

AGENDA
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
1580 Paoli Pike, 2nd Floor
October 14, 2026

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
2. APPROVAL OF MINUTES
 - a. September 9, 2026 meeting
3. CHAIRMAN'S REPORT
4. NEW BUSINESS
 - a. CRC Applebrook Planting
 - b. November Meeting
 - c. Nature Challenge Recap and Tree Planting
 - d. Newsletter Ideas
 - e. Bluebird Box Updates
5. OLD BUSINESS
 - a. Workshop/Event Interest Survey follow up
 - b. Invasives Management: Clock Tower Sewer Right-of-Way update
 - c. Bird Walks and Bluebird Box Network News
 - d. Tree for Mark Miller
6. SUBDIVISION/LAND DEVELOPMENT REVIEW
 - a. 1409 Manley Road- 3 lot subdivision
 - b. 971 Cornwallis Drive
7. VARIANCES/CONDITIONAL USES – None
8. LIAISON REPORTS
9. BOARD MEMBER CONCERNS
10. PUBLIC COMMENT
11. ADJOURNMENT

DRAFT
EAST GOSHEN TOWNSHIP
CONSERVANCY BOARD MEETING
September 9, 2026

The East Goshen Township Conservancy Board held a regularly scheduled meeting on Wednesday, September 9, 2026 at 7:00 p.m. at the Township Building. Members in attendance are indicated in **BOLD**:

Walter Wujcik – 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

Mary Krueger, Chairman of ESAC

Robert Murray, ESAC Member

Danni Scott, CRC

Ella Bauer, West Chester East Environmental Club

Emily Thompson, West Chester East Environmental Club

Call to Order

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

Pledge of Allegiance & Moment of Silence

Walter led those present in the Pledge of Allegiance and then asked for a moment of silence to remember the 25th anniversary of 9/11, our First Responders and military overseas.

Approval of Minutes

The minutes of the August 12, 2026 meeting were approved.

Chairman's Report –

a. Walter mentioned that the commission members need to think about goals for next year.

New Business –

a. Tree for Mark Miller - A Red Bud tree was discussed to put in the garden behind the township building. Peg mentioned that she had a conversation with Mark when they were putting the garden in and lots of trees were taken down at that time, so she doesn't recommend that location. A place along the trail in front of the township building was discussed. Ashley will check with Kevin Miller.

b. Tree Maintenance – Eunice asked what the CB's priority is. Walter suggested Reservoir Road.

- 1
2 c. Bioblitz – This is a competition between West and East Goshen. Peg asked the high
3 school members to join. The first meeting is September 20, 2026 at noon at the
4 Veterans Pavilion. Mary explained how the app works. The competition will last
5 one week.
6
7

8 **Old Business**

9 1. Workshop/Event Interest Survey – Interest was high on workshops. Mary mentioned
10 that the ESAC is thinking of doing a talk about invasives maybe in November. Eunice
11 suggested Spring. Susan mentioned a few bird species that should be included.
12

13 2. Invasives Management/ Clock Tower – Jackie sent an email that they are keeping to the
14 plan to plant trees on October 3, 2026.
15

16 3. Bird Town Application - No update. Julie was working on this. She said we are at the
17 green level. There are mini grants for bird related events. The blue bird boxes have been
18 cleaned out. Public Works has the request to lower some of the boxes.
19

20 4. Data Center Regulation Ordinance. - Walter asked if anyone had any input. If so, it is due
21 by September 17 for the Planning Commission meeting.
22
23

24 **Subdivision/ Land Development Review** - None
25
26

27 **Variances/Conditional Uses** – None
28
29

30 **Liaison Reports** –

- 31 1. Board of Supervisors – Ann mentioned that they are very close to having an E
32 newsletter monthly. At the last meeting they approved RFP for the Comp Plan.
33 There will be a committee for this including residents.
34
35

36 **Correspondence** - None
37
38

39 **Board Member Concerns** –

- 40 1. Appreciation Event – Ashely reminded everyone about the Appreciation event on
41 October 7, 2026. She will do a post next week for a new CB member.
42
43

44 **Public Comment** –

- 45 a. Eunice mentioned that the jumping worms are multiplying so they need to be
46 included in the invasives report. She has an article about it. She mentioned several
47 types of shrubs for Clymers Woods.
48
49 b. Frank Russ complained that the Marydell pond is in very bad condition. It is
50 surrounded by weeds. He suggested it should be returned to open space. Eunice
51 suggested using the biolitz to identify what is growing there.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

- c. John Webster – Has lived in East Goshen 5 years. He wants to turn his lawn into a meadow and is interested in energy. He asked about data centers. Ann explained.

Adjournment

There being no further business, the meeting was adjourned at 8:00 p.m. The next meeting will be Wednesday, October 14, 2026 at 7:00 pm.

Respectfully submitted,

Ruth Kiefer, Recording Secretary

Memorandum



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

Date: October 6, 2026
To: East Goshen Township Conservancy Board
From: Kelly A. Krause, Zoning Officer
Re: **1409 Manley Road- 3-Lot Preliminary/Final Subdivision Plan**

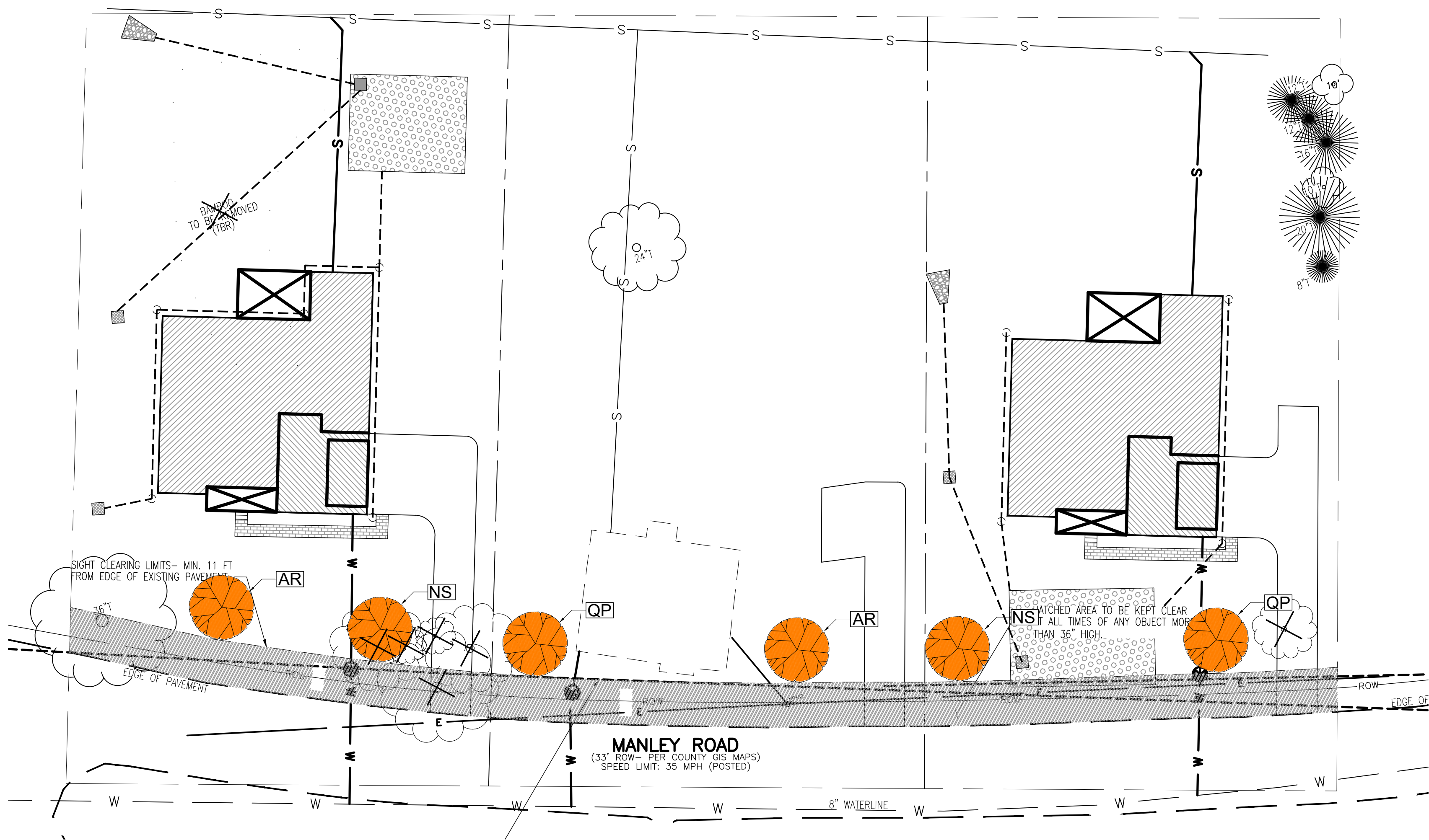
An application for subdivision approval has been submitted by Andrew Campbell, 1409 Manley Road, West Chester, PA 19380 to allow the 1.204 acre (52,448 square foot) parcel to be subdivided into three lots, each containing one single family dwelling. The applicant was granted a variance on May 12, 2026 from §240-10.G to provide less than the minimum net lot area of 18,000 square feet for two of the proposed lots. 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 on Lot 2 is to remain, subject to the conditions imposed by the Zoning Hearing Board. A 10-foot wide sanitary sewer easement currently abuts the length of the rear property line. The proposed lots will be serviced by public water and public sewer.

The subject property is located within the R-3 Medium Density Residential District. The existing single family detached dwelling is legally nonconforming in respect to the required front yard setback of 6.64 feet where 30 feet is the minimum required, pursuant to §240-10G of the Zoning Ordinance.

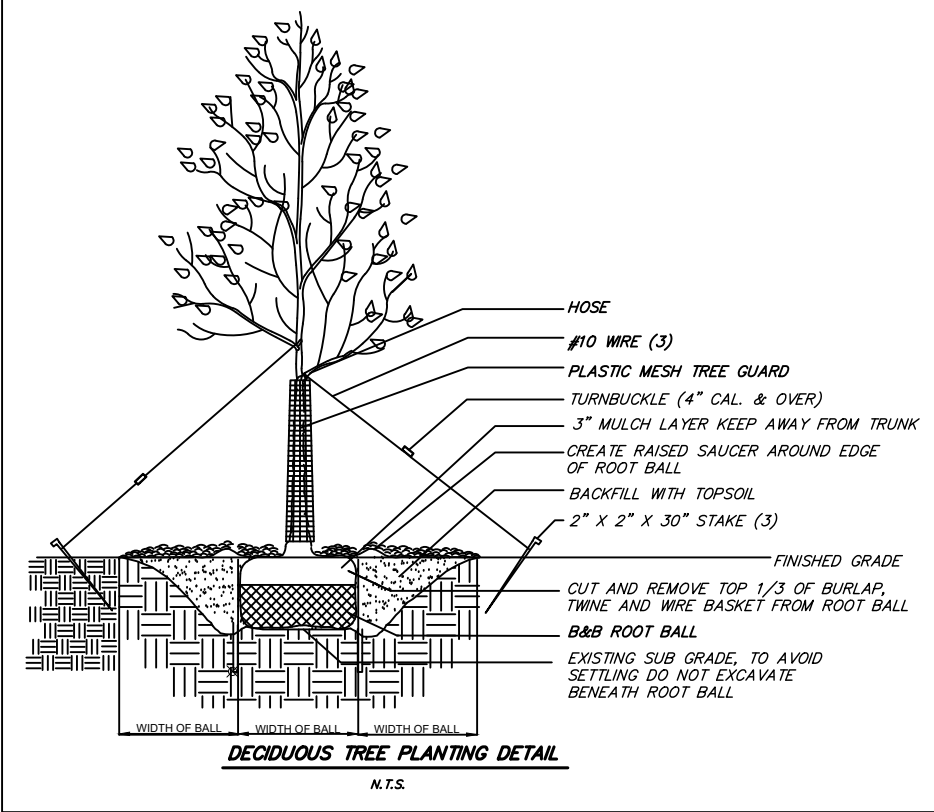
The applicant has requested waivers from the following sections of the East Goshen Township Code:

- §205-31.A to receive concurrent preliminary/final plan approval

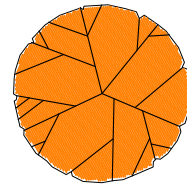
In accordance with §205-32 of the EGT Subdivision and Land Development Ordinance, we request that the Conservancy Board review and provide comments on the proposed plan to be forwarded to the Planning Commission for consideration on or before October 22, 2026.

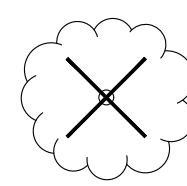


LANDSCAPE PLAN
SCALE: 1" = 20'



PLAN KEY

 PROPOSED TREE

 TREE TO BE REMOVED

PLANT SCHEDULE				
DECIDUOUS TREES				
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
AR	2	ACER RUBRUM	RED MAPLE	3\"/>

- PLAN NOTES:
1. REFERENCE "PRELIMINARY / FINAL MINOR SUBDIVISION PLAN" SET SHEETS 1-9 DATED 10/01/2026 PREPARED BY ALPHA DESIGNS, LLC / GME ENGINEERING.
- PLANTING NOTES:
1. ALL EXISTING VEGETATION IS TO BE PROTECTED FROM DAMAGE UNLESS THEY ARE LABELED "TO BE REMOVED". PROVIDE TREE PROTECTION FENCING AT DRIPLINE, AS SHOWN ON THE PLANS AND DETAILS FOR THE LIFE OF THE WORK OR UNTIL EQUIPMENT ACCESS IS NO LONGER NEEDED. REPAIR OR REPLACE DAMAGED MATERIALS WITH COMPARABLE MATERIALS AS DETERMINED BY LANDSCAPE ARCHITECT. AT NO EXPENSE TO THE OWNER.
2. CONTRACTOR TO CALL PA ONE CALL PRIOR TO ANY SITE DISTURBANCE. CONTRACTOR IS LIABLE FOR DAMAGE TO ANY AND ALL PUBLIC AND PRIVATE UTILITIES, WATER AND SEWER LINES.
3. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF NURSERY STOCK OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND AS PER CURRENT EDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK.
4. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) FULL YEARS AFTER THE DATE OF ACCEPTANCE. UNSATISFACTORY PLANT MATERIAL (IN THE OPINION OF THE LANDSCAPE ARCHITECT) SHALL BE REPLACED WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
6. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE PERMITTED WITHOUT WRITTEN AUTHORIZATION OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THIS SHALL APPLY TO SUBSTITUTIONS OF SPECIES, SIZE AND QUANTITY.
7. ALL LANDSCAPE AREAS TO BE MULCHED WITH 3\"/>

- § 205-62 STREET TREES. TREES WITH A MINIMUM CALIPER OF THREE INCHES SHALL BE PROVIDED WHERE DEEMED ADVISABLE BY THE TOWNSHIP PLANNING COMMISSION AND/OR SUPERVISORS. STREET TREES SHALL BE INSTALLED ON FORTY-FOOT CENTERS ON THE SAME SIDE OF THE STREET. TREE VARIETIES PERMITTED WILL BE DETERMINED BY THE BOARD OF SUPERVISORS BUT MUST BE CHOSEN FROM A LIST ADOPTED BY THE BOARD IN A RESOLUTION AS AMENDED FROM TIME TO TIME.
- STREET TREE CALCULATION
316.11 LF FRONTAGE / 40 OC TREE SPACING = 7.9 (8) STREET TREES REQUIRED
- STREET TREE COMPLIANCE SCHEDULE
- | | |
|-------------------------------------|----------------|
| GROSS REQUIRED STREET TREES: | 8 |
| DEFICIT DUE TO STRUCTURAL CONFLICT: | 1 (SEE NOTE 1) |
| EXISTING TREE CREDIT: | 1 (SEE NOTE 2) |
| TREES PROPOSED ON-SITE: | 6 |
- SUPPLEMNETARY PLAN NOTES
1. STRUCTURAL CONFLICT: LOT TWO FRONTAGE CONFLICT WITH EXISTING STRUCTURE.
2. MATURE TREE PRESERVATION AND PLAN BALANCE: THE APPLICANT REQUESTS A PRESERVATION CREDIT FOR 1 EXISTING 36\"/>

LANDSCAPE ARCHITECT:
JSLA
DESIGN LLC
JOHN SHANDRA LANDSCAPE ARCHITECTURE

JOHN SHANDRA LANDSCAPE ARCHITECTURE
2999 HORSESHOE DRIVE, COLLEGEVILLE, PA 19426
jshandra@gmail.com • 610-630-4599

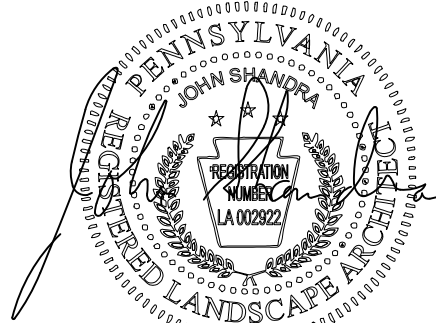
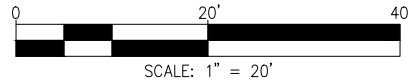
PROJECT:
CAMPBELL PROPERTY
1409 MANLEY ROAD
EAST GOSHEN TOWNSHIP

TITLE:
LANDSCAPE PLAN
SHEET 1 of 1

DWG NO: 1047-02 DATE: 09/30/2026 SCALE: AS NOTED

REVISED:

 CALL BEFORE YOU DIG
PENNSYLVANIA LAW REQUIRES
3 WORKING DAYS NOTICE FOR
CONSTRUCTION PHASE AND
10 WORKING DAYS IN DESIGN
STAGE - STOP AND CALL
Pennsylvania One Call System, Inc
1-800-242-1776



PA LICENSE #: LA-002922

Memorandum



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

Date: October 6, 2026
To: East Goshen Township Conservancy Board
From: Kelly A. Krause, Zoning Officer
Re: **971 Cornwallis Drive- 3-Lot Preliminary/Final Subdivision Plan**

A Preliminary/Final Subdivision Plan application for the property located at 971 Cornwallis Drive has been submitted to allow an existing 7.221-acre lot to be subdivided into three (3) single family residential lots, resulting in the following: Lot 1 to contain 1.439 acres, Lot 2 to contain 4.122 acres, and Lot 3 to contain 1.321 acres. The property is located within the R-2 Low Density Residential District (§240-9), which requires a minimum lot area of one (1) acre. The single-family dwelling previously occupying the lot has been demolished.

The applicant proposes to dedicate 9,130 square feet of additional right-of-way to the Township, increasing the existing right-of-way width across Cornwallis Drive to 50 feet along the cartway and 100 feet in diameter at the cul-de-sac.

The applicant has requested waivers from the following sections of the East Goshen Township Code:

- §205-31.A to receive concurrent preliminary/final plan approval

The applicant had previously been before this Board for a preliminary meeting, and is now seeking a formal recommendation prior to final approval of the plans.

In accordance with §205-32 of the EGT Subdivision and Land Development Ordinance, we request that the Conservancy Board review and provide comments on the proposed plan to be forwarded to the Planning Commission for consideration on or before October 22, 2026.

