(c)