

# EAST GOSHEN TOWNSHIP PLANNING COMMISSION

East Goshen Township Administration Building  
1580 Paoli Pike, 2<sup>nd</sup> 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.*

<p style="text-align: center;"><b>East Goshen Township Planning Commission</b>  <b>Application Tracking Log</b>  <b>January 27, 2026</b></p>
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PROJECT DESCRIPTION	Date Filed	Start Date	Twp. Engineer Review	CCPC Review	Conserv. Board Review	Extension Date	PC Deadline Meeting	BOS Deadline Meeting	Hearing Date	Final Action Deadline (90 days)	Comments
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**Bold = New application or action required**

[illegible][illegible][illegible]

**DRAFT**  
**EAST GOSHEN TOWNSHIP**  
**PLANNING COMMISSION MEETING**  
**January 27, 2026**

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, January 27, 2026 at 7:00 pm in the Township Building.

Members present are highlighted:

**Chair – Ernest Harkness – On Phone**

**Vice Chair – John Stipe**

**Dan Daley**

**Willian Kaufman**

**Michael Koza**

**Karen Martynick**

**Dan Truitt**

Also present was:

**Kelly A. Krause, Zoning Officer**

**Larry Massaro , BOS Liaison**

**Ann Duffield, Supervisor**

**Peter Hicks, Supervisor**

**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. John 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 and military.
2. Reorganization - Ernest nominated John for Chairman. Dan T. seconded the nomination. The vote was unanimous.
3. Mike nominated Dan T. for Vice Chairman. John seconded the nomination. The vote was unanimous.
4. John asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
5. The tracking log was checked and no need for a workshop meeting. It was decided to have workshop meetings on the second Tuesday of the month.
6. The minutes of the November 25, 2025 meeting were approved as amended.

**CHAIRMAN’S REPORT –**

None

**ACKNOWLEDGE RECEIPT OF NEW APPLICATIONS (INITIAL SUBMISSION)-**

None

**OLD BUSINESS –**

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

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

21  
22  
23 **NEW BUSINESS –**

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

27  
28 **LIAISON REPORTS**

29 1. Board of Supervisors - Nothing to report.

30  
31 **ANY OTHER MATTER**

32 None

33  
34 **CORRESPONDENCE**

35 None

36  
37 **ADJOURNMENT**

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

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

41  
42 Respectfully submitted,

43  
44  
45  
46  
47 \_\_\_\_\_  
*Ruth Kiefer, Recording Secretary*



# Memorandum

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**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**  
610-692-7171 ext. 3103  
[kkrause@eastgoshen.org](mailto: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**

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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.

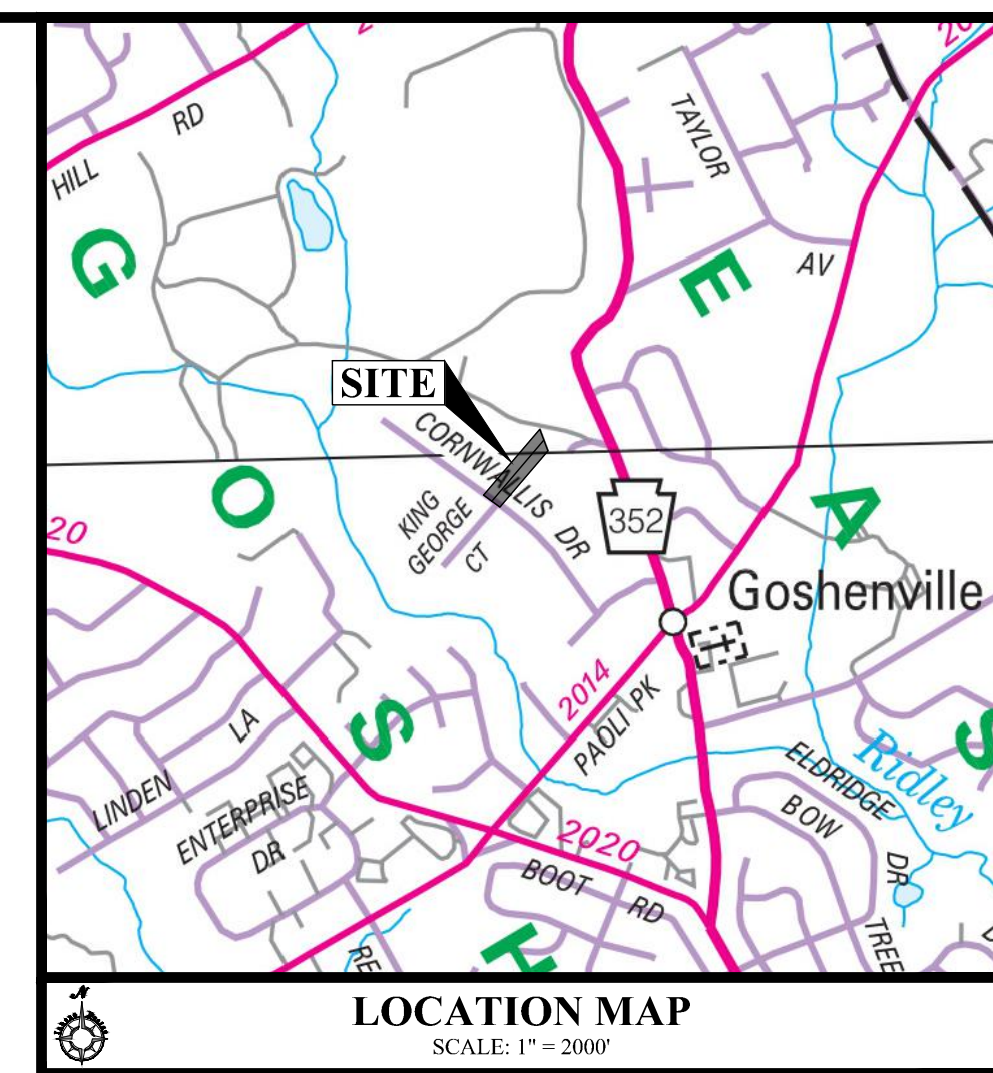
The proposed plan will correct the nonconforming width of the properties by reconfiguring the parcels to create a “flag” lot from the street frontage of 949 Cornwallis Drive. This would provide the minimum width of 40 feet at the street line, as permitted by §240-23B(2)(b)[2][e] (regulations for flag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





**PURPOSE OF PLAN:**

THE APPLICANT PROPOSES TO CHANGE THE LOT LINE BETWEEN THE TWO PARCELS. THERE IS A LOT POSTED IN THE FRONT AND A SECOND FLAG LOT IN THE REAR (RATHER THAN SIDE BY SIDE). THIS ALLOWS FOR GREATER CONFORMITY TO THE ZONING ORDINANCES AS IT REMOVES THE EXISTING NON CONFORMITY AS IT RELATES TO LOT WIDTH. NO NEW CONSTRUCTION IS BEING DONE. EXISTING SANITARY SERVICE TO LOTS 143-60 WILL SERVICE THE VACANT LOT IN THE REAR. THE EXISTING HOME ON LOTS 143-60 WILL BE REMOVED. THE NEWLY VACANT LOT WILL REQUIRE A NEW WELL WHEN IT IS BUILT. THE PROPOSED LOT LINE CHANGE CONFORMS TO THE ZONING ORDINANCE. THE GRADING AND EROSION CONTROL PLAN, GRADING AND BUILDING PERMIT WILL BE SUBMITTED FOR APPROVAL.

## GENERAL NOTES

1. BOUNDARY SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN AUGUST, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA. BEARING IS NOT APPLICABLE TO THIS PLAT.
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. ALL PUBLIC INFORMATION AND IMPROVEMENTS SHOWN BY PHYSICAL FIELD SURVEY PERFORMED IN AUGUST, 2025 BY INLAND DESIGN, LLC, WEST CHESTER, PA. CONDUIT INTERVAL = 1' FLOOD PROTECTION BASED ON 100 YEAR FLOODPLAIN SHOWN ON PLAN OBTAINED BY GPS OBSERVATIONS ON AUGUST 8, 2025.
4. THERE IS NO 100 YEAR FLOODPLAIN SHOWN ON THIS PLAN, WHICH WAS DETERMINED FROM THE NATIONAL FLOOD INSURANCE PROGRAM MAPS 220020021G IS 420900H600, EFFECTIVE SEPTEMBER 29, 2017.
5. SOILS INFORMATION FROM UNITED STATES DEPARTMENT OF AGRICULTURE NATIONAL ENGINEERING EXPERIMENT STATION SURVEY NO. 10.
6. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND FACILITIES CANNOT BE GUARANTEED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND/OR FACILITIES PRIOR TO BEGINNING ANY CONSTRUCTION.
7. PUBLIC SEWER AND WATER SERVICES BOTH PROPERTIES.

**EXISTING NET TRACT AREA**

UPI: 53-4-61	
GROSS LOT AREA	90,816 S.F. (2.085 ACRES)
AREA WITHIN RIGHT-OF-WAY	1,672 S.F. (0.038 ACRES)
LOT AREA	89,144 S.F. (2.046 ACRES)
UPI: 53-4-60	
GROSS LOT AREA	83,911 S.F. (1.926 ACRES)
AREA WITHIN RIGHT-OF-WAY	1,672 S.F. (0.038 ACRES)
LOT AREA	82,239 S.F. (1.888 ACRES)

**ZONING DATA (EXISTING CONDITIONS)**  
**R-2 LOW DENSITY RESIDENTIAL DISTRICT**

ALL OTHER USES	REQUIRED	UP1 53-440	UP1 53-461
MINIMUM LOT AREA	1 ACRE	1,888 ACRES	2,046 ACRES
MINIMUM LOT WIDTH @ BUILDING LINE	150 FEET	100.00 FEET *	100.00 FEET *
MINIMUM LOT WIDTH @ STREET LINE	60 FEET	105.00 FEET	105.00 FEET
MAXIMUM BUILDING COVERAGE	25%	1.5% (1/273 F.F.)	2.0% (1/824 F.F.)
MAXIMUM IMPERVIOUS COVERAGE	35%	4.1% (3/381 F.F.)	5.3% (4/738 F.F.)
MAXIMUM BUILDING HEIGHT	3 STORIES & 30 FEET	EXISTING	EXISTING
MINIMUM FRONT YARD SETBACK	45 FEET	94.3 FEET	96.3 FEET
AVERAGE FRONT YARD SETBACK [1]	60 FEET	N/A	N/A
MINIMUM SIDE YARD SETBACK	20 FEET	28.4 FEET	26.8 FEET
MINIMUM REAR YARD SETBACK	50 FEET	562.5 FEET	606.1 FEET

[1] TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 60 FEET AND A MINIMUM BUILDING SETBACK OF 45 FEET SHALL BE REQUIRED.

\* EXISTING NON-CONFORMITY

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

## SKETCH PLAN

**EXISTING CONDITIONS PLAN  
FOR  
GEOFFREY & NANCY FAY  
949 & 951 CORNWALLIS DRIVE  
WEST CHESTER, PA, 19382  
EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA**

S H E E T  
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OF 3

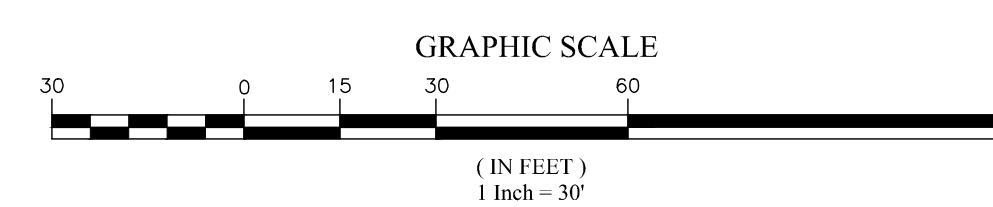
### LEGEND

	EXISTING PROPERTY MONUMENTATION		EXISTING STONE DRIVE
	PROPERTY BOUNDARY		EXISTING CONCRETE PAD, SIDEWALK OR PATIO
	ADDING PROPERTY LINE		EXISTING BRICK SIDEWALK OR PATIO
	EXISTING RIGHT OF WAY LINE		EXISTING CURB
	EXISTING EASEMENT LINE		EXISTING 2' CONTOUR
	EXISTING SETBACK LINE		EXISTING SPOT ELEVATION
	EXISTING 2' CONTOUR		EXISTING STORM SEWER
	EXISTING SPOT ELEVATION		EXISTING TREE SYMBOLS
	EXISTING UTILITY LINE		SOILS LINE AND DESCRIPTION
	EXISTING CURB		EXISTING CURB LINE
	EXISTING ROAD / PAVING		EXISTING OVERHEAD WIRE TO BE REMOVED
	EXISTING STONE DRIVE		PROPERTY LINE TO BE EXTINGUISHED

## SOILS DESCRIPTION

SYMBOL	DESCRIPTION	SLOPE	AVAILABLE WATER CAPACITY	DRAINAGE CLASS	DEPTH TO SH W.T.	DEPTH TO BEDROCK	CAPABILITY UNIT	HYDROLOGIC SOIL GROUP
CaB	CALIFORN LOAM	3% - 8%	1.0% ABOUT 4.4 INCHES	MODERATELY WELL DRAINED	ABOUT 6 TO 36 INCHES	20 TO 99 INCHES	2c	D
GdB	GLADSTONE GRAVELLY LOAM	3% - 8%	MODERATE ABOUT 8.4 INCHES	WELL DRAINED	MORE THAN 80 INCHES	60 TO 80 INCHES	2c	B

## LOT LINE CHANGE PLAN



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UPl: 53-4660 | D.B. 8178 | PG. 758 & UPl: 53-461 | D.B. 2963 | PG. 202

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

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**PENNSYLVANIA ACT 187 REQUIREMENTS:**  
Design, LLC does not guarantee the accuracy of the  
for existing subsurface utility structures shown on the  
or does InLand Design, LLC guarantee that all  
structures are shown. The contractor shall verify the  
and elevation of all underground utilities and structures  
as part of work.



**INLAND DESIGN**  
Engineering, Surveying & Land Planning

16 Hagerty Blvd.  
West Chester, PA 19382  
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Fax: (484) 947-2946  
[Info@InLandDesign.net](mailto:Info@InLandDesign.net)

[illegible]

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

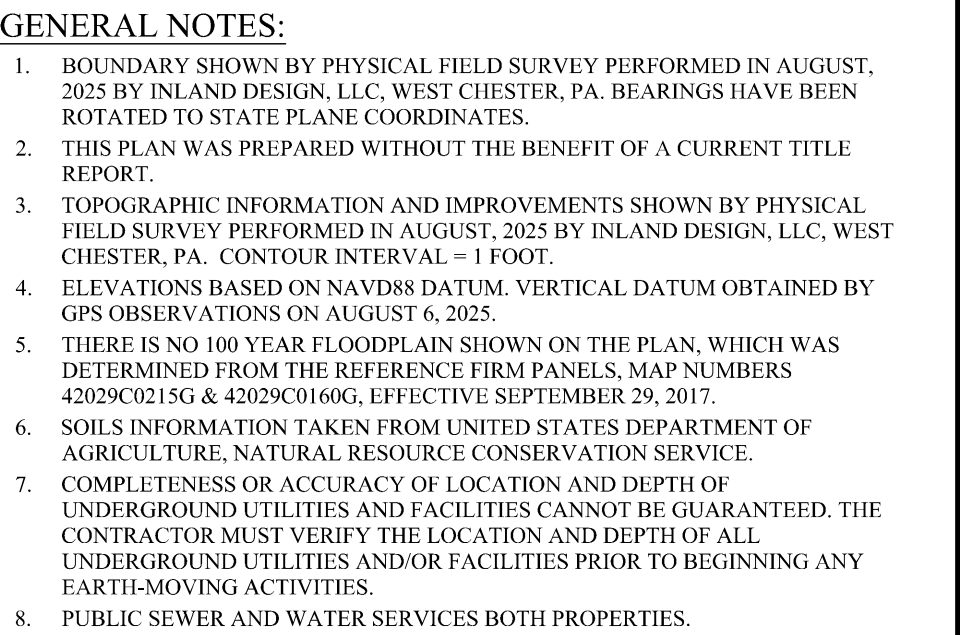
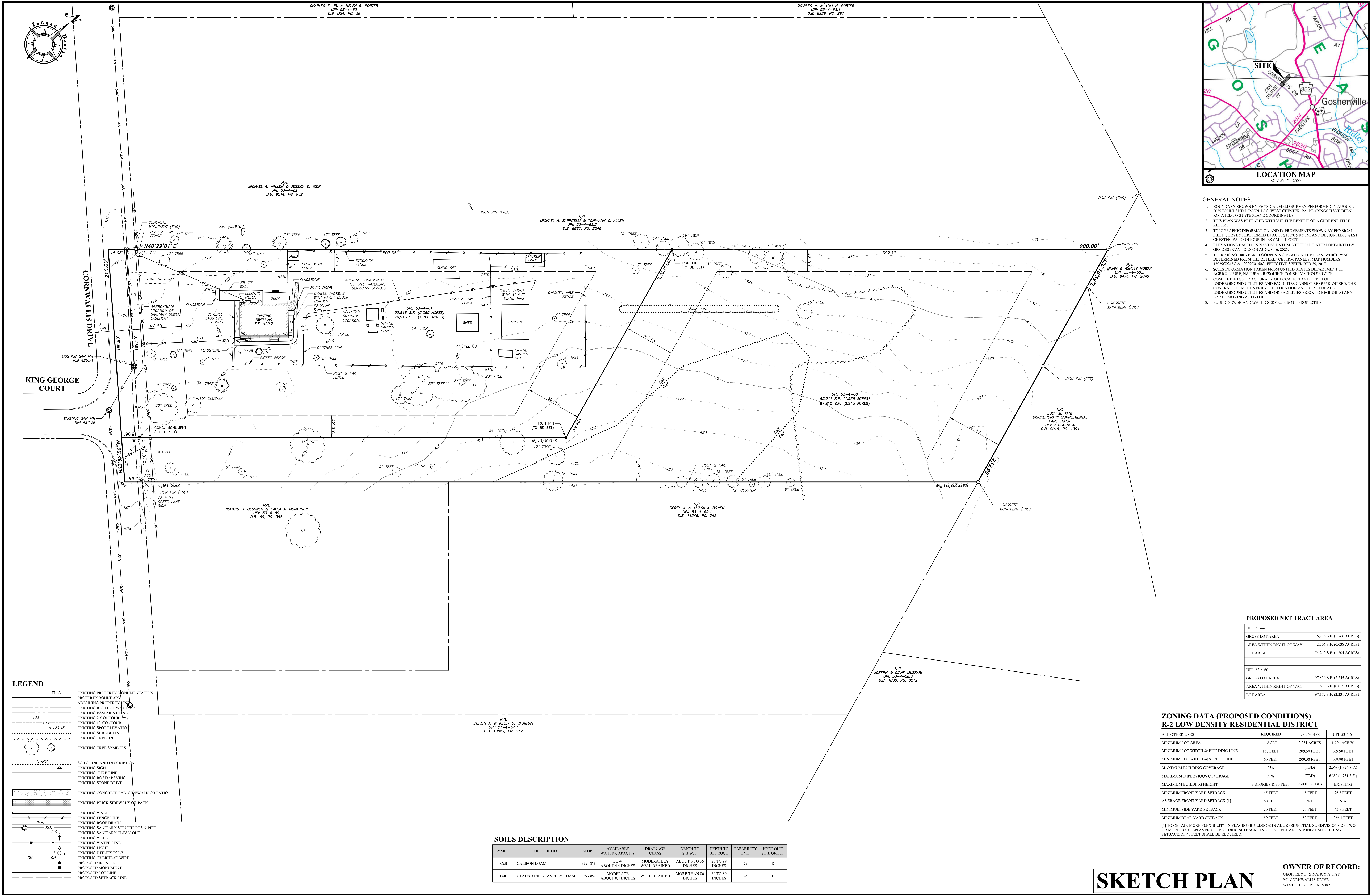
**EXISTING CONDITIONS PLAN  
FOR  
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WEST CHESTER, PA, 19382  
EAST GOSHEN TOWNSHIP • CHESTER COUNTY • PENNSYLVANIA**

N:\12600\12664\Drawings\Sheets\Preliminary Submission\1 EXISTING CONDITIONS PLAN.dwg









<b>ZONING DATA (PROPOSED CONDITIONS)</b>			
<b>R-2 LOW DENSITY RESIDENTIAL DISTRICT</b>			
<b>ALL OTHER USES</b>	<b>REQUIRED</b>	<b>UPI: 534-60</b>	<b>UPI: 534-61</b>
<b>MINIMUM LOT AREA</b>	<b>1 ACRE</b>	<b>1.201 ACRES</b>	<b>1.700 ACRES</b>
<b>MINIMUM LOT WIDTH @ BUILDING LINE</b>	<b>150 FEET</b>	<b>209.50 FEET</b>	<b>169.00 FEET</b>
<b>MINIMUM LOT WIDTH @ STREET LINE</b>	<b>60 FEET</b>	<b>209.50 FEET</b>	<b>169.00 FEET</b>
<b>MAXIMUM BUILDING COVERAGE</b>	<b>25%</b>	<b>(TBD)</b>	<b>25% (1,824 S.F.)</b>
<b>MAXIMUM IMPERVIOUS COVERAGE</b>	<b>35%</b>	<b>(TBD)</b>	<b>63% (4,731 S.F.)</b>
<b>MAXIMUM BUILDING HEIGHT</b>	<b>3 STORIES &amp; 35 FEET</b>	<b>&lt;30 FT. (TBD)</b>	<b>EXISTING</b>
<b>MINIMUM FRONT YARD SETBACK</b>	<b>45 FEET</b>	<b>45 FEET</b>	<b>96.3 FEET</b>
<b>AVERAGE FRONT YARD SETBACK [1]</b>	<b>60 FEET</b>	<b>N/A</b>	<b>N/A</b>
<b>MINIMUM SIDE YARD SETBACK</b>	<b>20 FEET</b>	<b>20 FEET</b>	<b>45.9 FEET</b>
<b>MINIMUM REAR YARD SETBACK</b>	<b>50 FEET</b>	<b>50 FEET</b>	<b>266.1 FEET</b>

[1] TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AVERAGE BUILDING SETBACK LINE OF 60 FEET AND A MINIMUM BUILDING SETBACK OF 45 FEET SHALL BE REQUIRED.

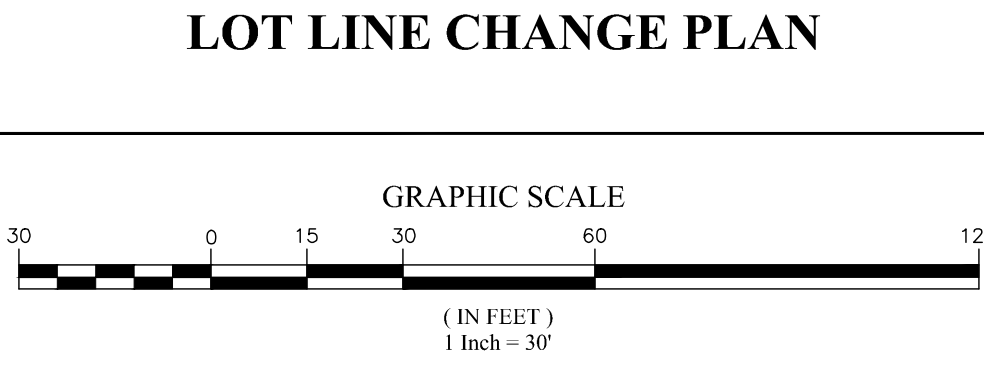
# SKETCH PLAN

S H E E T  
3  
OF 3



**INLAND DESIGN**  
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16 Hagerty Blvd. Phone: (484) 947-2928  
West Chester, PA 19382 Fax: (484) 947-2946  
[www.InLandDesign.net](http://www.InLandDesign.net) Info@InLandDesign.net

[illegible]

Date:  
**01/30/2026**

Scale:  
**1" = 30'**

Drawn by:  
**DWN**

Checked by:  
**LRL**

Project No.  
**12664**



# Memorandum

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**East Goshen Township**  
**1580 Paoli Pike**  
**West Chester, PA 19380**  
610-692-7171 ext. 3103  
[kkrause@eastgoshen.org](mailto: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**

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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**

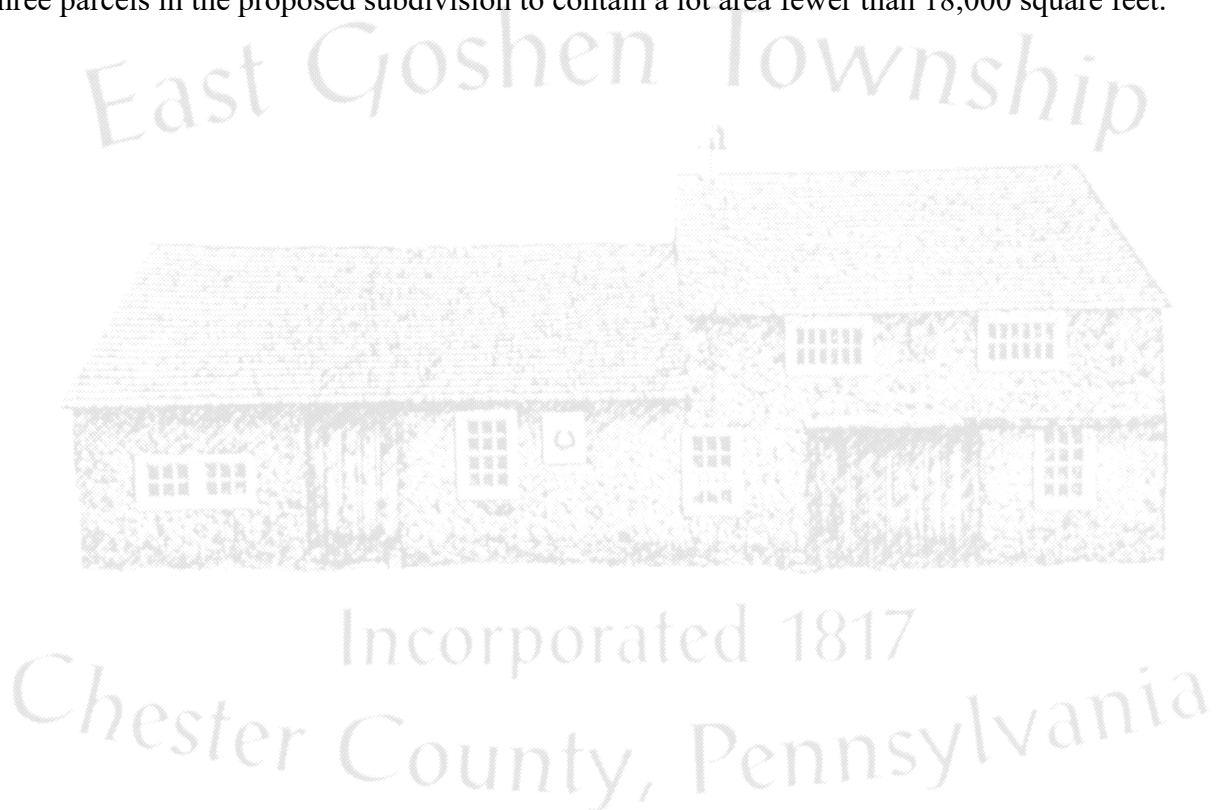
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## **Zoning Review Comments:**

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

## 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 PLAYHOUSE 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 "OR 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 BREEZEWAYS, 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.

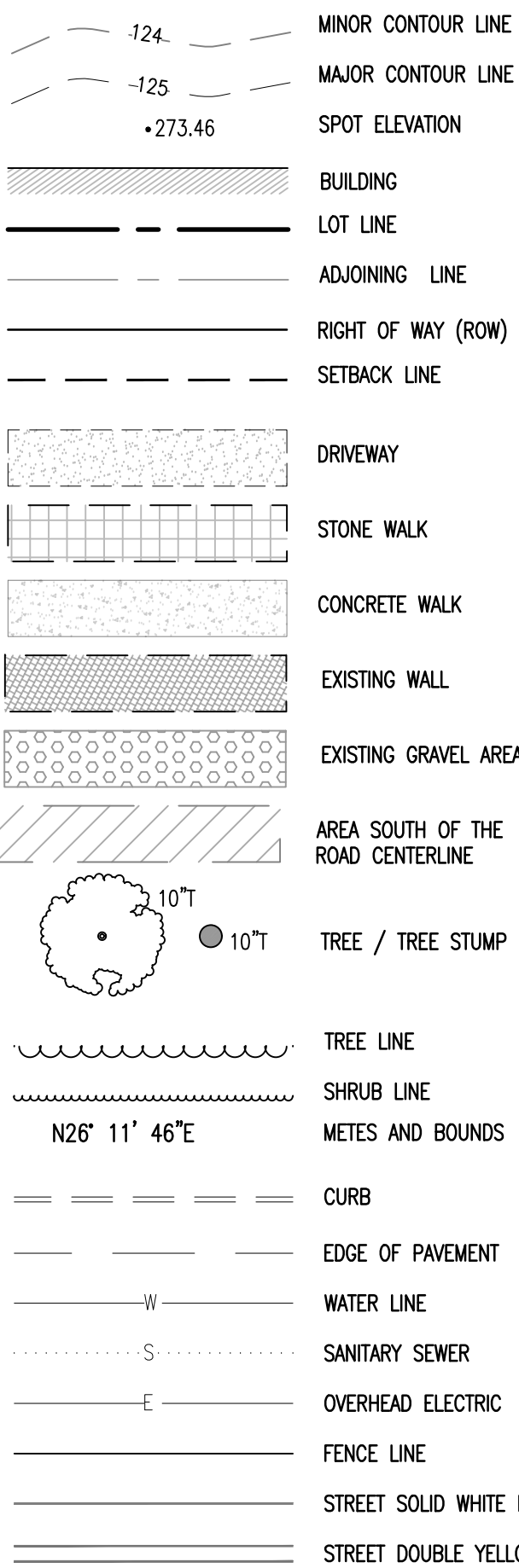
LOT AREA —THE HORIZONTAL AREA OF LAND CONTAINED WITHIN THE PROPERTY LINES BOUNDING THE LOT, EXCLUDING ANY PORTIONS THEREOF WITHIN A STREET RIGHT-OF-WAY. THE CALCULATION OF IMPERVIOUS COVERAGE, AS HEREIN DEFINED, SHALL BE APPLIED TO THE TOTAL LOT AREA, EXCLUSIVE OF THE AREA OF THE LOT LYING WITHIN ANY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

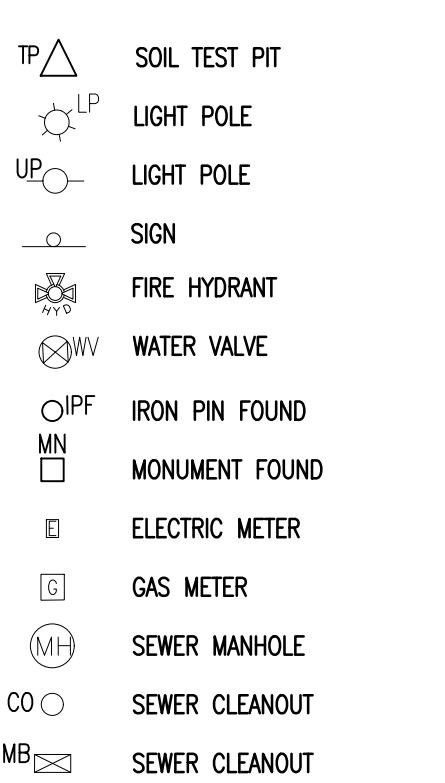
SEMI DETACHED DWELLING OR CARRIAGE HOUSE —A DWELLING UNIT SURROUNDED ON ALL BUT ONE SIDE BY YARDS, LOCATED SO THAT ONE WALL IS ON OR ADJOINING A SIDE LOT LINE AND ABUTS THE NEIGHBORING HOUSE. [ADOPTED 11-1-1999 BY ORD. NO. 129-G-99; AMENDED 2-22-2005 BY ORD. NO. 129-A-05]

LEGEND

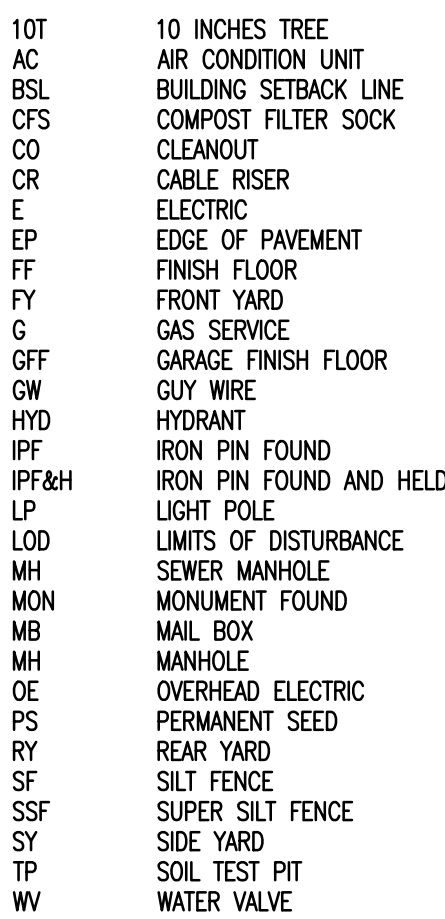
EXISTING



EXISTING



ABBREVIATIONS LEGEND:



PARID: 5306F00320400  
UPI 53-6F-32.4

ZONING REGULATIONS  
EAST GOSHEN TOWNSHIP  
R-3: MEDIUM DENSITY SUBURBAN RESIDENTIAL  
CHAPTER 240-ARTICLE II- SECTION 240-10

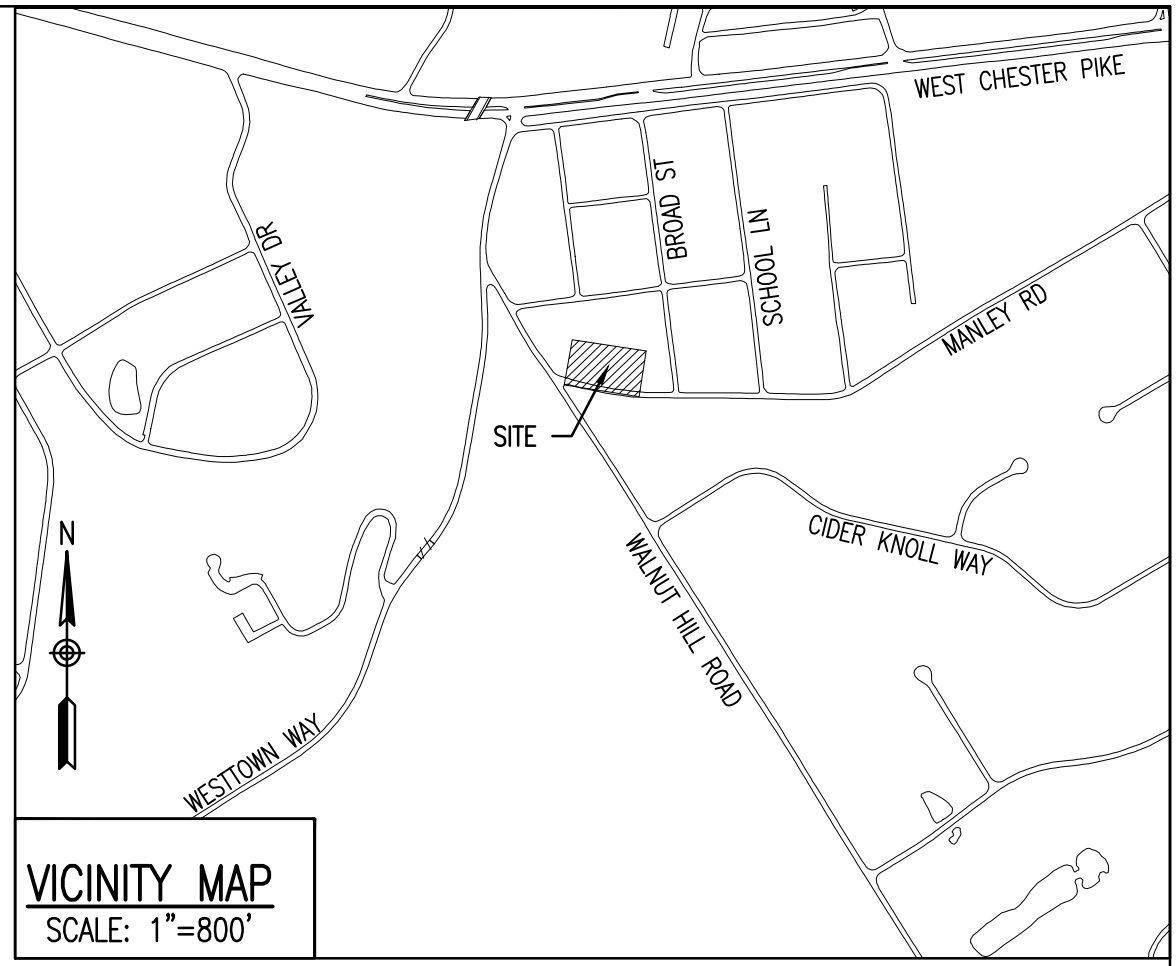
FOR SINGLE- FAMILY DETACHED DWELLING

	REQUIRED	EXISTING	NEW LOT 1	NEW LOT 2	NEW LOT 3
MINIMUM LOT AREA- SF	18,000	52448	17,133	18,030	17,285
MIN LOT WIDTH @ BLDG. SETBACK LINE- FT	100	>150	105.81	107.11	102.56
MIN LOT WIDTH @ STREET LINE- FT	50	>25	105.81	107.11	102.56
MINIMUM FRONT YARD- FT	30	6.64	30	30	30
AVERAGE FRONT YARD <sup>(1)</sup> - FT	40	N/A	N/A	N/A	N/A
MINIMUM SIDE YARD <sup>(2)</sup> - FT	20	126.10	>20	>20	>20
MINIMUM REAR YARD- FT	30	127.96	>30	>30	>30
MAXIMUM LOT COVERAGE:					
BY BUILDINGS- %	25	2.27	<25	<25	<25
BY TOTAL IMPERVIOUS COVER- %	35	8.85	<35	<35	<35
MAXIMUM BUILDING HEIGHT:					
STORIES	3	<3	<3	<3	<3
FEET	30 FT	<30FT	<30FT	<30FT	<30FT

(1) TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 40 FEET AND A MINIMUM BUILDING SETBACK LINE OF 30 FEET SHALL BE REQUIRED.

(2) EACH OF TWO SIDE YARDS, UNLESS OTHERWISE NOTED.

SKETCH PLAN  
MINOR SUBDIVISION  
1409 MANLEY ROAD  
EAST GOSHEN TOWNSHIP-CHESTER COUNTY-PENNSYLVANIA



GENERAL NOTES:

- RECORD OWNER: CAMPBELL, PATRICK M. EQUITABLE OWNER: ESTATE OF PATRICK M CAMPBELL
- THIS LOT IS RECORDED IN CHESTER COUNTY COUNTY - DEED BOOK 11246 PAGE 965.
- SITE ADDRESS: 1409 MANLEY ROAD, WEST CHESTER, PA 19382
- TRACT AREA: 60,148 SF / 1.380 ACRES (GROSS)  
LESS ROAD RIGHT OF WAY -16.5' FROM PHYSICAL ROAD CENTER LINE: 7,700 SF / 0.176 AC.  
NET TRACT AREA: 60,148-7,700= 52,448 SF / 1.204 AC.
- EXISTING SITE FEATURES AND TOPOGRAPHIC SURVEY PERFORMED BY GME ENGINEERING DATED 12/29/2025.
- 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 X DEFINED AS "AREA OF MINIMAL HAZARD".  
REFER TO FIRM MAP NUMBER 4202900215G 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 SERVICE. AQUA WATER SERVICE EXPRESSED INTEREST IN SERVICING FUTURE LOTS.
- EXISTING IRON PINS ARE SHOWN AS CIRCLES AND LABELED AS "IP".
- RIGHT OF WAY SHOWN IS BASED ON A 33 FT STATUTORY WIDTH MEASURED 16.5 FT FROM THE CENTERLINE UNLESS OTHERWISE NOTED.
- THIS 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 83).
- 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 10618, PAGE 50.
- DEEDS OF PARCEL 53-6F-32.2, DEED BOOK 8267, PAGE 780.
- DEEDS OF PARCEL 53-6F-32.5, 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:

- S.A.L.D.O. §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 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.

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

SHEET INDEX:

- SKETCH PLAN
- EXISTING CONDITIONS PLAN

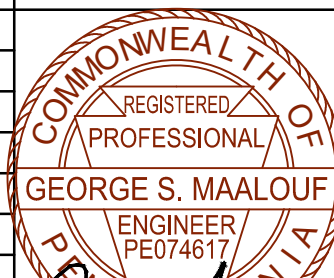
SHEET 1  
SHEET 2



UTILITY LOCATOR SERVICE & DIG PERMIT

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

SERIAL#	UTILITY PROVIDER	RESPONSE	RESPONSE DATE
202601191010	COMCAST CABLE CHESTER CO.	CLEAR	01-30-2026
202601191010	PECO AN EXELON CO.	CLEAR	01-30-2026
SERIAL#	UTILITY PROVIDER	RESPONSE	RESPONSE DATE
20260141295	AQUA PENNSYLVANIA	CLEAR	01-29-2026
20260141295	VERIZON	NO RESPONSE	01-29-2026



BY ALPHA DESIGNS, LLC  
**GMEENGINEERING**  
CIVIL AND SITE DESIGN SPECIALISTS  
1117 CAROLINA AVE. WEST CHESTER, PA 19382  
PHONE- (610) 732-0707 EMAIL- GEORGESMALOUF111@GMAIL.COM  
WWW.ALPHADESIGNS-PA.COM  
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SCALE: AS NOTED  
DRAWN BY: G.S. MALOUF  
DESIGNED BY: G.S. MALOUF  
CHECKED BY: G.S. MALOUF  
DATE: 01/01/2026  
DRAWING NAME: 409-1409 MANLEY RD-REVALUING  
LAYOUT TITLE: 1 OF 2



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 PLAYHOUSE 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 "OR PART THEREOF."

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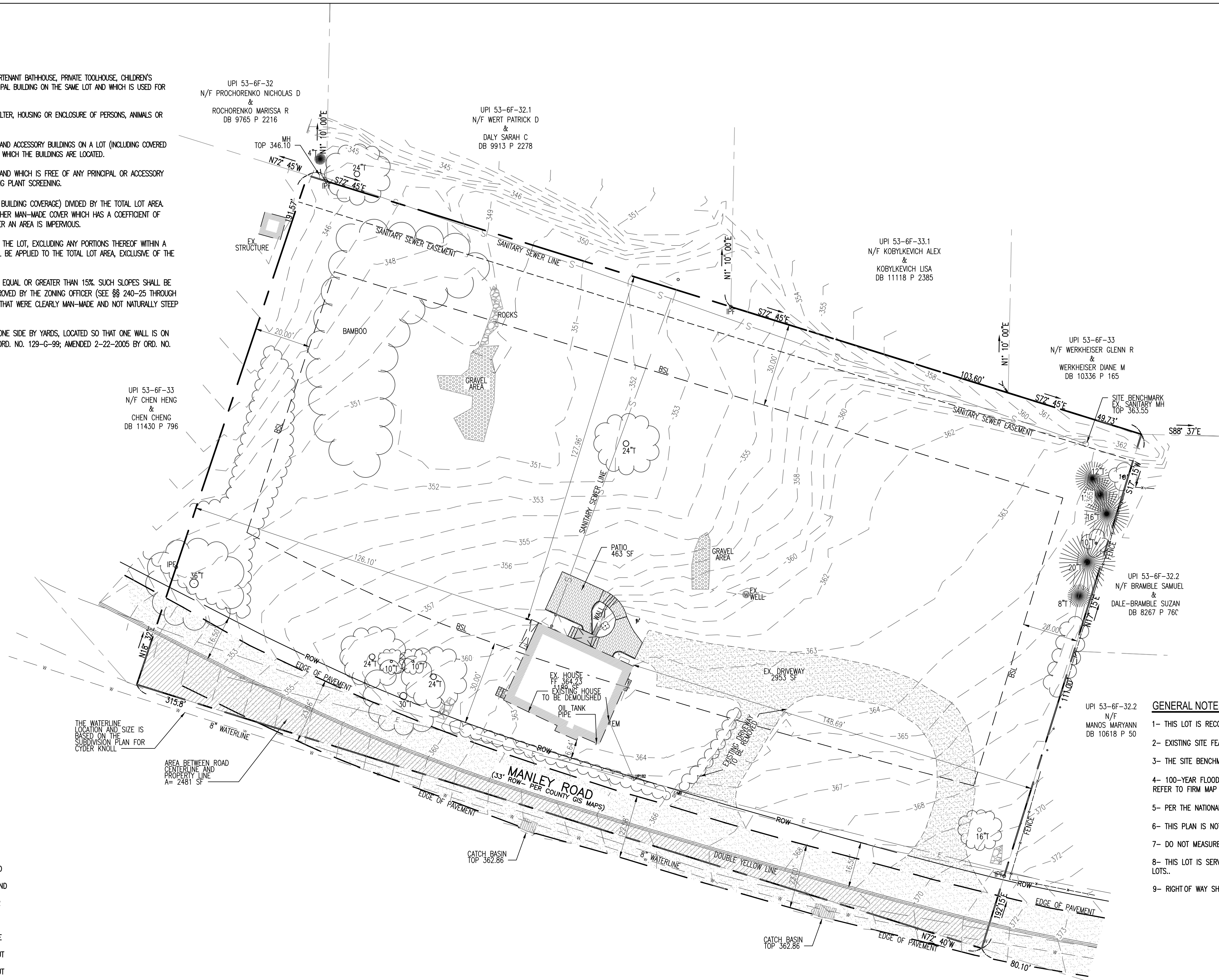
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SEMI DETACHED DWELLING OR CARRIAGE HOUSE —A DWELLING UNIT SURROUNDED ON ALL BUT ONE SIDE BY YARDS, LOCATED SO THAT ONE WALL IS ON OR ADJOINING A SIDE LOT LINE AND ABUTS THE NEIGHBORING HOUSE. [ADDED 11-1-1999 BY ORD. NO. 129-G-99; AMENDED 2-22-2005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



EXISTING

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

**EXISTING**

- |   |                |
|---|----------------|
| TP     | SOIL TEST PIT  |
|  LP    | LIGHT POLE     |
| UP     | LIGHT POLE     |
|        | SIGN           |
|        | FIRE HYDRANT   |
|  W     | WATER VALVE    |
|  IPF   | IRON PIN FOUND |
|  M     | MONUMENT FOUND |
|        | ELECTRIC METER |
|        | GAS METER      |
|  (M-H) | SEWER MANHOLE  |
| CO     | SEWER CLEANOUT |
| MB     | SEWER CLEANOUT |

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             |
| OFF   | GARAGE FINISH FLOOR     |
| GW    | GUY WIRE                |
| HYD   | HYDRANT                 |
| IPF   | IRON PIN FOUND          |
| IPF/H | IRON PIN FOUND AND HELD |
| LP    | LIGHT POLE              |
| LOD   | LIMITS OF DISTURBANCE   |
| MH    | MANHOLE                 |
| MON   | MONUMENT FOUND          |
| NH    | 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             |

PARID: 5306F00320400  
UPI 53-6F-32.4

\*\*\*\*\*  
ZONING REGULATIONS

\*\*\*\*\*  
EAST GOSHEN TOWNSHIP

\*\*\*\*\*  
R-3: MEDIUM DENSITY S

\*\*\*\*\*  
CHAPTER 240-ARTICLE II- SECTION 240-10

## FOR SINGLE-

MINIMUM LOT AREA	25	REQUIRED
		10,000

FOR SINGLE- FAMILY DETACHED DWELLING

	REQUIRED	EXISTING
MINIMUM LOT AREA- SF	18,000	52448
MIN LOT WIDTH @ BLDG. SETBACK LINE- FT	100	>150
MIN LOT WIDTH @ STREET LINE- FT	50	>25
MINIMUM FRONT YARD- FT	30	6.64
AVERAGE FRONT YARD- FT	30	N/A
MINIMUM SIDE YARD- FT	20	126.10
MINIMUM REAR YARD- FT	30	127.96
MAXIMUM LOT COVERAGE:		
BY BUILDINGS- %	25	2.27
BY TOTAL IMPERVIOUS COVER- %	35	8.65
MAXIMUM BUILDING HEIGHT:		
STORIES	3	<3
FEET	30 FT	<30 FT

- (1) TO OBTAIN MORE FLEXIBILITY IN PLACING BUILDINGS IN ALL RESIDENTIAL SUBDIVISIONS OF TWO OR MORE LOTS, AN AVERAGE BUILDING SETBACK LINE OF 40 FEET AND A MINIMUM BUILDING SETBACK LINE OF 30 FEET SHALL BE REQUIRED.
- (2) EACH OF TWO SIDE YARDS, UNLESS OTHERWISE NOTED.



UTILITY LOCATOR SERVICE &amp; 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. TEMPORARY REFERENCE NUMBER 210820260114 (DATE OF TICKET: 2026-01-14)

## EXISTING CONDITIONS PLAN

FOR

1409 MANLEY ROAD

WEST CHESTER, PA 19382

EAST GOSHEN TOWNSHIP, CHESTER COUNTY

PENNSYLVANIA  
EQUITABLE OWNER

EQUITABLE OWNER  
ESTATE OF PATRICK M CAMPBELL / ANDREW CAMPBELL

20 VALLEY VIEW LANE

ANDREW.CAMPBELL1283@GMAIL.COM

BY ALPHA DESIGNS, LLC

# GIVE ENGINEERING

CIVIL AND SITE DESIGN SPECIALISTS  
1117 CAROLINA AVE. • WEST CHESTER • PENNSYLVANIA

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PERMISSION.	
DATE	DRAWING NAME:
AS NOTED	

SCALE: AS NOTED		SHEET NO. 11 407_1409 MANLEY RD.DWG	
DRAWN BY:		DESIGNED BY:	CHECKED BY:

DESIGNED BY: G. MAALOUF	CHECKED BY: G. MAALOUF
DATE:	SHEET NO.

DATE: 01/01/2026	COMM. NO.: 2025-407	LAYOUT TITLE: S2	SHEET NO.: 1 OF 1
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Filename: C:\Users\georg\Dropbox\0-GMF\2025\_Projects\2025-407\_Monley Rd.dwg Last Saved By: GEORG Date: 2/10/2026 9:29:02 PM Plotted: 2/10/2026 9:29:12 PM



[§ 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.~~

[§ 240-19 I-1 Light Industrial District.](#)

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 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)**