

Introduction

The comprehensive plan is a planning tool available to Pennsylvania municipalities under the Pennsylvania Municipalities Planning Code (MPC), Act 247. This legislation enables our Township to adopt a plan, and governs how a plan is prepared and what topics must be covered. The comprehensive plan establishes public policy by which Township officials will make future decisions concerning land use, housing, transportation, resource protection and community facilities. The plan identifies a series of recommendations that when executed, will implement the plan. This policy will guide future ordinance revisions, capital expenditures, and facilities and services.

It has been eleven years since New Garden last revisited its long-range comprehensive plan. Significant change has occurred over this period of time to warrant a full update of the document. The Township has shifted from an agricultural-based community to a suburban community. The landscape has changed from agriculture to primarily residential neighborhoods. Public sewer has expanded to a greater portion of the Township.

It is the intent of this comprehensive plan update to establish a renewed long-range plan for the New Garden. This plan update serves to replace the 1993 plan and has a horizon of ten years.

The Board of Supervisors established a task force in 2002 to prepare an update to the plan. The task force was comprised of representatives of the Board of Supervisors, planning commission, historic commission, and residents-at-large. The task force held monthly meetings open to the public over a two-year period to discuss issues and draft the plan. A professional planning consultant was contracted by the Township to assist the task force in drafting the comprehensive plan with funding received from Chester County. Prior to adoption, the Township sought comment from residents, surrounding municipalities, the school district and the County.

To make this plan update a success will require the help and support of all Township residents. We are all stakeholders in the future of New Garden Township.