**East Goshen Township**
**Pipeline Task Force Meeting Agenda**
Tuesday, November 17, 2026
East Goshen Township Building
10:00 AM

Register to attend the meeting: https://us02web.zoom.us/meeting/register/OQ-u8hHTTzGg8kAxM6fb7Q

**Please note in order to participate via Zoom we are now requiring attendees to pre-register for each meeting via the link.**

1. Call to Order (10:00 AM)

2. Ask if anyone is recording the meeting.

3. Public Comment (10:05 AM to 10:10 AM)

4. Approval of Minutes (10:10 AM to 10:15 AM)
   a. September 15, 2026

5. Chairperson's Report (10:15 AM to 10:20 AM)

6. Old Business (10:20 AM to 11:00AM)
   a. Update on protection of Williams/Transco natural gas valve station on Paoli Pike.
   b. Chester County Emergency Planning – EGT Pipeline Incident Annex.
      - Discuss comments on redacted annex.
      - Plan is for PTF to submit their comments to BOS by end of year.

7. New Business (11:00 AM to 11:45 AM)
   a. Pipeline Awareness Studies.
      - 971 Cornwallis Drive. PTF comments due Thursday 11/19/2026.
      - 1352 Morstein Road, PTF comments due Thursday 11/19/2026.
   b. Jet fuel spill from Energy Transfer pipeline in Upper Merion.
   c. PTF meeting schedule for 2027.

8. Reports / Legislative Update (11:45 PM to 11:50 AM)

9. Liaison Reports (11:50 AM to 11:55 AM)

10. Correspondence / Any Other Matter (11:55 AM to 12:00 PM)

11. Next Meeting
    Date and time to be determined.

12. Adjournment (12:00 PM)

**PIPELINE TASK FORCE**
**Tuesday, September 15, 2026**
**East Goshen Township Building**
**DRAFT MINUTES**

**Members Present are highlighted**
**Chair: Gerry Sexton; Vice Chair: Mary McCloskey; Members: Judi DiFonzo,** David Shuey

**Others Present are highlighted**
**Township Manager: Derek Davis; Township Supervisor: Ann Duffield; Assistant to the Township Manager: Ashley Nowak**

**COMMON ACRONYMS:**

| | |
|---|---|
| *ACOE* | *Army Core of Engineers* |
| *BI&E* | *Bureau of Investigation and Enforcement* |
| *BOS* | *Board of Supervisors* |
| *CCATO* | *Chester County Association of Township Officials* |
| *CCPC* | *Chester County Planning Commission* |
| *DCNR* | *Department of Conservation and Natural Resources* |
| *DEP* | *Department of Environmental Protection* |
| *DES* | *Department of Emergency Services* |
| *EGT* | *East Goshen Township* |
| *ET* | *Energy Transfer* |
| *FEMA* | *Federal Emergency Management Agency* |
| *HDD* | *Horizontal Directional Drilling* |
| *IR* | *Inadvertent Return* |
| *MACH2* | *Mid-Atlantic Clean Hydrogen Hub* |
| *ME1* | *Mariner East 1* |
| *ME2* | *Mariner East 2* |
| *NGL* | *Natural Gas Liquids* |
| *PHMSA* | *Pipeline Hazard Materials and Safety Administration* |
| *PMN* | *Post Meeting Note* |
| *PTF* | *Pipeline Task Force* |
| *PUC* | *Public Utility Commission* |

**Call to Order**
Gerry called the meeting to order at 10:04 am.

**Recording**
The meeting was not being recorded.

**Approval of Minutes**
The draft minutes from May 18, 2026, were approved as is.

**Public Comment**
None.

**Chairperson's Report**
Derek and Gerry spoke up the Township's new monthly e-news that will be going out to residents.

**Old Business**
**Protection of Williams/Transco natural gas valve station on Paoli Pike**
Gerry gave brief summary of the previous meeting's discussion on this topic. Pennoni gave an estimate of $65,000 for the bollards. Derek reported that he and Representative Pielli's office met with PennDOT and PennDOT cannot do the work due to legal liabilities. The township is going to work with the landowners and the PL operator. The Township is hoping to schedule a meeting for October to present Pennoni's plan.

**Update on Chester County Emergency Planning – EGT Pipeline Incident Annex**
Judi stated she would like to see the County's Pipeline Annex RFP. Derek said that he could request it. The plan is to have the PTF submit this comments to the BOS by the end of the year. Judi listed several items that are not accurate on the county version and will send Duane her comments.

**Zoning Ordinance Draft Amendment for Data Centers**
Comments are due to the Planning Commission by Thursday, September 17th.

**New Business**
**Discuss Possible Topics and plans for article for future township newsletters.**
The PTF agreed to submit two articles per year with the timing TBD.

**Reports / Legislative Update**
None.

**Liaison Reports**
Ann reported that the RFP is going out for the Comprehensive Plan and the BOS is hoping to select a firm by the end of the year.

**Correspondence / Any Other Matter**
None.

**Next meeting**
The next meeting is scheduled for **Tuesday, November 17, 2026** at 10:00am.

**Adjournment**
The meeting was adjourned at 11:54am.

Respectfully submitted,

*Ashley Nowak, Assistant to the Township Manager*

*F:\Data\Shared Data\Minutes\Pipeline Task Force\2026\Pipeline TF Mins 2026-09-15 DRAFT.docx*

Pipeline Awareness Study

FOR

# MP RENOVATIONS, LLC
# 971 CORNWALLIS DRIVE

PREPARED FOR: MCKENNA BUILDING GROUP, LLC

UPI #53-4-65; 971 CORNWALLIS DRIVE
EAST GOSHEN TOWNSHIP
CHESTER COUNTY
PENNSYLVANIA, 19380

November 3, 2026

PREPARED BY




_____
John B. Anderson, P.E.
License Number: PE055536

**Cornerstone Consulting Engineers**
**& Design Services, Inc.**
**213 West Main Street, Lansdale, PA 19446**
**Phone (215)362-2600**

# Table of Contents

## Introduction

1.0 Introduction
2.0 Background
3.0 Potential Impacts
4.0 Mitigation Measures
5.0 Supporting Maps

## Introduction

This Pipeline Awareness Study has been prepared in accordance with the requirements of Section 205-40.1 of the East Goshen Township Subdivision and Land Development Ordinances. This report is being submitted as part of the Subdivision Application for MP Renovations, LLC at 971 Cornwallis Drive and is based on the subdivision and land development plans for this submission.

## Background

The applicant, MP Renovations, LLC, is proposing to redevelop the 7.22 acre parcel of land located along Cornwallis Drive in East Goshen Township, Pennsylvania (UPI# 53-4-65). The lot will be split into 3 lots with a single family residence on each lot. The lot currently has a single family residence on the property which will be demolished and three new single family residences will be constructed.

The development parcel is located along Cornwallis Drive to the south, an asphalt emergency access road to the east, and it is adjacent to residential buildings to the east and south. Also, there are vacant lots to the north and west of the properties which are located in the Hershey Mills Community Open Space.

As shown on the subdivision plans, a large portion of the proposed Lot 2 will remain undeveloped due to the flood plain area of the stream that runs through the property on the western side of the lot. The width of the undeveloped area is approximately 570' and located all within Lot 2.

There are two pipelines that are located within the 660' study area. The Texas Eastern Pipeline right-of-way is located to the east of the subject property and consists of two, twenty-inch diameter natural gas transmission lines. The pipeline is located on the eastern side of the Hershey's Mill residential development, which is between the pipeline and the subject property. The Pipeline is located approximately 700 feet away from the eastern edge of the subject property.

The second pipeline is the Adelphia Gateway Pipeline Right-of-way and is located towards the west of the subject property. This right-of-way consists of one eighteen-inch diameter natural gas transmission line. This right-of-way runs through the Hershey's Mill Homeowner's Association Open Space just to the west of the subject property's western boundary line but does not cross into the subject property. It is approximately 40 feet away from the western boundary line and is located approximately 380 feet from the proposed dwelling on lot 2.

## Proposed Development

The site is located at the end of Cornwallis Drive at 971 Cornwallis Drive, UPI# 53-4-65. It is along the northeastern side of Cornwallis Drive. The property area is 7.22 acres and is bounded by Hershey's Mill Residential Development to the east, a private residence to the west and Hershey's Mill Homeowners Association Open Space to the north and west. The proposed subdivision will result in two additional single family residential properties. The improvements to the three subdivided lots will be concentrated on the eastern side of the overall tract, furthest away from the Adelphia Gateway Pipeline.

## Pipeline Information

Texas Eastern Pipeline: The pipeline easement is approximately 65 feet in width and contains two transmission lines. These transmission lines are each twenty inches in diameter and transports natural gas.

Adelphia Gateway Pipeline: The pipeline easement is approximately 30 feet in width and contains one transmission line. The transmission line is 18 inches in diameter and transports natural gas.

**Potential Impacts**

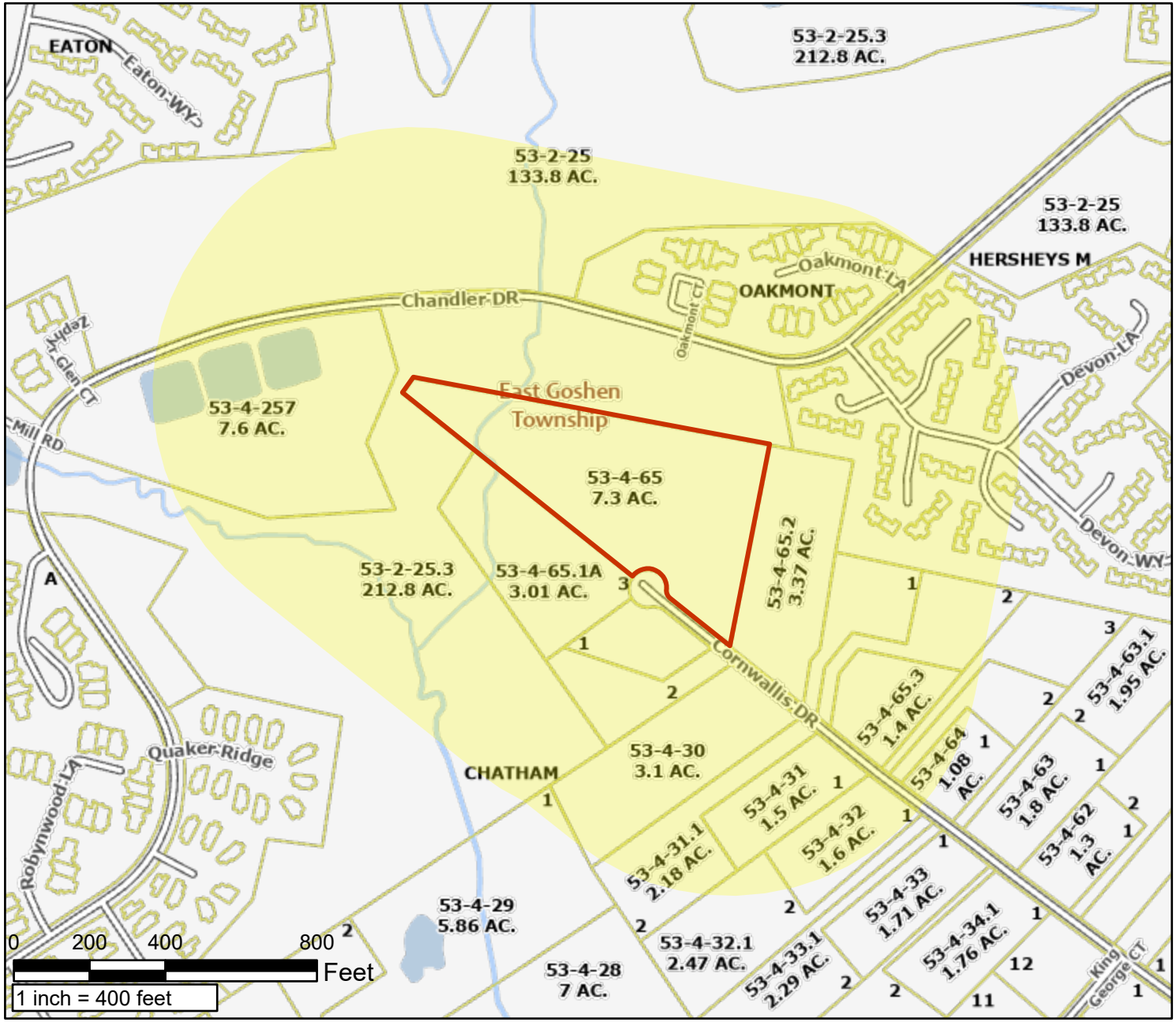
The proposed development is for two additional single-family residences with one existing. This will result in a total of three residential subdivided properties within the existing 7.22 acre tract. The proposed buildings will be located over 700 feet away from the Texas Eastern Pipeline and 380 feet from the Adelphia Gateway Pipeline. The construction of the residential structures will be typical for a single family house and would be considered low-impact construction. It should be noted that there are existing residential properties and structures much closer to each pipeline than the proposed development.

It is anticipated that there will be no impacts to either of the pipelines as a result of the proposed development.

## Mitigation Measures

The large separation distance of the proposed development to each of the pipelines does not warrant any additional mitigation measures above those required for this development.

660 FT PIPELINE BUFFER




971 Cornwallis Drive - 660 feet Pipeline Zone

COUNTY OF CHESTER

PENNSYLVANIA

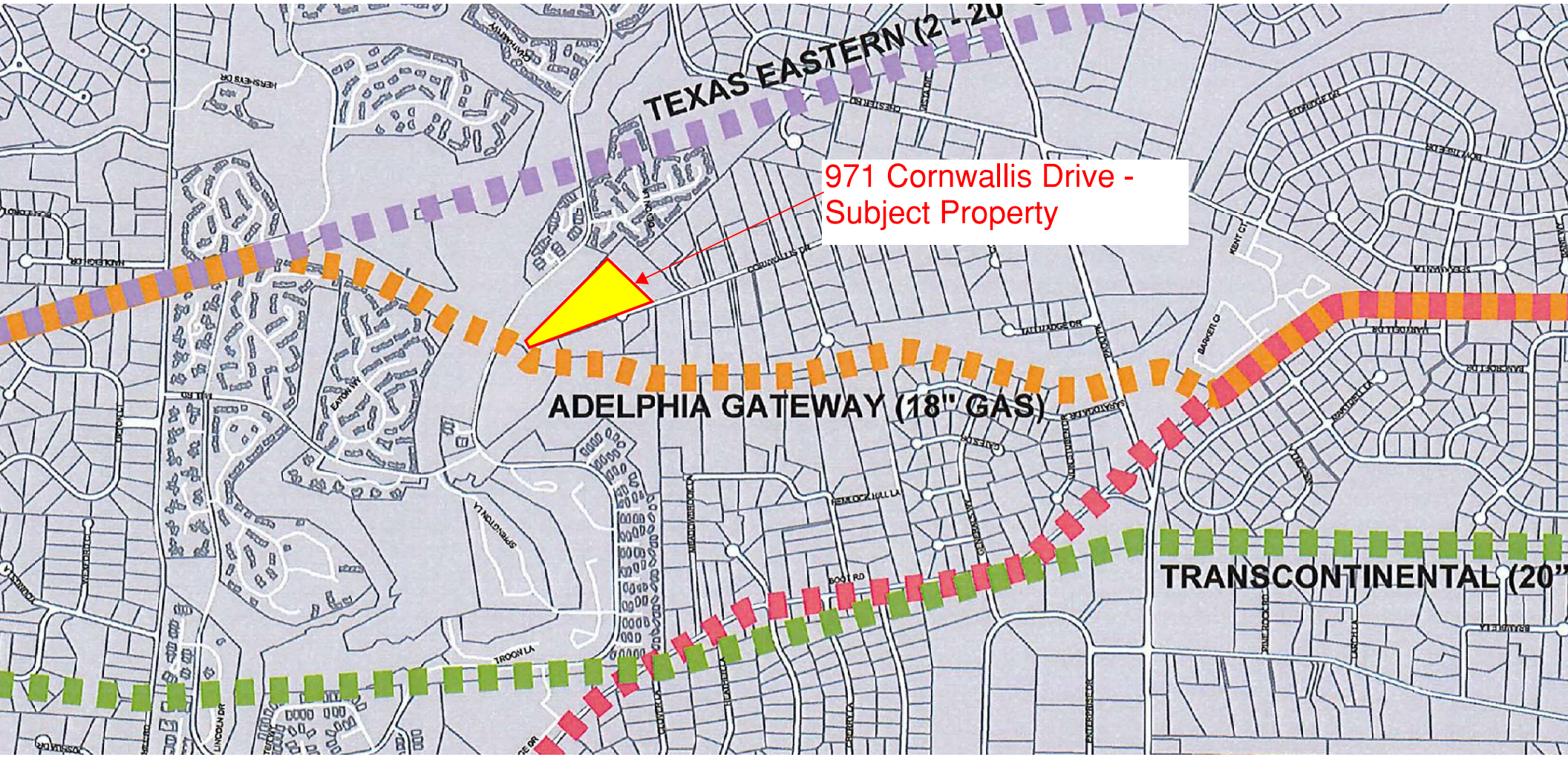


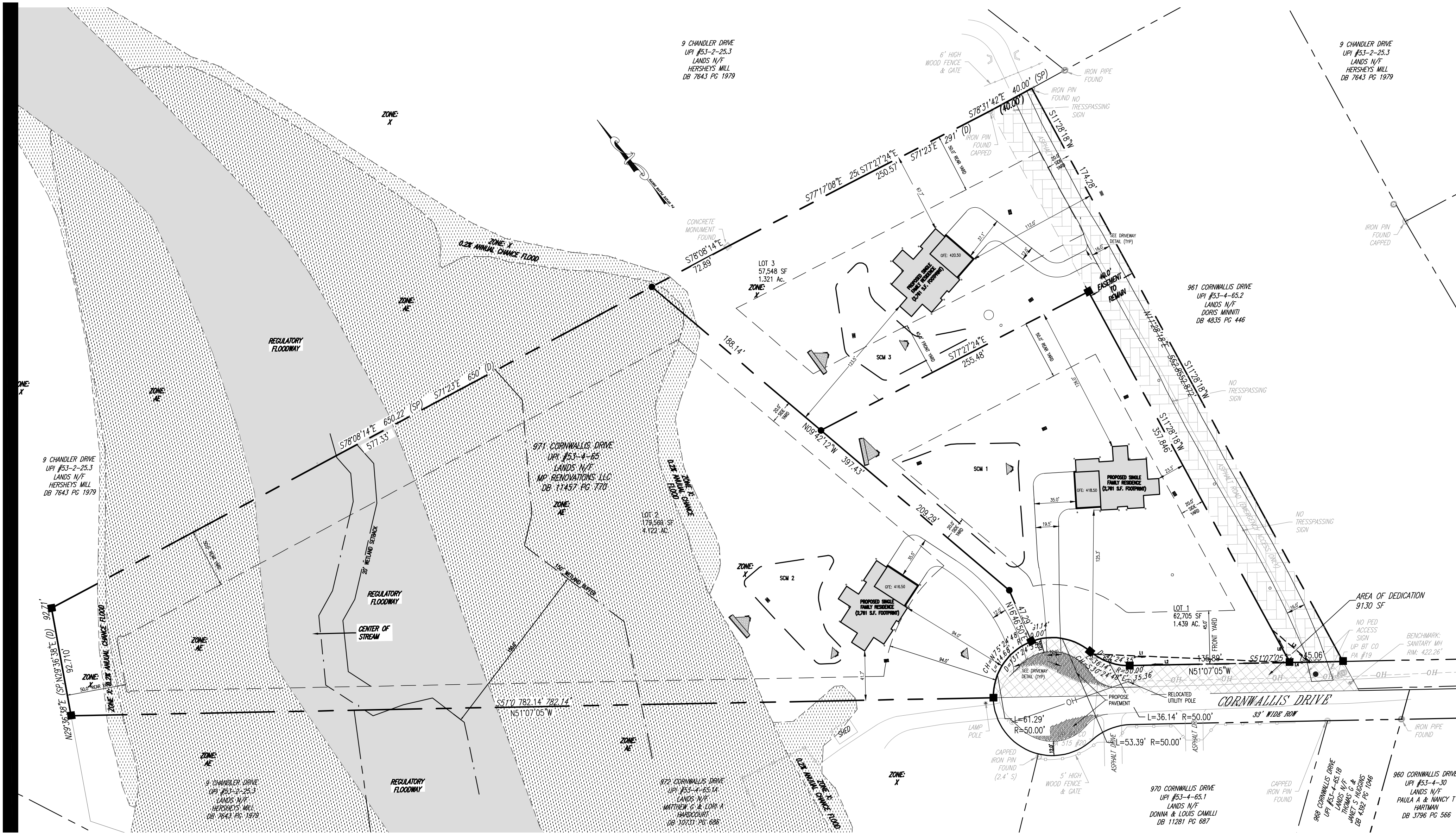

Buffer Distance: 660 feet

Map Created:
Wednesday, June 17, 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.


TEXAS EASTERN (2 - 20
971 Cornwallis Drive -
Subject Property
ADELPHIA GATEWAY (18" GAS)
TRANSCONTINENTAL (20"
CORNWALLIS DR
TROON LA
SPRAGTON LA
HEMLOCK HILL LA
BOGI RD




971 Cornwallis Drive - Proposed Development Plan

NePo Associates, Inc.
ENGINEERS, SURVEYORS, & ENVIRONMENTAL SCIENTISTS

# PIPELINE AWARENESS STUDY

**For**

**1352 Morstein Road**

EAST GOSHEN TOWNSHIP
CHESTER COUNTY, PA

**Prepared for**
**TJ Ward Construction LLC**
**1468 Morstein Road**
**West Chester, PA 19380**
**November 12, 2026**

**446-01**

Daniel P. Popplewell, P.E.
P.E. No. 039244E

458 East King Road | Malvern, PA 19355 610.429.0605

# DATES

November 12, 2026 ---------- Submission

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II. NARRATIVE

III. PIPELINE IMPACTS

IV. CONCLUSIONS

A. SITE LOCATION MAP

B. SITE PLAN

# I

# INTRODUCTION

# INTRODUCTION

NePo Associates, Inc. is preparing this report to comply with current East Goshen Township requirements regarding proposed development located within six hundred sixty (660) feet from the centerline of an existing pipeline. The Township requirements are outlined in §Section 205-40-1 of the Subdivision and Land Development code. This project consists of the creation of 2 single family lots from an existing single-family lot including their associated infrastructure.

# II

# NARATIVE

## NARRATIVE

The 1352 Morstein Road project is a 2.5+ acre, "L" shaped parcel with frontage along the southern side of Morstein Road and the eastern side of Great oak Circle. The parcel is located in East Goshen Township, Chester County with a street address at 1352 Morstein Road West Chester, PA 19380

The Morstein property is mildly sloping from Morstein Road toward the south to an east-west oriented ridge approximately 50 feet from Morstein Road. From the ridge, the property slopes flatly to the south and east. The property was previously developed with a single-family dwelling and its associated improvements, i.e.: driveway, sidewalk and a larger shed. The applicant, TJ Ward Construction, LLC. razed the dwelling in 2025. The shed remains but is proposed to be demolished with this application. Currently, except for the shed and driveway remnants, the property is in a meadow condition. There are some trees, mostly emergent, located throughout the property. Some larger trees are situated along the perimeter of the property. Single family residences border the property to the west, east and south. Mostein Road forms the property's north boundary. Single family homes are situated on the northern side of Morstein Road. Great Oak Circle forms the property's western boundary. Existing single-family homes are situated along Great Oak Circle.

It is proposed to subdivide the property into two (2) single family residential lots with their associated infrastructure including driveway, sidewalk, grading and utilities. Sanitary sewer service will be a public system to be located within Morstein Road and two new laterals will be constructed. Lot 1 will utilize a gravity connection; Lot 2 will utilize a grinder pump and force main connection to a short gravity lateral. Public water is available within both Morstein Road and Great Oak Circle. Other utilities (i.e., gas, cable, electric, etc.) will be installed. New patios, sidewalks and stormwater management facilities will be constructed concurrently with the proposed homes. The homes will be graded to minimize earth disturbance or drastically altering the natural topography.

The following report provides documentation that the post construction site will be compliance with East Goshen Township ordinances. Included in the contained in this report demonstrate compliance with and/or meet the intent of the East Goshen Township Ordinances and generally accepted engineering principles.

# III

# PIPELINE IMPACTS

## PIPELINE IMPACTS

The Williams Company own and maintain two (2) high pressure gas line within a seventy-five (75) foot wide right of way. The existing right of way generally parallels the western side of Waterford Road. Waterford Road services an older single-family development. There are two pipes within the right of way; the first a twenty (20) inch diameter steel pipe, the second a thirty (30) inch diameter steel pipe. The pipeline currently transports natural gas and operates in the seven hundred fifty (750) pound per square inch (psi) range. Williams inspects their pipelines weekly both on the ground and aerially. Williams also conducts Pipeline Inspection Gauge tests every five (5) years to monitor pipeline stability. These pipelines are also monitored with automatic pressure sensing and shut off valving in the event of a rupture.

Our office expects there will be no harmful short- or long-term impacts to our development. The existing gas lines, while larger and high pressure, are over four hundred (400) feet away. The earth moving and utility installation will maintain this buffer distance. We do not anticipate the need to explosives during construction. The existing buffer will greatly minimize vibrations above normal daily traffic along Morstein Road. It is our professional opinion the placement of the proposed homes maintains a safe distance from the pipeline.

# III

# CONCLUSIONS

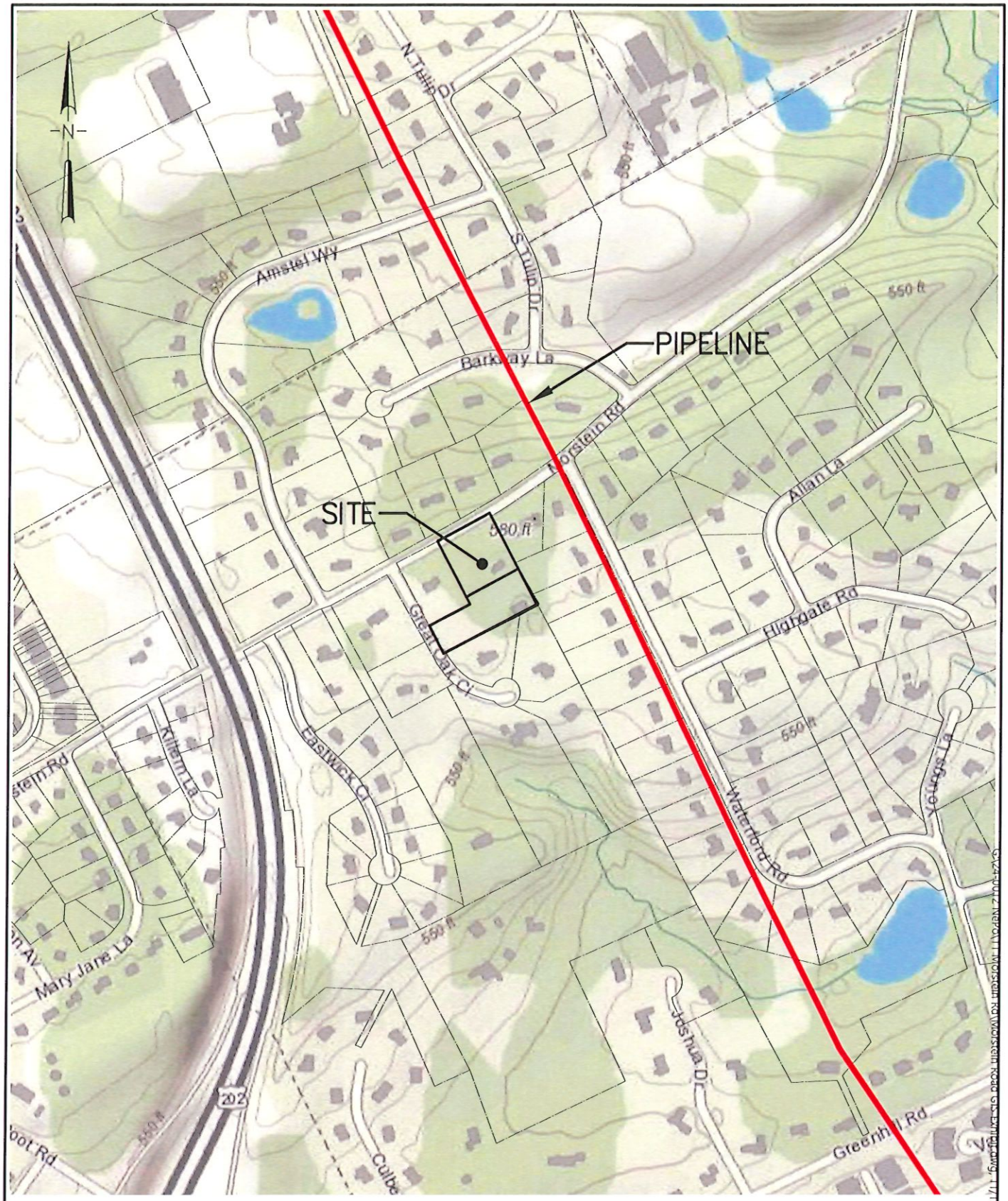
## CONCLUSIONS

NePo Associates has reviewed William's standards and specifications as well generally accepted engineering protocols as they relate to this development. The existing pipeline has been in operation for some time with no known issue. There have been some minor repairs due to their inspection efforts. Overall, the pipeline operates normally and as expected.

It is our profession opinion that our proposed development application poses minimal exposure and risk the future inhabitants of those homes.

# Appendix "A"

# SITE LOCATION MAP




# SITE LOCATION MAP

## 1352 MORSTEIN ROAD

**East Goshen Township, Chester County, Pennsylvania**

Scale in Feet

0 200 500 1000

1" = 500'

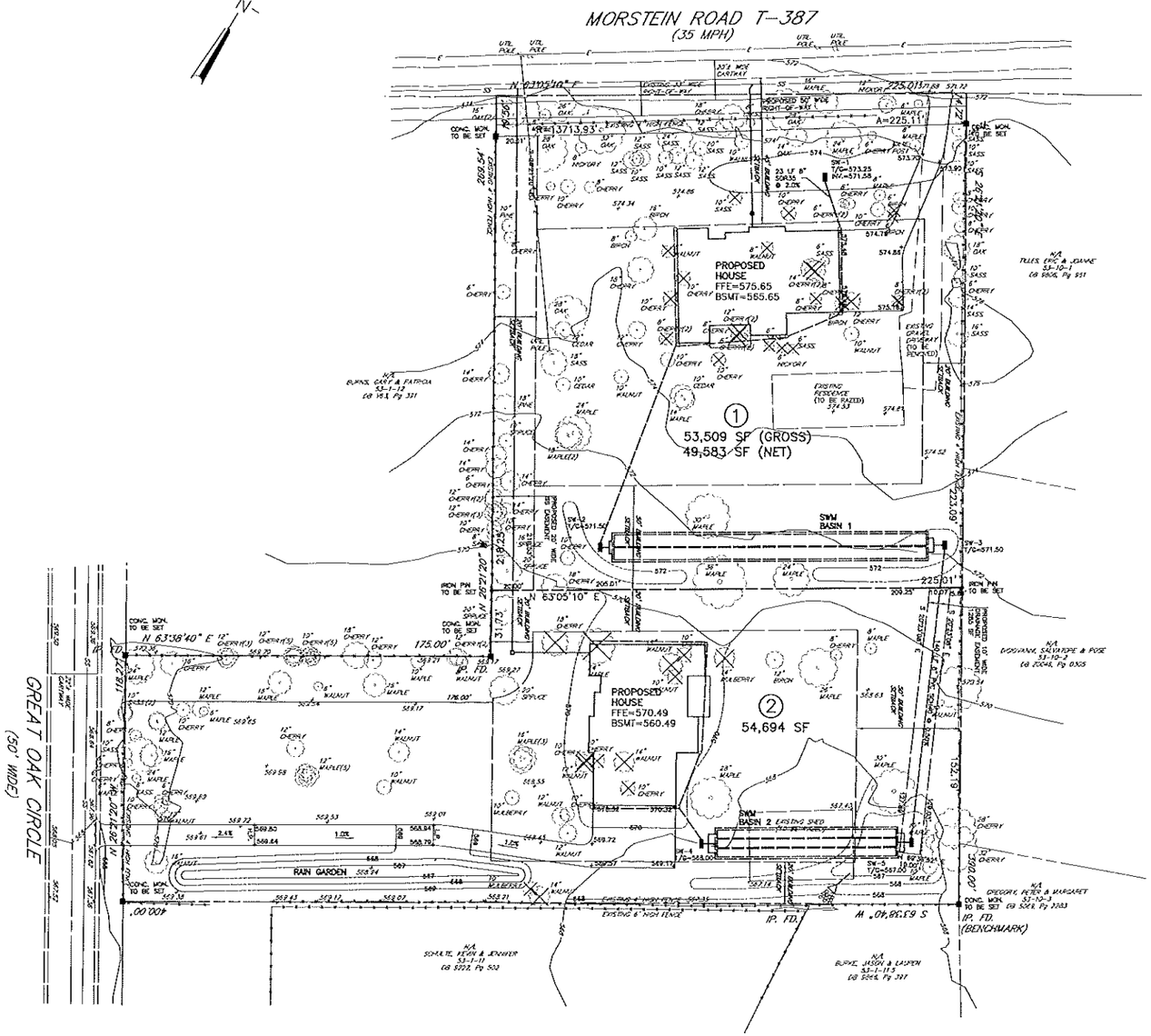
# Appendix "B"

# SITE PLANS

| Revision | Description | Date | By |
|---|---|---|---|

## LEGEND

- EXISTING PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING WATER COURSE
- EXISTING SURFACE CONTOUR
- PROPOSED SURFACE CONTOUR
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE
- EXISTING GAS SERVICE
- PROPOSED GAS SERVICE
- EXISTING ELECTRIC SERVICE
- PROPOSED ELECTRIC SERVICE
- SURFACE SOIL TYPE
- LIMIT OF DISTURBANCE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED




SEE SHEET 4 FOR GENERAL NOTES

# 1352 MORSTEIN ROAD

East Goshen Township, Chester County, Pennsylvania

PRELIMINARY
GRADING/SWM PLAN

NePo ASSOCIATES, INC.
Engineers, Surveyors & Environmental Scientists
455 E. KING ROAD MALVERN, PA 19355
(610) 429-0606

PE -39244-E

| | |
|---|---|
| Date: | 7/15/26 |
| Scale: | 1"=30' |
| Drawn By: | MWH |
| Checked By: | D.P.P. |
| Project Engr.: | D.P.P. |
| Project No.: | 446-01 |
| Dwg. No.: | 446-01-2 |
| Issued: | |

SHEET 2 OF 6