

**AGENDA**  
**EAST GOSHEN TOWNSHIP**  
**CONSERVANCY BOARD MEETING**  
1580 Paoli Pike, 2<sup>nd</sup> Floor  
August 12, 2026

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
2. APPROVAL OF MINUTES
  - a. 7/8/26 meeting
3. CHAIRMAN'S REPORT
4. NEW BUSINESS
  - a. Data Center Regulation Ordinance Input
  - b. Discuss Chair and Vice Chair positions
5. OLD BUSINESS
  - a. Workshop/Event Interest Survey follow up
  - b. Invasives Management: Clock Tower Sewer Right-of-Way update -  
*Jackie*
  - c. Bird Walks and Bluebird Box Network News - *Sue*
  - d. Bird Town PA application update
6. SUBDIVISION/LAND DEVELOPMENT REVIEW – None
7. VARIANCES/CONDITIONAL USES – None
8. LIAISON REPORTS
9. BOARD MEMBER CONCERNS
10. PUBLIC COMMENT
11. ADJOURNMENT

**DRAFT**  
**EAST GOSHEN TOWNSHIP**  
**CONSERVANCY BOARD MEETING**  
**July 8, 2026**

The East Goshen Township Conservancy Board held a regularly scheduled meeting on Wednesday, July 8, 2026 at 7:00 p.m. at the Township Building. Members in attendance are indicated in **BOLD**:

**Julie Ross – Chairman**

**Walter Wujcik – Vice Chairman**

**Jackie Ahlborn**

**Julieta Calmon**

Erich Meyer

Sandra Snyder

**Susan Vanasse**

**Others present were:**

**Ann Duffield, Township Supervisor**

**Larry Massaro, Township Supervisor**

**Ashley Nowak, Office Administrator**

Eunice Alexander, Goshen Tree Tenders

Peg Friese, Goshen Tree Tenders

Nada Neskovic, West Chester East Environmental Club

Robert Murray, ESAC Member

Danni Scott, CRC

**Call to Order**

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

**Pledge of Allegiance & Moment of Silence**

Julie led those present in the Pledge of Allegiance and then asked for a moment of silence to remember our First Responders and others who keep us safe.

**Approval of Minutes**

The minutes of the June 10, 2026 meeting were approved.

**Chairman's Report –**

**a. Mid-year Goals Check –**

1. Keep East Goshen Beautiful Day – Was discussed. Had to be cancelled this year due to weather but people still cleaned up later.

2. Tree City USA

3. Tree Tenders

4. CRC Tree Maintenance – A lot of people came on 6/27/2026 to help weed the Applebrook CRC Trees. Danni will do more in the fall.

1 b. Succession Planning - Julie announced that she will be moving out of the township in  
2 September.

3  
4  
5 **New Business -**

6 None

7  
8  
9 **Old Business**

10 1. Workshop/Event Interest Survey – Ashley supplied a report to everyone. She reported  
11 that 110 residents responded. They are interested in Guided Tree Walk in East Goshen  
12 Park, Bring Back the Pollinators workshop, Mowed to Meadow workshop, Invasives and  
13 Water Quality workshops. There were many comments.

14  
15 2. Invasives Management – Jackie mentioned that Mr. Hankin who lives in Clock Tower  
16 Farm came to a meeting and mentioned that invasives are growing in the open space shared  
17 with Bow Tree. Jackie met with Danni, of the CRC, at the area. There is interest in planting  
18 trees and maintaining them. There is a sewer right-of-way that has to be considered when  
19 planting. Ashley will contact Mark Miller to mark this area. This will be presented to the  
20 BOS. Jackie will keep in touch with the Hankins.

21 The Willistown Water report is ready. Larry mentioned that there is a mink in Ridley Creek.

22  
23 3. Blue Bird Boxes - Susan has been maintaining them in Applebrook Park and reported  
24 that bluebirds are not using the boxes because of House Sparrows, which remove the eggs  
25 from the boxes.

26 It was decided to have a bird walk in October.

27 The Birdtown application is ready. The committee has to have 3 members. We need one  
28 more.

29  
30 4. America250 East Goshen vs West Goshen Nature Challenge – Julie mentioned that Peg  
31 Friese has been working on this event. It will be a week long event. Participants will use  
32 apps to identify natural items such as flowers, bees, etc. They are contacting the area  
33 schools to see if they want to participate.

34  
35  
36 **Subdivision/ Land Development Review** - None

37  
38  
39 **Variances/Conditional Uses** – None

40  
41  
42 **Liaison Reports** –

43 Larry mentioned that the Township will subsidize 50% of the cost of composting for 50  
44 residents for 5 months. Not sure how may will continue for 5 months. This will test  
45 whether the Township will have a program or not.

46 Ann will be attending the ESAC meetings. Larry mentioned that the Planning Commission is  
47 working on the Data Center ordinance.

48  
49 **Correspondence** - None

1 **Board Member Concerns - None**

2  
3  
4 **Public Comment.** – None

5  
6  
7 **Adjournment**

8 There being no further business, Walter moved to adjourn the meeting. Susan seconded the  
9 motion. The meeting was adjourned at 8:30 p.m. The next meeting will be Wednesday,  
10 August 12, 2026 at 7:00 pm.

11  
12  
13 Respectfully submitted,

14  
15  
16  
17 Ruth Kiefer, Recording Secretary  
18

**EAST GOSHEN TOWNSHIP  
CHESTER COUNTY, PENNSYLVANIA**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF EAST GOSHEN TOWNSHIP,  
CHESTER COUNTY, PENNSYLVANIA, AMENDING AND  
SUPPLEMENTING THE EAST GOSHEN TOWNSHIP  
ZONING ORDINANCE OF 1997, AS AMENDED, IN ORDER  
TO DEFINE AND ADD SPECIFIC REQUIREMENTS FOR  
DATA CENTERS AND DATA CENTER ACCESSORY USES  
WITHIN THE I1 LIGHT INDUSTRIAL ZONING DISTRICT  
BY CONDITIONAL USE, AND TO PROVIDE FOR  
REQUIRED SEVERABILITY, REPEALER AND  
CODIFICATION PROVISIONS.**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of East Goshen Township, that the East Goshen Township Zoning Ordinance of 1997, as amended, which is codified in Chapter 240 of the East Goshen Township Code, titled, "Zoning", shall be amended and supplemented as follows:

**SECTION 1.** Section 240-6.B, titled, "Definitions", shall be amended and supplemented to include the following definitions:

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.

QUALIFIED PROFESSIONAL- An engineer licensed in the Commonwealth of Pennsylvania or other environmental or technical professional with demonstrated education, training and experience applicable to the scope of work being performed.

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

**SECTION 2.** Section 240-19.C(34) I-1 Light Industrial District, Permitted conditional uses, shall be amended and supplemented as follows:

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

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

**SECTION 3.** Section 240-31.C(3), Conditional uses; additional standards for specific principal uses, shall be supplemented as follows:

(xx) Data Centers

[1] All Data Center and Data Center Accessory Uses, whether buildings, structures, or equipment, 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, §240-31.C(xx)[10].

[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 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 Diesel 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, as defined herein, 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 any modification, including but not limited to the replacement, expansion, or addition of mechanical equipment, cooling systems, generators, battery energy storage systems, substations, or other noise- or vibration-generating equipment or infrastructure that may increase off-site noise or vibration impacts.

[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**

| <u>Requirement Category</u>           | <u>Applicable Uses</u>                                                                                                                                                  |
|---------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Applicable Uses</u>                | <u>Data Centers, including all accessory mechanical equipment, generators, cooling systems, and substations</u>                                                         |
| <u>Measurement Basis</u>              | <u>A-weighted sound levels (dBA), unless noted otherwise for low-frequency noise</u>                                                                                    |
| <u>Receptor Locations</u>             | <u>Measurements and modeling shall be conducted at or beyond the nearest property line</u>                                                                              |
| <u>Operating Condition Assumption</u> | <u>All compliance evaluations shall assume simultaneous operation of all generators, cooling equipment, and other noise-producing devices at maximum rated capacity</u> |

**Table 2: Numeric Noise Limits by Zoning Use**

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

*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**

| <u>Parameter</u>                            | <u>Requirement</u>                                                                                                                                                                                                                 |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Frequency Sensitivity</u>                | <u>C-weighted sound levels (dBC), capturing enhanced sensitivity to low-frequency noise</u>                                                                                                                                        |
| <u>Measurement Metric</u>                   | <u>Equivalent continuous sound level (Leq, 1-hour) in dBC</u>                                                                                                                                                                      |
| <u>Measurement Locations</u>                | <u>At the nearest property line</u>                                                                                                                                                                                                |
| <u>Daytime Limit (7:00 AM – 10:00 PM)</u>   | <u>70 dBC Leq (1-hour)</u>                                                                                                                                                                                                         |
| <u>Nighttime Limit (10:00 PM – 7:00 AM)</u> | <u>60 dBC Leq (1-hour)</u>                                                                                                                                                                                                         |
| <u>Tonal / Narrowband Noise</u>             | <u>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</u> |
| <u>Applicability</u>                        | <u>Limits apply under simultaneous operation of all generators, cooling systems, and mechanical equipment</u>                                                                                                                      |

**Table 4: Modeling and Study Requirements**

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

**Table 5: Measurement Procedures**

| <u>Element</u>              | <u>Requirement</u>                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Instrumentation</u>      | <u>Type 1 or Type 2 ANSI-certified sound level meter</u>                                                                                                                                                                                                                                                                                                                             |
| <u>Calibration</u>          | <u>Pre- and post-measurement field calibration required</u>                                                                                                                                                                                                                                                                                                                          |
| <u>Measurement Duration</u> | <u>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.</u> |
| <u>Operating Conditions</u> | <u>Measurements shall include peak cooling load and generator operation under load</u>                                                                                                                                                                                                                                                                                               |
| <u>Background Noise</u>     | <u>Baseline ambient levels documented prior to construction</u>                                                                                                                                                                                                                                                                                                                      |

**Table 6: Compliance**

| <u>Item</u>                         | <u>Requirement</u>                                                                                    |
|-------------------------------------|-------------------------------------------------------------------------------------------------------|
| <u>Material Increase Definition</u> | <u>An increase of <math>\geq 3</math> dBA above baseline ambient sound level</u>                      |
| <u>Violation Determination</u>      | <u>Exceedance of numeric limits or material increase</u>                                              |
| <u>Retesting Authority</u>          | <u>Township may require additional testing following substantiated complaints or equipment change</u> |

**SECTION 4. Severability.** If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or

invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

**SECTION 5. Repealer.** All ordinances or parts of ordinances conflicting with any provision of this Ordinance are hereby repealed insofar as the same affects this Ordinance.

**SECTION 6. Codification.** General Code is hereby authorized to make non-substantive formatting and numbering changes necessary to clarify references to other sections of Township ordinances and/or codification and to bring the Ordinance into conformity with Township ordinances/codification.

**SECTION 7. Effective Date.** This Ordinance shall become effective on [DATE], 2026 and shall remain in force and effect until otherwise amended by the Township.

ENACTED AND ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

**EAST GOSHEN TOWNSHIP  
BOARD OF SUPERVISORS**

\_\_\_\_\_  
Derek J. Davis, Secretary

\_\_\_\_\_  
Cody Bright, Chairman

\_\_\_\_\_  
Barbara Emery, Vice-Chairwoman

\_\_\_\_\_  
Peter Hicks, Member

\_\_\_\_\_  
Ann Duffield, Member

\_\_\_\_\_  
Larry Massaro, Member