

EAST GOSHEN TOWNSHIP PLANNING COMMISSION

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

Meeting Agenda

Tuesday, July 28, 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. **July 14, 2026**
6. **Acknowledge Receipt of New Applications (Initial Submission)**
 - a. Subdivision and Land Development Applications
 - b. Conditional Uses Applications
 - c. **Zoning Hearing Board Variances- Yardley Village HOA**
 - d. Ordinance Amendments
7. **New Business**
 - a. **Review and consideration of Z26-03, Yardley Village HOA- Variance Application**
8. Old Business
9. Liaison Reports
10. Correspondence
11. Announcements
12. **Next Meeting – Tuesday, August 25, 2026, at 7:00 PM**
13. Adjournment

Bold Items indicate new information to review or discuss.

East Goshen Township Planning Commission Application Tracking Log July 28, 2026											
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
PENDING PROJECTS											
Bold = New application or action required											
Yardley Village HOA Open Space- Variance	7/9/2026	7/9/2026	n/a	n/a	n/a	n/a	7/28/2026	8/18/2026	8/20/2026	9/7/2026	Applicant proposes to construct a shed within the 50' required perimeter setback at Greenhill Road
971 Cornwallis Drive- 3-Lot Subdivision	5/14/2026	5/26/2026	pending	pending	7/8/2026	n/a	7/28/2026	8/18/2026	n/a	8/24/2026	Pending revised plans
10-Year Comprehensive Plan Review	n/a	4/22/2025	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	pending
PROJECTS COMPLETED IN 2026											
Westtown Comprehensive Plan	3/3/2026	3/3/2026	n/a	n/a	n/a	n/a	3/24/2026	4/16/2026	n/a	4/17/2026	BoS recommended support 4/16/2026
949 & 951 Cornwallis Drive- Sketch Plan	2/4/2026	2/24/2026	4/13/2026	pending	n/a	n/a	n/a	n/a	n/a	n/a	Prelim/Final Plan Submitted
1409 Manley Road- Dimensional Variance	2/13/2026	2/13/2026	n/a	n/a	n/a	5/15/2026	3/24/2026	4/16/2026	5/12/2026	5/15/2026	Variance granted on 5/12/2026- Awaiting submission of subdivision plans
West Whiteland Comprehensive Plan	4/9/2026	n/a	n/a	n/a	n/a	n/a	4/28/2026	5/5/2026	n/a	6/3/2026	BoS recommended support 5/5/2026
17 Treemont Drive- Dimensional Variance	5/8/2026	5/8/2026	n/a	n/a	n/a	n/a	5/26/2026	6/2/2026	6/9/2026	6/7/2026	Variance granted by ZHB 6/9/2026
949 & 951 Cornwallis Drive- Line Change	4/28/2026	4/28/2026	6/10/2026	pending	n/a	n/a	6/23/2026	7/21/2026	n/a	7/27/2026	Approved by BoS on 7/21/2026
Zoning Ordinance Amendment-Data Centers	n/a	11/25/2025	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	PC to send to ABC's and CCPC 7/14/2026

DRAFT
EAST GOSHEN TOWNSHIP
PLANNING COMMISSION SPECIAL MEETING
July 14 , 2026

The East Goshen Township Planning Commission held a special meeting on Tuesday, July 14, 2026 at 7:00 pm in the Township Building.

Members present are highlighted:

John Stipe – Chairman
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
Derek Davis – Township Manager
Cody Bright- Township Supervisor

COMMON ACRONYMS:

<i>BOS – Board of Supervisors</i>	<i>CPTF – Comprehensive Plan Task Force</i>
<i>BC – Brandywine Conservancy</i>	<i>CVS – Community Visioning Session</i>
<i>CB – Conservancy Board</i>	<i>SWM – Storm Water Management</i>
<i>CCPC – Chester Co Planning Commission</i>	<i>ZHB – Zoning Hearing Board</i>

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. John 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 minutes of the June 23, 2026 meeting were approved

CHAIRMAN’S REPORT –

John explained that this meeting is so tighten parts of our current ordinance.

OLD BUSINESS

1. Zoning Ordinance Amendment Draft – AI Data Centers.

The revised draft of the amendment was reviewed.
Karen discussed Qualified Professional.
Bill commented that on page 2 180 days should be changed to 90 days.
Dan T. feels everything is ok.
Dan D. on page 8 g add material modification definition.
Kally feels clarification of current definition is better.

Ernest page 4 – routine maintenance is consistent with the current ordinance. He discussed page 7 c.
John discussed page 2a #10.

Public Comments:

Maartin Novil – Clocktower Woods – asked if this is commercial or industrial. John commented that it is I1 district along Airport Road.

Cody Bright – He thanked the Planning Commission members and Larry and Ann for their collaboration on this subject.

Clara Thorne – works at QVC and asked if properties along Airport Road could be converted to Data Centers. John explained there is only a small section that could be used. They brought up a map and showed the I1 district.

Joann – Meadowbrook Lane She has read a lot about this and asked about residents who are on well water. John pointed out that the Data Centers will be required to use public water.

Kelly explained what ordinances are and how they can be amended.

Ken Flanagan, member of ESAC– He likes what they have done. It is very good. He feels there will be a surge of data centers, but some may go idle. One concern he has is security. He has seen data centers of all sizes and in other buildings. He appreciates what they have done.

Larry Massaro – Spoke about pause. Pausing the ordinance would not protect us. The ordinance process is a way to protect the township.

Jane Joyce – She doesn't see why this has to be done. Someone told her that a municipality was sued because of restrictions, but the developer lost.

Karen commented that this is to protect the residents.

Judi Di Fonzo, member of the Pipeline Task Force – Things have gone from pipelines to Data Centers. Noise effects health and sleep. She thinks it is great that the Township is doing this. She thinks the noise restrictions should apply to everyone not just this.

Fred Pioggin – He thanked the Planning Commission members. The Township is fortunate to have these people. He appreciates all the work they have done.

Andrea Peracus – Her main concern is health.

Lynn Grad – thanked the PC of the work you are doing. Will their water impact our treatment plant. John mentioned that the discharge may go to West Goshen. The water will be supplied by Aqua.

After discussion, Ernest made a motion to forward this initial draft as modified to the BOS, ABCs and Chester County. Bill seconded the motion. The motion passed unanimously.

ANY OTHER MATTER

None

CORRESPONDENCE

None

1
2 **ADJOURNMENT**

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

5 The next regular meeting will be held on Tuesday July 28, 2026 at 7 p.m.

6
7 Respectfully submitted,
8
9

10
11 _____
12 *Ruth Kiefer, Recording Secretary*

Memorandum



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

Date: July 23, 2026
To: East Goshen Township Planning Commission
From: Kelly A. Krause, Zoning Officer
Re: **Zoning Hearing Board Application No. Z26-03 (Dimensional Variance)**
§240-8E(4)(k)[3]
Village of Yardley Homeowners Association- Open Space Parcel
Chester Co. UPI #53-3-18

A Zoning Hearing Board application has been submitted by The Village of Yardley Homeowners Association, who seek relief from the provisions of § 240-8E(4)(k)[3] to allow the construction of a 10'x 14' storage shed which will encroach into the required 50' tract perimeter setback by approximately 42' (providing an approx. 8' setback). The property is part of a Planned residential development (PRD), located within the R-1 Low Density Open Space Residential District.

Background and General Information

§ 240-8E(4)(k) Within a PRD, the following specific requirements shall apply in place of any other setback or height requirements in this chapter:

[1] No building or structure shall be within 15 feet of a paved cartway.

[2] No building shall be erected within 15 feet of any other building.

[3] All residential buildings shall be a minimum of 50 feet from exterior lot lines of the tract and perimeter street right-of-way lines.

[4] No structure or building shall exceed a maximum building height of 30 feet.

[5] In order to promote good design of dwellings and structures, the Board of Supervisors may vary these requirements where it deems necessary.

The shed is proposed for the purpose of storage for various volunteer committees of the Yardley Village HOA. An existing wall is located approximately 2 feet within the right-of-way of Greenhill Road. The proposed shed will be set-in approximately 10 feet from the wall, to be located within the Yardley Village common open space area.

A permit was issued in an alternate location, approximately 50 feet southwest of the location currently proposed. However, concerns were raised about the proximity of a stormwater basin once the site was staked in the field to prepare for placement.

The following information is attached:

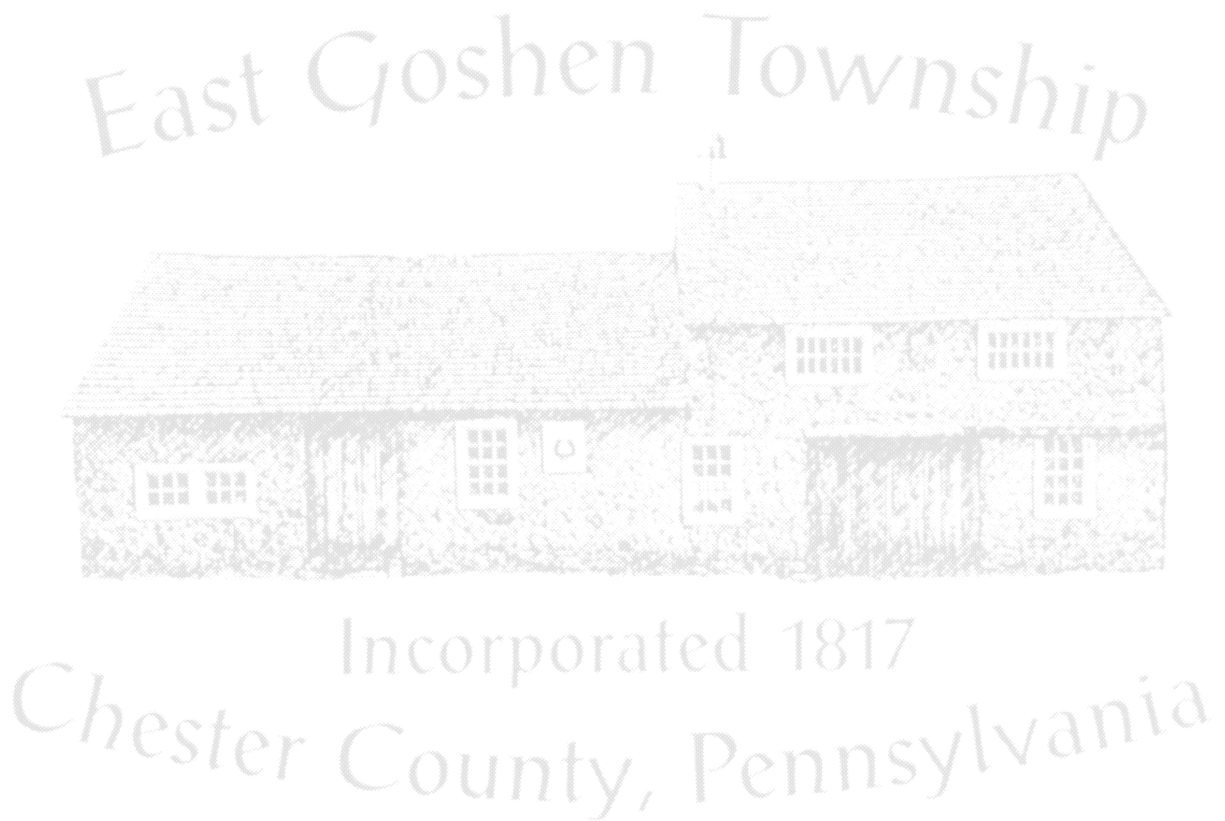
1. Zoning Hearing Board Application, dated July 9, 2026 with revision (2 pages)
2. Deed of Dedication to The Village of Yardley Homeowners Association (5 pages)
3. Photos of the site (6 pages)

Memorandum

4. ChescoViews Tax Map- Aerial View (1 page)
5. ChescoViews Tax Map- Parcel View with permitted/proposed location (1 page)
6. Site plan approved for permit (1 page)
7. Hand drawn site plan with proposed location (1 page)
8. Proposed shed images and floor plan (2 pages)
9. Photo rendering of proposed shed on site (1 page)

Draft Motion:

Mr. Chairman, I move that we recommend to the Board of Supervisors to _____
(support/take no action/deny) the dimensional variance to construct a 10'x14' storage shed which
will encroach into each required 50' perimeter setback by 42'.



**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: Yardley Village HOA

Applicant Address: c/o Stephen Keefer
1726 Yardley Drive, West Chester, PA 19380

Telephone Number: (610) 716-5866 Fax Number: _____

Email Address: keeffamsd@gmail.com

Property Address: Yardley Village Open Space
(Directly across 1666 Yardley Drive)

Tax Parcel Number: Common Area Zoning District: R-1 Acreage: N/A

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:

Section 240-8E(K)(3), within a planned residential development - all residential buildings shall be a minimum of 50 feet from exterior lot lines of the tract and perimeter street right-of-way lines.

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

Seeking a dimensional variance regarding residential buildings being a minimum of 50 feet from exterior lot lines of the tract and perimeter street right-of-way lines. The property will house a 10 x 14 A-frame storage shed with smart-tec siding to match other adjacent properties. It will be used to store supplies required by five different volunteer committees of the Yardley Village HOA.

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.

Stephen Keefer
Signature of Applicant

July 9, 2026
Date

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

6/2
Prepared by:
Michael R. Macaninch, Esq.
5 Commerce Way, Suite 200
Hamilton, NJ 08691



Record and Return to:
Michael R. Macaninch, Esq.
5 Commerce Way, Suite 200
Hamilton, NJ 08691

UPI # 53-3-18 ✓

DEED OF DEDICATION

THIS INDENTURE MADE THIS DAY, NOVEMBER 17, 2009,

BETWEEN

K. HOVNANIAN AT HERSHEY'S MILL, INC., a Pennsylvania Corporation, whose address is 5 Commerce Way, Suite 200, Hamilton, NJ 08691

(hereinafter called the Grantor), of the one part, and

The VILLAGE OF YARDLEY HOMEOWNERS ASSOCIATION, a Pennsylvania Non-Profit Corporation whose address is c/o CSK Management, Inc., P.O. Box 775 Devon, PA 19333

(hereinafter called the Grantee(s), of the other part.

WITNESSETH, That the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto it well and truly paid by the said Grantee(s), at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, by these presents grants, sells, conveys and transfers ownership of the property known as The Village of Yardley open space, mostly in East Goshen Township, Pennsylvania, but partially in West Goshen Township, Pennsylvania, as more fully described on Exhibit "A" attached hereto unto the said Grantee its heirs, successors, and assigns forever.

TO HAVE AND TO HOLD the said lot above described, with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee(s), his/her/their heirs and assigns, forever.

UNDER AND SUBJECT, nevertheless to certain conditions and restrictions of record, as aforesaid.

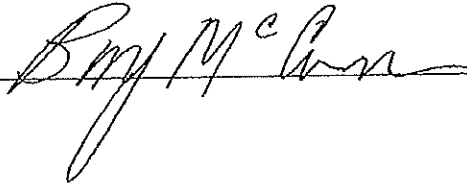
AND the said Grantor, for itself, its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its heirs and assigns, by these presents, that it, the said Grantor and its successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its



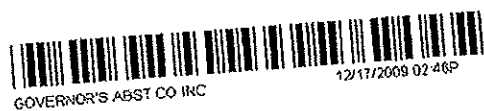
heirs and assigns, against it, the said Grantor and its successors and assigns, and against all and every person and person whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, subject as aforesaid, WARRANT and forever DEFEND.

K. HOVNANIAN AT HERSHEY'S MILL, INC.,
a Pennsylvania corporation

BY:



A handwritten signature, appearing to read "Amy McLean", is written over a horizontal line.



10983176
Page: 2 of 6
B-7832 P-668

STATE OF New Jersey

COUNTY OF Mercer

) SS:
)

On this the 17 day of November, 2009, before me Colleen Keefe, the undersigned officer, personally appeared Barry McCarron who acknowledged under oath that he is the Division President K. HOVNANIAN AT HERSHEY'S MILL, INC., a Pennsylvania corporation, the Grantor in this Deed, and that this Deed was signed and delivered by the Grantor as its voluntary act, which act was properly authorized by the Grantor.

Sworn and subscribed to before me this date aforesaid.

Colleen M. Keefe
Notary Public

My commission expires:

COLLEEN M. KEEFER
A Notary Public of New Jersey
My Commission Expires September 18, 2013

PREMISES:

The address of the above-named Grantee is 46 CSK Management, Inc.
P.O. BOX 775, Devon, PA 19333
[Signature]
Signature



10983176
Page 3 of 8
B-7832 P-668

DESCRIPTION OF OUTBOUND PROPERTY

All that certain parcel or tract of land situate in East Goshen Township, Chester County, Pennsylvania, as shown on a plan entitled "Hersheys Mill, Yardley As-Built Plan", Sheet 1 of 4, Drawing No. S1001, prepared by Pennoni Associates Inc. dated 3/23/06 and being bounded and described as follows:

BEGINNING at a point in the Northerly Right-of-Way line of Chandler Drive, 33' wide, said point being located S 30°00'14" E, a distance of 366.54' along a line from the Southerly Right-of-Way line of Green Hill Road, as shown on said plan;

- THENCE 1) along said Northerly Right-of-Way line, S 66°44'27" W, a distance of 194.78' to a point of curvature;
- THENCE 2) along a curve to the left having a radius of 366.50' for an arc length of 483.85' to a point;
- THENCE 3) leaving the Right-of-Way line of Chandler Drive along other lands, S 89°26'35" W, a distance of 499.90' to a point;
- THENCE 4) along same, S 63°50'18" W, a distance of 317.53' to a point;
- THENCE 5) along the Easterly property line of Yardley Village Basin Area "B" S 23°37'46" E, a distance of 87.32' to a point;
- THENCE 6) along the Northerly property line of Yardley Village Basin Area "B" and other lands, S 81°56'27" E, a distance of 570.64' to a point;
- THENCE 7) along the Northerly property line of other lands N 73°23'36" E, a distance of 257.00' to a point in the Westerly Right-of-Way line of Chandler Drive;
- THENCE 8) along the Westerly Right-of-Way line of Chandler Drive, S 15°25'46" E, a distance of 118.00' to a point of curvature;
- THENCE 9) along the same, along a curve to the left having a radius of 196.21' for an arc length of 72.82' to a point of tangency;
- THENCE 10) along same S 36°41'39" E, a distance of 36.23' to a point;



GOVERNOR'S ABST CO INC

12/17/2009 02:46P

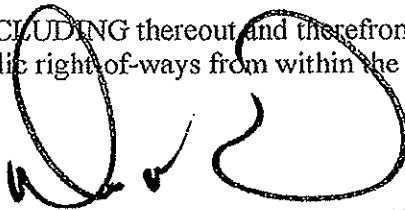
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Page 4 of 5

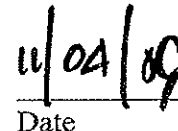
B-7832 P-668

- THENCE 11) leaving the Westerly Right-of-Way line of said Chandler Drive, along other lands S 69°37'51" W, a distance of 202.53' to a point;
- THENCE 12) along same, S 44°48'35" W, a distance of 235.44' to a point;
- THENCE 13) along same, N 45°11'25" W, a distance of 142.69' to a point;
- THENCE 14) along same, S 69°19'35" W, a distance of 650.18' to a point in the Northerly Right-of-Way line of Boot Road;
- THENCE 15) along said Northerly Right-of-Way line of Boot Road, N 45°11'25" W, a distance of 1200.00' to a point that intersects with the Southeasterly Right-of-Way line of said Green Hill Road;
- THENCE 16) along the Southeasterly Right-of-Way line of Green Hill Road, N 69°20'08" E, a distance of 1944.53' to a point;
- THENCE 17) along same, S 69°24'55" E, a distance of 175.20' to a point;
- THENCE 18) along a line, S 30°00'14" E, a distance of 366.54' to the point of BEGINNING.

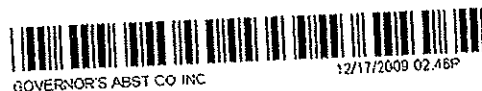
EXCLUDING thereout and therefrom all houses, structures, driveways, roadways and public right-of-ways from within the above described parcel.



Dennis S. DiBlasio, P.L.S.
PA License No.: SU031396-E



Date



GOVERNOR'S ABST CO INC

12/17/2009 02:46P

10983176
Page 5 of 6
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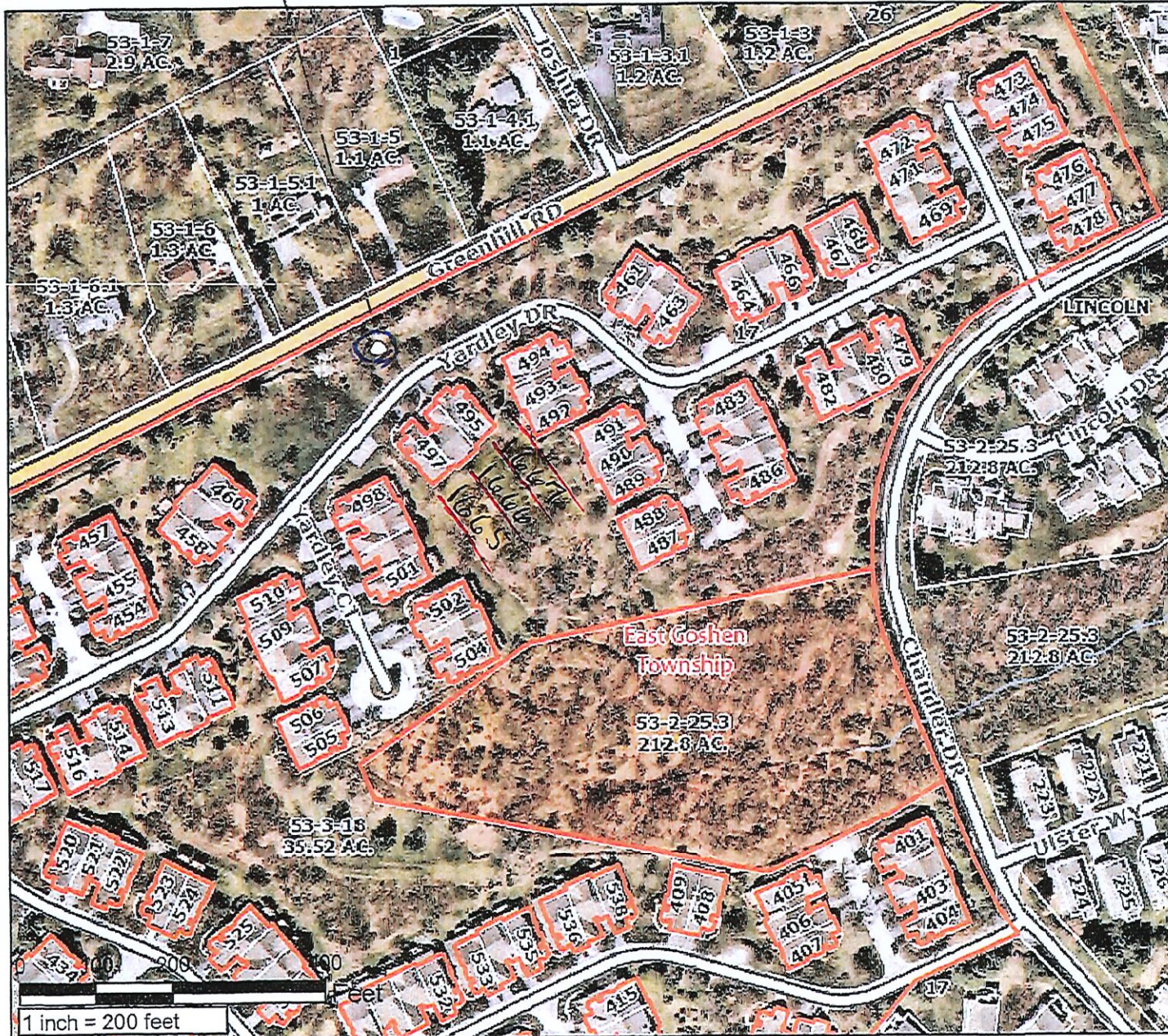






Proposed Site

CV4_Letter_Landscape



COUNTY OF CHESTER PENNSYLVANIA



Find UPI Information

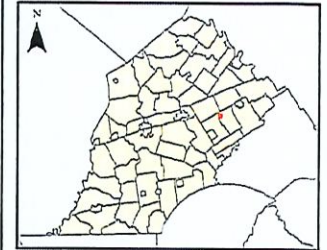
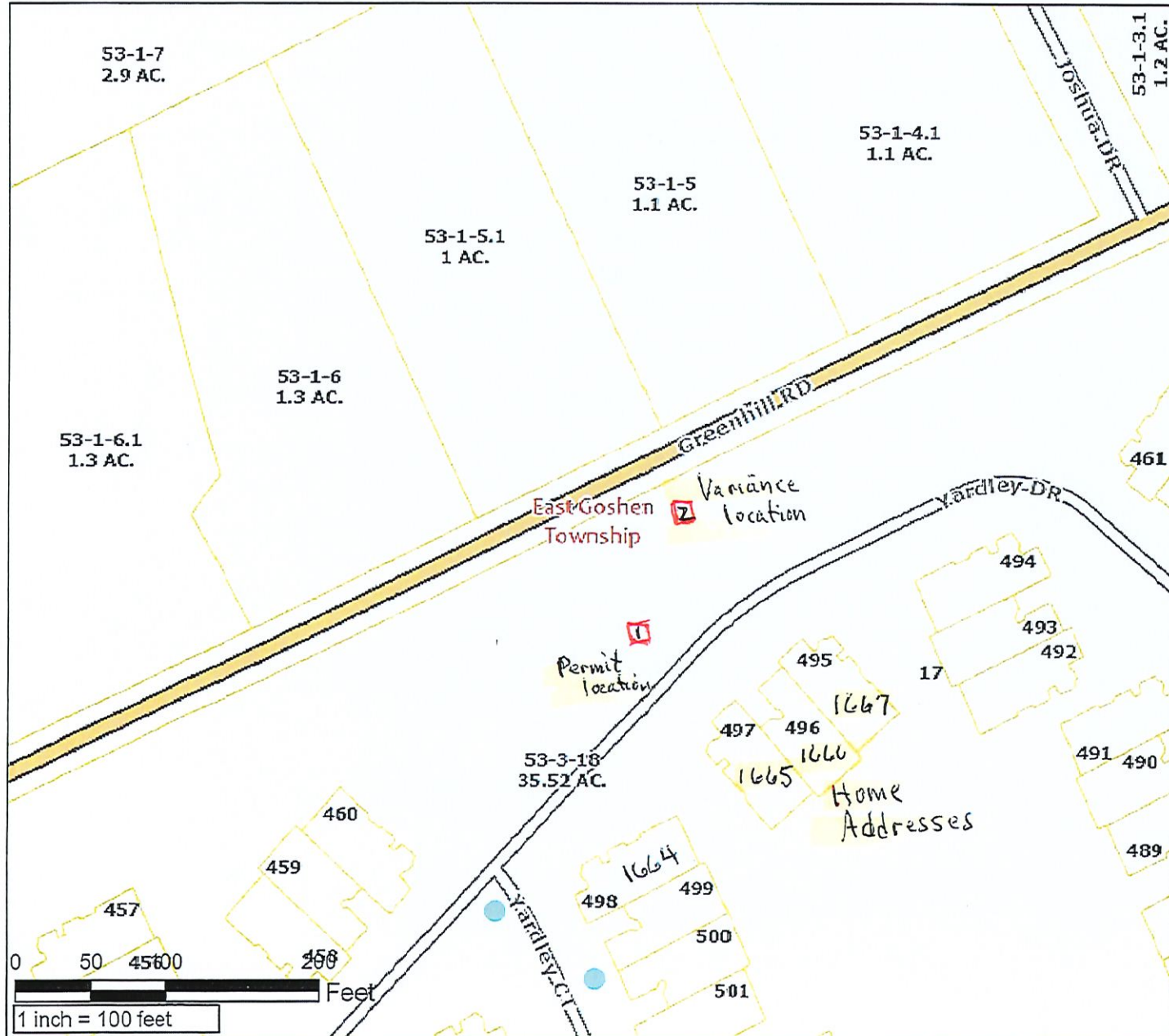
PARID: 5302 00250300
 UPI: 53-2-25.3
 Owner1: HERSHEY'S MILL
 Owner2: HOMEOWNERS ASSOCIATION
 Mail Address 1: 1389 E BOOT RD
 Mail Address 2: WEST CHESTER PA
 Mail Address 3:
 ZIP Code: 19380
 Deed Book: 7643
 Deed Page: 1979
 Deed Recorded Date: 04/20/2009
 Legal Desc 1: SS OF CHANDLER DR
 Legal Desc 2: 212.7 AC OPEN SPACE
 Acres: 212.8
 LUC: C-91
 Lot Assessment: 0
 Property Assessment: 0
 Total Assessment: 0
 Assessment Date: 12/12/2025 9:23:31 AM
 Property Address: 9 CHANDLER DR
 Municipality: EAST GOSHEN
 School District: West Chester Area

Map Created:
 Thursday, June 11, 2026

County of Chester



Limitations of Liability and Use:
 County of Chester, Pennsylvania makes no claims to the completeness, accuracy, or content of any data contained herein, and makes no representation of any kind, including, but not limited to, the warranties of merchantability or fitness for a particular use, nor are any such warranties to be implied or inferred with respect to the information or data furnished herein. For information on data sources visit the GIS Services page listed at www.chesco.org/gis.

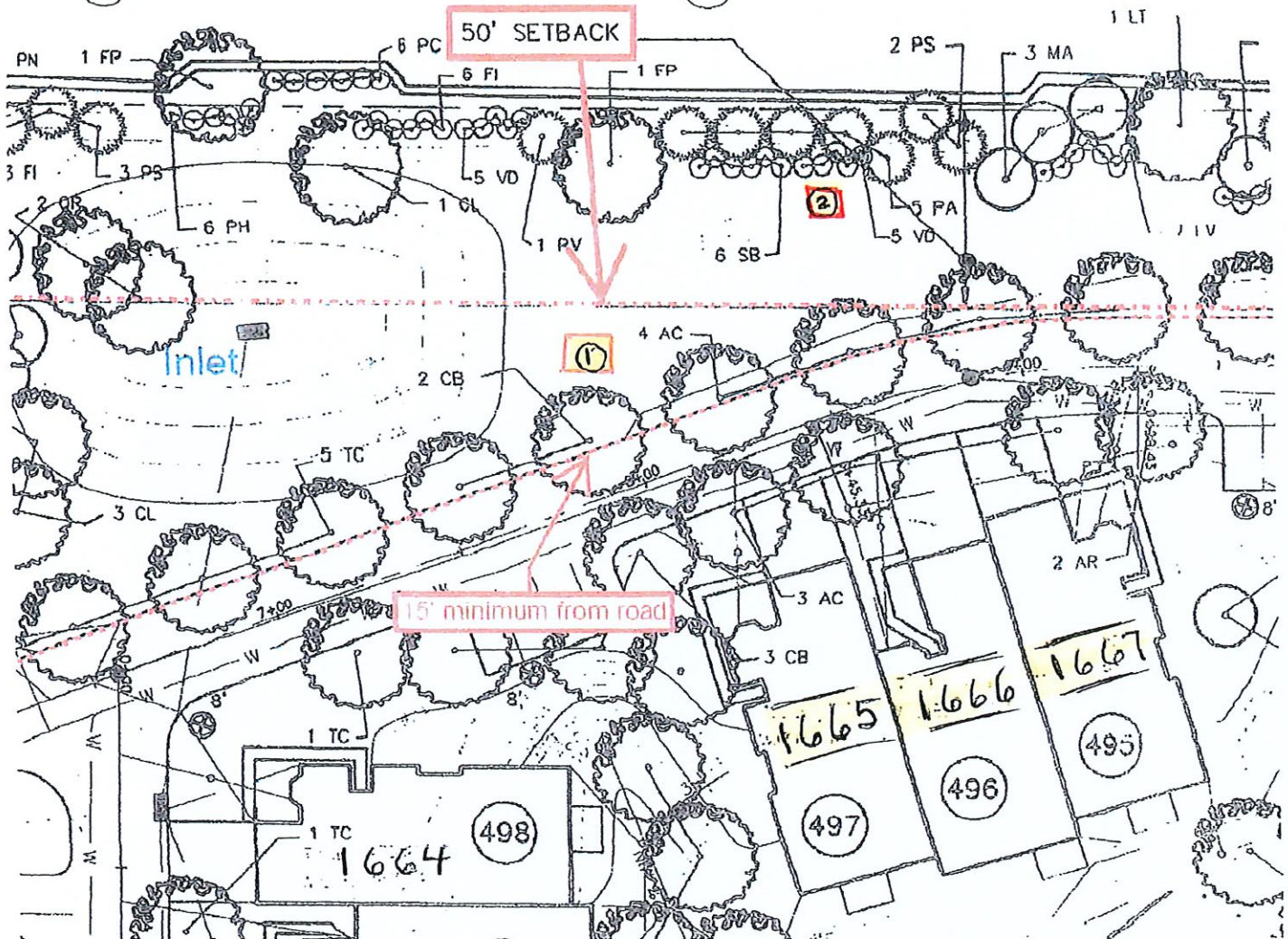


Map Created:
Thursday, June 11, 2026

County of Chester



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From: Ed McFalls <mcfalls@aol.com>
Sent: Tuesday, April 7, 2026 5:03 PM
To: Kelly Krause <kkrause@eastgoshen.org>
Subject: Yardley Village Shed application

Hello Kelly,

① • Shed Permit Location
② • Variance Location
Yardley Home Addresses

Please find attached an Application from the Council of Yardley Village for a shed in their Common Area along with some supporting documentation - most importantly a portion of the Legal Description of the outbounds of Yardley Village which indicates that the property boundary of the Village Common Area is the title line of Green Hill Road and not the wall and fence which is actually in the Village on Common Area property.

On Page 6 of the packet is a copy of a portion of the recorded As-Built plans for Yardley on which I have shown a box formed by using a 50 feet set back from the property boundary (Green Hill Road) and 15 feet from the cartway of Yardley Drive to create a substantial building envelope into which the storage shed could be placed. The Council has indicated their desired location for the shed after talking to their neighbors who live in the nearby homes.

Please review the application and supporting information and contact me with any questions you may have about the boundary, the available building envelope or the proposed location for the shed, or should you require additional information.

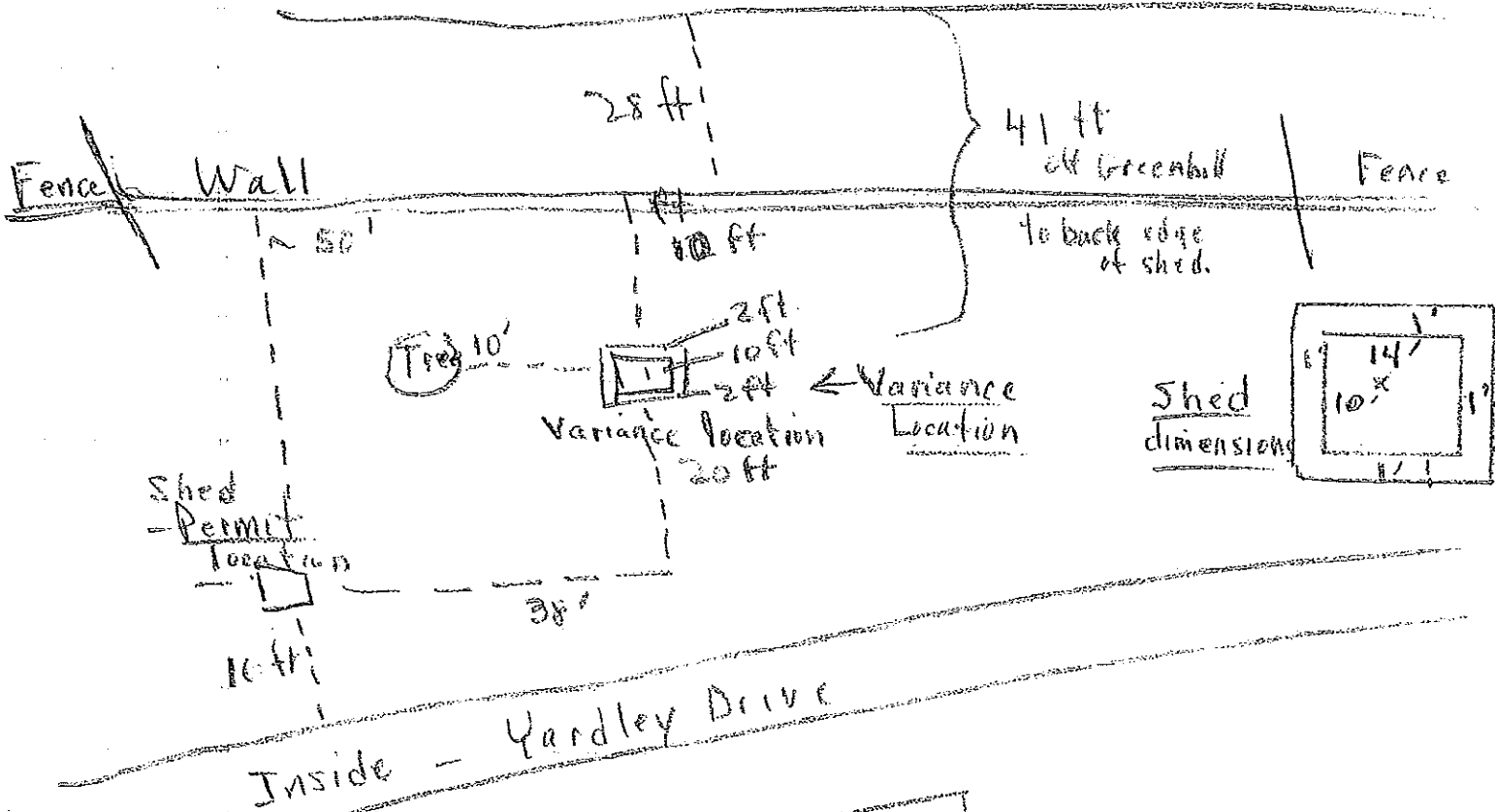
Thank you for your consideration to this application.

Ed McFalls
on behalf of Yardley Council

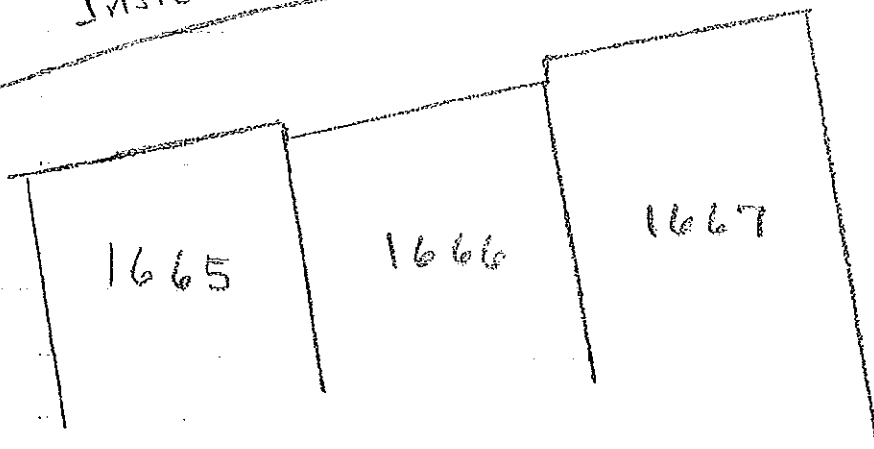
East Goshen Township
Permit Reviewed and Approved
For Township Code Compliance
By *[Signature]*
Date *4/27/26* Permit# *26-06476*

Yardley Village - Shed location distances

Greenhill Road



Inside - Yardley Drive



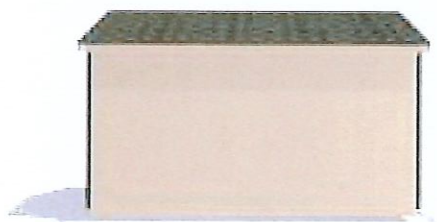
Building Images



Perspective



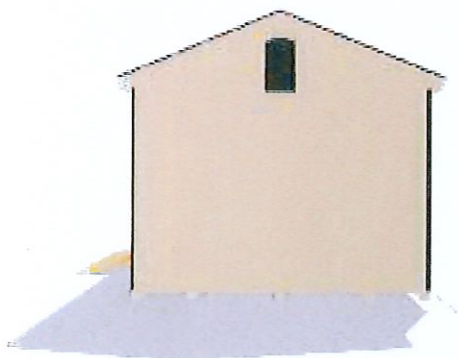
Left



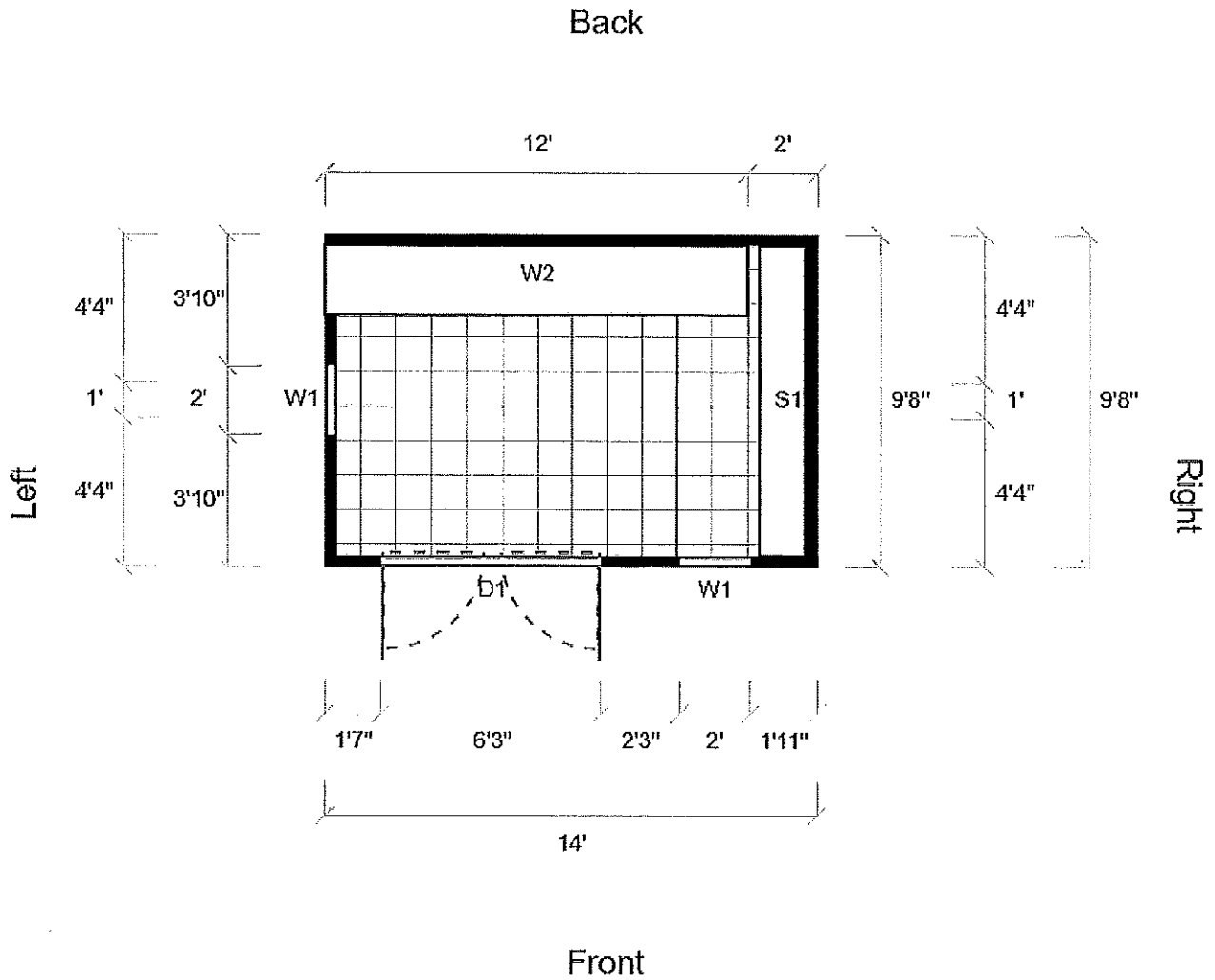
Back



Front



Right



1" = 1'

SYMBOL LEGEND

W1	Aluminum Slider Window - 24x27	W2	2x12 Workbench
S1	1x10 Shelf	D1	Prehung Fiberglass Craftsman Double Door with 6-lite Glass
	Closed Wall		

