

**NEW GARDEN TOWNSHIP
299 STARR ROAD
LANDENBERG, PA 19350
BOARD OF SUPERVISORS
SPECIAL MEETING
MONDAY, JUNE 8TH
7:00 P.M.**

Present:

Stephen Allaband, Chairman
Randy Geouque
Patrick Little
Michael Loftus

Tony Scheivert, Manager
Gerald Simpson, Chief
Kenny Reed, Public Works Director
Jon Martin, Airport Manager
Spence Andress, Director of Planning
and Projects
Chris Robinson
Richard Gaw
Bob Perotti
Keith Gabage, PAWC
Charles Pennrose, Aqua

A. CALL TO ORDER

Chairman Allaband called the meeting to order at 7:02PM

B. PLEDGE OF ALLEGIANCE

The pledge allegiance to the flag was recited

C. PERSONS WHO WISH TO BE RECOGNIZED (submit 3X5 card to Chairman)

No persons wished to be recognized

D. PURPOSE OF SPECIAL MEETING

Chairman Allaband informed the audience that the meeting was to discuss goals and objectives for the Township in various areas.

E. GOALS AND OBJECTIVES – Goals and objectives for the Township will be discussed on the topics below. Other topics may be discussed at the discretion of the Board of Supervisors.

1. Economic Areas

a. Commercial Development

The Board of Supervisors started out by discussing PREIT's White Clay Point development and where the development currently stands. The Board discussed a possible request by PREIT to have the age restriction on the northern residential piece being lifted. No formal request has been made so no action was taken by the Board. The Board also discussed the possibility of some of the proposed development being purchased as open space and phasing of road and sewer improvements. It was decided to invite Chris Mrozinski to an upcoming Supervisors meeting to give an update on the Project. Also discussed were traffic counts and the warranting of a light at the proposed Wawa site. Chief Simpson offered to perform volume and speed counts.

The Supervisors then discussed the proposed Modern Mushroom Business Park plan, which has Conditional Approval. A portion of the property is currently for sale. As with PREIT, the project infrastructure (roads, sewer, etc.) were a concern. At this time, there is no movement on the project, other than a portion of the proposed development site is for sale.

The Airport Technology Park Concept Plan was then discussed. Jon Martin went over the plan, discussed the future hangar expansion and expansion of the runway at the site. How to entice developers and the idea of having a site analysis prepared were discussed. After some discussion a motion was made to solicit quotes for a site analysis at the Airport.

Motion: To have Township Manager solicit quotes from qualified engineering firms for a site analysis at the New Garden Flying Field.

1st: Randy Geouque 2nd – Patrick Little Vote: 4 yea – 0 Nay

Jon Martin also discussed future staffing needs and improvements that are in the plans. A maintenance worker and an assistant for the Aviation Director were discussed.

b. Residential

Harlow Pointe, a 48 unit age restricted townhome community and Hawk's Glen Land Development litigation were discussed. Harlow Pointe is underway with site preparation and installation of a pump station. Hawk's Glen is currently being disputed and hopefully a decision from Judge Nagle will be rendered before the end of the summer. The possible residential component of PREIT was also reviewed.

c. Zoning/Ordinances

Zoning for the Township, particularly the Unified Development District was discussed, along with ways to improve zoning and make development/redevelopment more streamlined. Overlays,

flexible zoning, changes and other options were discussed as ways to improve the zoning. The number of variances and Conditional Use applications were issues with many and reducing them would be a desired outcome.

Motion: To form a committee consisting of the Township Manager, Code Enforcement Officer, Bob Perrotti, Chris Robinson, Spence Andress and Michael Loftus to review current zoning and make recommendations back to Board of Supervisors on ways to improve the ordinances.

1st – Steve Allaband 2nd – Patrick Little 4 – 0

d. Open Space Preservation

The current process for Open Space Preservation was discussed. Mr. Chris Robinson, Chairman of Open Space Review Board was present and went over how easements and out right purchases are pursued. The idea of having a liaison from the Supervisors was discussed and was welcomed by Mr. Robinson. Board of Supervisors will discuss appointing liaison at a future meeting.

e. Historical Preservation

The Township's current Historical Preservation Ordinance was reviewed. The Board of Supervisors believe the current ordinance is sufficient. A vacancy ordinance is being discussed and will be proposed by the Historical Commission in the near future.

2. Township Departments

- a. Administration - Administration discussion was tabled and will be discussed at future meeting.
- b. Police - Chief Simpson discussed Regional Policing, staffing and facility needs. New Garden is waiting on word from Townships that were part of the Regional Policing study group to see if there is a desire to continue the process.
- c. Public Works – Tabled until future Meeting
 - a. Roads
- d. Recreation – Tabled until future meeting
- e. Waste Water
 - a. Sale of System – Spence Andress updated the Board and public on the process. Committee is working with consultants to evaluate three bids received. Sale of the sewer system could be completed by the end of the year if everything works out and the Board of Supervisors vote to sell.

G. OTHER BUSINESS – There was no other business.

H. ADJOURNMENT – Motion to Adjourn – 1st – Michael Loftus 2nd Randy Geouque
Meeting was adjourned at 10:36PM.

Respectfully submitted,



Tony Scheivert,
Township Manager

7
7