EAST GOSHEN TOWNSHIP
PLANNING COMMISSION
September 22, 2026

The East Goshen Township Planning Commission held a regularly scheduled meeting on Tuesday, September 22, 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

COMMON ACRONYMS:

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

FORMAL MEETING – 7 p.m.

1. 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 July 28, 2026 meeting were approved.

CHAIRMAN'S REPORT –
None

OLD BUSINESS

1. Zoning Ordinance Amendment – Data Center Regulations Draft
   Ernest mentioned that they received comments from several of the ABCs and Chester County and that the current draft contains those comments. He reviewed the comments from other groups. He spoke about the noise issue and DBC standards. He reviewed the Chester County letter comments on generators, cooling, wastewater, batteries, etc. He reviewed Governor Shapiro's GRID standards which are being considered. Karen feels the pipeline comments were good. Dan D. mentioned the noise issue. Dan T. thanked Ernest for all he did on this project. He feels these regulations should apply to everyone in the I1 district.
   Dan T. moved to approve the latest edits of the proposed Data Center Ordinance, all changes that were discussed and send it to the BOS and the County. Bill seconded the motion. The motion passed unanimously.

NEW BUSINESS

1. 1409 Manley Road - Prelim/Final 3-lot Subdivison – Those present for this were George Maalouf, Andrew Campbell, and Christy Flynn. George thinks they did well on drainage and meeting requirements. Easement size was discussed. Andrew spoke about the property. Driveways were discussed. Right of way was discussed with Christy Flynn. Waivers were discussed.
2. Aqua PA, between 620 & 622 Thorncroft Drive – Water Treatment Facility Expansion – Those present from Aqua were Adin Ballas, Elizabeth Fox, and Jocelyn Juliano. Resident Kevin Boylan, 708 Peach Tree Dr. was present. Adin reviewed the project to upgrade the filtration system. He explained that national standards were expanded. The existing wells have above ground tanks that measure 3' x 12' high. Elizabeth explained that the existing ABC & D wells are to be replaced and upgraded. She spoke about the existing building and how water goes through it. An additional 240 sq. ft. is proposed. Proposing screening trees in the front. No change to the driveway. John mentioned that Pennoni is requesting evergreen plantings. Dan D. mentioned the noise level. Ernest suggested a pipeline study be considered. Dan T. asked if the pumps are changing. They are replacing the pumps which are in the ground. John commented that they need enough space for the project and future maintenance.
   Kevin Boylan received a letter about this project since he is within 1,000 feet. He is pleased that the plantings are included but he feels more needs to be included around the area.
   Karen spoke about the need for additional landscaping/screening. Kelly explained future hearings with BOS.
   Dan T. moved that we recommend the BOS approve the Conditional Use application of Aqua PA to expand and improve the groundwater well station located between 620 and 622 Thorncroft Drive West Chester and incorporate additional screening in consultation with the Township engineer. Mike seconded the motion. The motion passed unanimously.

LIASION REPORT

Board of Supervisors – Larry reported that the RFP for the Comp Plan went to 12 firms and is being advertised. They began the budget process for 2027. He spoke about the Enewsletter that will be available monthly.

ANY OTHER MATTER

None

CORRESPONDENCE

None

ADJOURNMENT

There being no further business, Dan T. made a motion to adjourn the meeting. Mike seconded the motion. The meeting was adjourned at 8:20 pm.
The next regular meeting will be held on Tuesday October 27, 2026 at 7 p.m.

Respectfully submitted,

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Ruth Kiefer, Recording Secretary