EAST GOSHEN TOWNSHIP PLANNING COMMISSION

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

Special Meeting Agenda

Tuesday, July 14, 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. Public Comment on Non-Agenda Items
4. Approval of Minutes
    a. June 23, 2026
5. Old Business
    a. Zoning Ordinance Amendment Draft- AI Data Centers
6. Liaison Reports
7. Correspondence
8. Announcements
9. Next Meeting – Tuesday, July 28, 2026, at 7:00 PM
10. Adjournment

Bold Items indicate new information to review or discuss.

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION MEETING
June 23, 2026

The East Goshen Township Planning Commission held their regular monthly meeting on Tuesday, June 23, 2026 at 7:00 pm in the Township Building.

Members present are highlighted:
John Stipe – Chairman (Via Zoom)
Dan Truitt, Vice Chairman
Dan Daley
Ernest Harkness
Willian Kaufman
Michael Koza
Karen Martynick

Also present was:
Kelly A. Krause, Zoning Officer
Larry Massaro , BOS Liaison, Township Supervisor
Ann Duffield, Township 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. Dan T. 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. Dan T. asked if anyone would be recording the meeting and if there were any public comments about non-agenda items. There was no response.
3. The tracking log was checked and a need for a workshop meeting will be discussed later.
4. The minutes of the May 26, 2026 meeting were approved.

CHAIRMAN'S REPORT –
None

ACKNOWLEDGE RECEIPT OF NEW APPLICATIONS (INITIAL SUBMISSION)-
None

OLD BUSINESS –
1. Review 949 & 951 Cornwallis Drive – Prelim/final Lot Line Change Plan
Nancy Fay, property owner, commented that information was received from Pennoni. Ernest commented that the Pennoni letter mentioned the distance to the street line. Kelly explained that it does not meet the code. Dan D. showed Ernest where it was on the plan. John mentioned that a stormwater management plan will have to be provided. Dan D. asked Mrs. Fay about the chicken coop. She set it up in 1992.

Ernest made a motion to forward the Preliminary/Final plan to the Board of Supervisors recommending approval conditioned on the stipulations in the Pennoni letter dated June 6, 2026. Dan T. seconded the motion. The motion passed unanimously.
Geoffery Fay asked if the original owner purchased sewer add-ons. Kelly commented that there is currently only 1 connection. Mr. Fay mentioned that there are a lot of small businesses on the street and will a traffic study be done. Kelly suggested that he pettion the BOS to have a study done.

2. Zoning Ordinance Amendment Draft – AI Data Centers.

The revised draft of the Amendment was reviewed. Karen provided a copy of the West Bradford ordinance. She mentioned that noise and vibration are major concerns. The other issue is setbacks. Bill agrees that these are concerns. He feels the wording in the West Bradford sample is good. Ernest feels some things should be added. One section 8A from Karen's sample should be added. He did some research on vibrations and feels the following should be considered:

- Add standard for blasting
- Require a noise and vibration study
- The draft from the County ordinance on water uses for cooling should be used.
- A letter from the water supplier should be required

Kelly reviewed what he suggested.
Dan D. mentioned the West Bradford sample included sound and vibration studies to be supplied by the applicant using a qualified professional in 180 days or sooner if there are complaints. Six months is too long.
John feels post construction vibration/noise study is needed.
Dan T. likes the wording in West Bradford's sample.
The PC members will email their suggestions to Kelly. It was decided to hold a Workshop on July 14th and AI Data Centers will be the only discussion.
Setbacks were discussed. 250-300 feet was considered.

NEW BUSINESS

1. Discuss letter to Senator Committa in opposition of House Bill 2186 to mandate Accessory Dwelling Units (ADUs) as a by-right accessory use.

Karen suggested sending the letter to all of the other senators in Chester County. Dan D. does not object to this because it supplies housing to more people. John will sign the letter.
Dan T. moved to send the letter as is. Ernest seconded the motion. The motion passed unanimously.
Karen suggested that the BOS send a letter too.

2. Review 971 Cornwallis Drive 3 lot Subdivision, Prelim/Final Plan

Janet Huggins, 968 Cornwallis Drive, asked what it would take to get public water.
There was no representative for the property. Dan D. explained what would normally happen. He discussed the plan. The Emergency Access Drive was discussed. Kelly commented that the wetlands plan was received today. Dan spoke about the grading of the lots and its impact on stormwater management. John and Bill would like to walk the property. This was tabled until the next meeting.

LIAISON REPORTS

1. Board of Supervisors - Larry mentioned that there was some feedback from the BOS about the Data Center Ordinance. He sent them an email explaining what is being done. He mentioned that one of Ann Duffield's neighbors is an IT guy and wrote a piece about Data Centers for Dumbies. When Larry was running for office last year, he had 4 conversations with residents about ADUs. We should look at our ordinance to see if it is too restrictive for certain families.

ANY OTHER MATTER
None

CORRESPONDENCE
None

ADJOURNMENT
There being no further business, Dan T. made a motion to adjourn the meeting. Karen seconded the motion. The meeting was adjourned at 8:30 pm.
The next regular meeting will be held on Tuesday July 28, 2026 at 7 p.m. A Workshop will be held on Tuesday, July 14, 2026 at 7 p.m.

Respectfully submitted,

_____
Ruth Kiefer, Recording Secretary

§ 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.

DATA CENTER CAMPUS – A data center campus includes all of the structures and real estate owned, controlled, leased or otherwise occupied primarily for the use and purpose as Data Center(s), including: (i) Data Center(s); (ii) Data Center Accessory Uses; and (iii) all other systems, equipment, piping, conduit and other ancillary equipment, structures, and other appurtenances that are incidental to and/or needed for the construction, support, operation, repair, maintenance, and/or protection of the Data Center(s) and/or the data center campus.

ENERGY GENERATION SYSTEM – Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or nuclear energy generating systems.

SENSITIVE RECEPTOR – Buildings used for residences (including institutional uses with a residential component), schools, daycare centers, preschools, hospitals, community centers, and similar institutional uses.

§ 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] All Data Center and Data Center Accessory Use buildings shall be set back a minimum of 300 feet from any residentially zoned district and from the property boundary of all Sensitive Receptor uses.

[2] 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.

[3] The owner of the data center shall submit an emergency response plan to the Township Fire Marshal 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.

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

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

[a] A noise and vibration study as described in the Noise and Vibration section (XXX).

[b] 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.

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

[d] The applicant shall provide documentation from the applicable electric service provider certifying that that the necessary capacity is available and that electric

service provider will serve the Data Center. Known impacts on electric availability for other uses directly attributable to the Data Center project shall be noted. An analysis in accordance with applicable utility, state, and federal standards, shall show Data Center operation shall not cause electrical interference or fluctuations in line voltage on and off the operating premises.

[e] A Pipeline awareness study in accordance with § 205-40.1, with review and recommendation made by the East Goshen Township Pipeline Task Force.

[f] 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.

[g] A Decommissioning Plan prepared by a qualified professional shall be submitted. The plan shall outline the procedures for safe shutdown, removal of equipment, disposal or recycling of materials, and site restoration. The plan shall address at a minimum the following:

[i] Owner shall submit a notification of closure if operations are permanently ceased.

[ii] Decommissioning shall begin within 1 year of cessation of data center operations, or upon notice of abandonment by the operator, whichever occurs first. An extension of 1 year may be granted by the Board of Supervisors if the property owner can demonstrate that they are actively marketing the site for a compatible replacement use. Decommissioning shall be completed within 18 months thereafter, unless granted an extended for good cause.

[iii] All above-ground structures, equipment, and accessory facilities shall be removed.

[iv] Hazardous materials, including batteries, fuel, or refrigerants, shall be disposed of in compliance with state and federal law.

[v] Disturbed soils shall be stabilized and re-vegetated.

[vi] Any utility connections shall be safely disconnected and capped.

[vii] The site shall be restored to a condition compatible with surrounding land uses or consistent with the most restrictive adjacent zoning district.

[6] Data Centers shall be designed and constructed to meet the current USGBC LEED BD+C: Data Centers rating system, or equivalent design standard, as approved by the municipal engineer.

[7] Energy Sources, Power Lines, and Co-Location of Energy Generation Systems.

[a] Any energy generation system designed or used to supply power directly to a Data Center during normal operations, including solar, wind, fossil fuel, fuel cells, or

nuclear energy generating systems, shall not be considered part of the Data Center use but shall be subject to existing municipal or utility regulations. Such systems shall be considered a separate principal use and shall be approved according to all applicable state and federal regulations along with municipal zoning regulations applicable to such use. The applicant shall select, design, and locate the energy generation systems to limit noise, emissions, and visual impacts to adjacent and nearby uses as much as possible. Data center principal buildings shall be located between energy generation systems and residential districts or any other sensitive receptors.

[b] Electric Utility Substations on the same property as the Data Center they serve shall be located on the side or rear of a Data Center principal building so they are screened from public view and shall not be located in a required front yard. On-site substations do not require a buffer or screening between the Data Center Principal Building and the substation.

[c] Data Center electric utility substations visible from an arterial roadway shall include a combination of year-round opaque landscaping and screening walls to minimize visual impact.

[d] Burying power lines serving the property is strongly encouraged. On-site power lines of 34.5 kV and below shall be buried.

[e] Proposed substations on a parcel that abuts a zoning district boundary other than industrial, and/or a boundary with a property with a sensitive receptor shall be set back a minimum of 300 feet from the property line. If abutting both another industrial-zoned parcel and use, substations shall meet the requirements for accessory uses in the underlying zoning district.

[8] Backup Power

[a] Diesel generators shall meet the emission standards of the U.S. Environmental Protection Agency for Backup Emergency Deisel Generators.

[b] Diesel generators shall undergo annual testing, and reports shall be provided to the municipality to ensure that data center equipment is performing as designed and that emissions from the data center do not exceed permitted limits.

[c] Emergency energy generation that uses diesel, gasoline, or another fossil fuel shall be used only at the following times:

[i] When the primary source of energy is not available due to an emergency outage.

[ii] During routine maintenance, or readiness testing for a short duration of time and capped at 100 hours per year.

[iii] Routine maintenance testing of back-up fossil fuel-powered generators is restricted to the hours of 9 am through 3 pm Monday through Friday.

[d] Use for peak shaving or supplying power to the grid is prohibited.

[9] Water Usage

[a] No principal use on a data center site shall use private groundwater wells or direct withdrawals from surface watercourses as its primary source of water for cooling purposes if a public water source is available.

[b] Data centers shall be designed to include a closed-loop water circulation system to cool data center processing equipment. An applicant may propose an alternative cooling system that can be demonstrated to use less water and energy than closed-loop systems to the satisfaction of the municipal engineer.

[c] If the proposed source is from a public system, the applicant shall submit certified documentation that the public authority has the capacity to supply the water needed.

[d] If the data center will utilize nonpublic water sources, the applicant shall provide a water feasibility study, prepared by a qualified professional. The purpose of the water feasibility study is to determine if an adequate supply of water is present to support the proposed data center's water use and to evaluate the potential adverse effects on the quantity and quality of existing wells or nearby surface waters.

The water feasibility study shall include, at minimum, the following information:

[i] Calculations of the projected water needs, including seasonal fluctuations.

[ii] A geologic map of the proposed project area within a radius of at least one mile from the site property boundary.

[iii] The location of all existing and proposed wells within 1,000 feet of the site property boundary with a notation of the capacity of all high-yield wells.

[iv] The location of all surface waters within 1,000 feet of the site property boundary and all known point sources of pollution.

[v] A determination of the long-term safe yield of the water source.

[vi] A determination that the proposed water supply system poses no adverse impacts on the quantity and quality of water in nearby wells, streams, and the groundwater table.

[vii] Identification of how water will be recycled, treated, or released into surrounding water bodies.

[viii] A statement of the qualifications and the signature(s) of the person(s) preparing the study.

[e] No approvals shall be granted until all required state and regional permits have been obtained (i.e., PADEP, SRBS, DRBC).

[f] The applicant shall provide a drought response plan to demonstrate compliance with state, water supplier, and local drought declaration requirements.

[g] Wastewater disposal analysis:

[i] The applicant shall submit an analysis of wastewater disposal needs to either a public sewer system or private system, indicating the quantity of wastewater generation expected. Wastewater shall include sewage and water discharged as part of the data center's HVAC system.

[ii] Any untreated wastewater generated is prohibited to be discharged to stormwater systems or surface waters.

[iii] If wastewater will be conveyed and/or treated by a public system, the applicant shall submit documentation certified by the public authority that the public authority can support the conveyance and treatment needed.

[iv] If the data center is to rely upon a private system of wastewater disposal, a wastewater feasibility study shall be required. The purpose of the study is to determine if there is an adequate capacity to dispose of wastewater and that the disposal technique does not pose adverse impacts on surrounding water bodies. A wastewater feasibility study shall include the following information at a minimum:

[A] Calculations of the projected wastewater generation including the sources of wastewater.

[B] A geologic map of the area with a radius of at least one mile from the site property boundary.

[C] The location of all existing and proposed wells within 1,000 feet of the property boundary, with reference to the capacity of all high-yield wells.

[D] The location of all surface waters within 1,000 feet of the property boundary and all known point sources of pollution.

[E] Identification of the process by which water will be recycled or released into surrounding water bodies.

[F] A determination that the proposed wastewater disposal system has no adverse impact on the quantity and quality of water in nearby wells, surface waters, and the groundwater table.

[G] A statement of the qualifications and the signature(s) of the person(s) preparing the study.

[10] Noise and Vibration.

[a] The applicant shall submit a pre-construction noise and vibration study with the conditional use application prepared and sealed by a qualified professional. Such qualified professional shall be an engineer licensed in the Commonwealth of Pennsylvania or other environmental or technical professional with demonstrated education, training and experience in acoustical noise or vibration analysis applicable to the scope of work being performed (defined herein as "Qualified

Professional") to include the predicted noise and vibration levels from the operation of the Data Center.

[b] Simultaneous Operation Assumption. All noise evaluations, studies, modeling, and compliance determinations shall assume the concurrent operation of all generators, cooling systems, mechanical equipment, and other noise-producing devices operating at maximum rated capacity, unless a more restrictive operating condition is required by approval.

[c] Within 90 days following issuance of a use and occupancy certificate and commencement of operations at the Data Center, the applicant shall submit to the Township an as-built post-construction noise and vibration study. The study shall:

[i] Be conducted by a Qualified Professional using applicable ANSI standards and generally accepted criteria.

[ii] Demonstrate compliance with all applicable noise regulations set forth in the Data Center Noise Standards Tables at the end of this section. Compliance shall be demonstrated using objective sound level limits expressed in A-weighted decibels (dBA), measured and evaluated in accordance with standardized methodologies acceptable to the Township.

[iii] Include sound measurements taken at all property lines.

[iv] Include measurements taken during normal operations, peak cooling load, and during operation of emergency generators under load.

[v] Address low-frequency noise impacts, including compliance with applicable decibels (dBC) limits set forth in the Data Center Noise Standards Tables.

[vi] Vibration Standards to be used in the study**.** Vibration shall be evaluated using three distinct criteria:

[A] Building Damage: Ground vibration shall not exceed 0.2 to 0.5 inches per second peak particle velocity (PPV), measured in accordance with USBM RI 8507 or successor standard; and,

[B] Human Perception: Vibration levels shall not exceed 65 VdB, measured in accordance with ISO 2631-1 or successor standard.

[C] Vibration at nearest Residential Receptor Limit shall use standard ISO 2631-2 / FTA and not to exceed 72 Vd(B).

[vii] Identify all measurement locations, instrumentation used, calibration documentation, testing methodology, operational conditions during testing, and meteorological conditions.

[viii] The timing of the post construction noise and vibration study shall not preclude enforcement by the Township at any time upon identification of a violation. The applicant shall provide reasonable access to monitoring data,

equipment specifications, and operating conditions to the Township Engineer, designee or other consultant acting on behalf of the Township.

[d] If the post construction study demonstrates non-compliance with any applicable noise or vibration standard, the applicant shall, within 30 days of written notice from the Township, submit a corrective action plan prepared by a Qualified Professional. All violations shall be fully remediated within a timeframe approved by the Township, but in no event later than 90 days following Township notice of non-compliance, unless extended by the Township for good cause shown.

[e] If the pre-construction noise study establishes a baseline sound level in excess of the maximum sound level permitted under Data Center Noise Standards Tables, the post-construction study shall demonstrate that operations of the proposed use do not increase baseline ambient sound levels. Sound levels within 1 dBA of ambient sound levels will meet this requirement.

[f] Objective Noise Standards**.** Noise limits shall be established by land use category, measurement location, time-of-day, and averaging period, and shall include provisions for instrumentation and low-frequency noise evaluation.

[g] The Township may require additional noise and vibration testing upon receipt of substantiated complaints or following material modification, replacement, or addition of mechanical equipment, cooling systems, generators, or other vibration-generating equipment.

[h] If initial monitoring or complaints indicate a probable violation, the Township may require interim mitigation measures, which may include operational modifications, equipment limitations, or temporary curtailment of specific noise producing activities until compliance is demonstrated.

[i] Data Center Noise Standards Tables

Data Center Noise Standards Tables

The following tables establish objective noise limits, modeling requirements, and enforcement procedures applicable to Data Center use. These standards shall supersede noise standards set forth in any noise chapters or noise provisions of the Code for Data Centers only.

Table 1: Data Center Noise Limits, Measurement, and Compliance Requirements

Requirement Category	Applicable Uses
Applicable Uses	Data Centers, including all accessory mechanical equipment, generators, cooling systems, and substations
Measurement Basis	A-weighted sound levels (dBA), unless noted otherwise for low-frequency noise

Receptor Locations	Measurements and modeling shall be conducted at or beyond the nearest property line
Operating Condition Assumption	All compliance evaluations shall assume simultaneous operation of all generators, cooling equipment, and other noise-producing devices at maximum rated capacity

Table 2: Numeric Noise Limits by Zoning Use

Receiving Land Use	Daytime (7:00 AM – 10:00 PM)	Nighttime (10:00 PM – 7:00 AM)
Residential	55 dBA Leq (1-hour)	45 dBA Leq (1-hour)
Mixed-Use / Commercial	60 dBA Leq (1-hour)	50 dBA Leq (1-hour)
Industrial	65 dBA Leq (1-hour)	55 dBA Leq (1-hour)

Short-term tonal or impulsive noise exceeding the above limits by 5 dBA or more shall constitute a violation.

Table 3: Low-Frequency Noise Criteria

Parameter	Requirement
Frequency Sensitivity	C-weighted sound levels (dBC), capturing enhanced sensitivity to low-frequency noise
Measurement Metric	Equivalent continuous sound level (Leq, 1-hour) in dBC
Measurement Locations	At the nearest property line
Daytime Limit (7:00 AM – 10:00 PM)	70 dBC Leq (1-hour)
Nighttime Limit (10:00 PM – 7:00 AM)	60 dBC Leq (1-hour)
Tonal / Narrowband Noise	Clearly perceptible low-frequency tonal noise shall require mitigation regardless of overall dBC compliance, as determined by the Qualified Professional or the Township based on clearly perceptible tonal characteristics
Applicability	Limits apply under simultaneous operation of all generators, cooling systems, and mechanical equipment

Table 4: Modeling and Study Requirements

Requirement	Standard
Pre-construction Study	Required with conditional use application
Post-construction Verification	Required within 180 days of commencement of operations
Prepared By	Qualified Professional with demonstrated noise expertise
Modeling Methodology	ISO 9613-2, CadnaA, SoundPLAN, or equivalent accepted industry model
Meteorological Assumptions	Downwind propagation, ISO-conservative conditions
Equipment Data	Manufacturer sound power levels and octave-band spectra
Low-Frequency Evaluation	Required where large generators or cooling systems are used

Table 5: Measurement Procedures

Element	Requirement
Instrumentation	Type 1 or Type 2 ANSI-certified sound level meter
Calibration	Pre- and post-measurement field calibration required
Measurement Duration	Minimum 15 minutes per location unless otherwise specified. Sound level limits expressed as hourly equivalent levels (Leq, 1-hour) may be evaluated using shorter-duration measurements, including the minimum durations identified in this table, where such measurements are conducted under steady-state operating conditions and are representative of normal operations.
Operating Conditions	Measurements shall include peak cooling load and generator operation under load
Background Noise	Baseline ambient levels documented prior to construction

Table 6: Compliance

Item	Requirement
Material Increase Definition	An increase of ≥ 3 dBA above baseline ambient sound level
Violation Determination	Exceedance of numeric limits or material increase
Retesting Authority	Township may require additional testing following substantiated complaints or equipment change