



# New Garden Township

299 Starr Road • Landenberg, PA 19350

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## Planning Commission Meeting: REGULAR BUSINESS AGENDA

October 22, 2025

Regular PC meeting – 7:00 P.M.

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF MINUTES
- D. ACTION ITEMS

### **ZONING ORDINANCE TASK FORCE UPDATE**

Consider the proposed Draft Zoning Ordinance and Final Draft Addendum. Take action to recommend the Board of Supervisors approve the draft and send it to Chester County Planning Commission and start the 45-day public comment period in accordance with the Pennsylvania Municipal Planning Code (MPC).

### **191 LAUREL HEIGHTS RD – ZHB APPLICATION**

ZONING HEARING BOARD – **Hearing Date is November 18, 2025.** 191 Laurel Heights Rd./UPI #60-5-27/Mark D. Peirson, Trustee of the Betty R. Peirson Irrevocable Trust.

The property is approximately 31.5 acres within the R-1 Low Density Residential Zoning District with a present use of Residence/Farm. The applicant is a family member of the Trust that is the legal owner of the property. Applicant seeks to subdivide the parcel into two lots with a Subdivision Sketch Plan provided. They are planning to file a Land Development Plan, however, need zoning relief. Variance relief is required from Section 200-19.B, Minimum Lot Width, that sets a standard minimum lot width of 150' at both the street right-of-way and building setback line. Access to the property would be from Blackhorse Lane off Kelleher Drive, a short public road without any other improvements. The width of the right-of-way is 50' and therefore the required variance.

### **1 YEAGER DR. – SEWAGE FACILITES PLANNING MODULE**

The project is construction of a In-Law Suite addition to an existing single-family dwelling. PC needs to review Component 4A of the Planning Module and sign. Attached is the Township's Sewer Engineer review letter.

**147 MAPLE LN. – SEWAGE FACILITIES PLANNING MODULE**

The project is subdivision and land development application to create 3 lots to construct a single-family dwelling. PC needs to review Component 4A of the Planning Module and sign. Attached is the Township's Sewer Engineer review letter.

- E. NON-ACTION ITEMS
- F. PC GENERAL DISCUSSION/PUBLIC COMMENT
- G. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON:  
WEDNESDAY, November 19, 2025, AT 7:00 PM

**New Garden Township Planning Commission  
Meeting Minutes – September 24, 2025 7:00 p.m.  
299 Starr Road Landenberg, PA 19350**

Call to Order: Meeting called to order 7:00 pm by Chairman Hazelwood.

Pledge of Allegiance

Attendance: Quorum was met. Commissioners: Don Morgan, Jeff Hazelwood, Phil D’Amico, Bob Perrotti, Kris McLennan, Kristina Budischak & Sam Stanton.

Township Personnel: Robert Weer, Dir. of Community Development & Safety. Winnifred Sabastian, Esq. NGT Solicitor.

Minutes Approval: Approval of August 27, 2025 Minutes after one change made by Mr. Perrotti.

Public Comment in General: None.

Action Items:

**1. Zoning Ordinance and Map Update (ZOMU). Michael Baker International, presenter Samantha McLean (for the Task Force).**

On behalf of the ZOMU Task Force, Ms. McLean provided an overview of the Summer 2024 to the present Fall of 2025 work completed by the Task Force to create the draft Zoning Ordinance and Map Update. She directed people to the website link for the project available on New Garden Township’s website. She noted upcoming process and dates:

- October 22, 2025 Planning Commission Meeting that is publicly noticed, for the Planning Commission to make a recommendation to the Supervisors.
- October 27 Board of Supervisors Special Meeting to receive the Planning Commission’s recommendation. The 45 day public comment period begins.
- December 15 Board of Supervisors’ meeting to consider ordinance adoption.
- Chester County Planning Commission also undertakes review.

Recent edits involved Definitions, flood map, uses, agricultural operations, composting, registration of non-conformities to be permissive not required, and historic preservation.

**COMMISSIONER COMMENTS:**

- Perrotti asked who are the Task Force members besides the planning commissioners involved. Mr. Weer answered Michael Murphy, Tom Schrier and Mark Tracy (school district).
- D’Amico asked if Mr. Hoopes’ concerns were addressed. Mr. Barclay Hoopes of Walnut Run/Laurel Heights Road responded he thinks there is a bit of a disconnect between agriculture and zoning, but progress has been made recently and he thinks the process has been working toward a good result. He

mentioned reinforcement of "PA Act 43" the Pennsylvania Agricultural Area Security Law of 1981. Solicitor Sebastian stated several properties were added to be part of the Ag. Securities Act the last time it was recorded.

- Stanton asked about draft Ordinance section 200-113 D 1. (g) which states the PC reviews Variance applications to ZHB, and provides comments and recommendations to BOS for its consideration when making a recommendation to the ZHB about a particular Variance application. Stanton asked to clarify if the PC's recommendation reaches the ZHB along with the BOS's recommendation. Solicitor Sebastian responded no, it does not, but there is one exception. The PC's recommendation goes directly to the ZHB when no BOS meeting is scheduled between the PC meeting and the ZHB hearing. Mr. Weer noted this procedural provision carried through from the existing zoning ordinance.
- Mr. D'Amico asked if other agriculture community members had public comment:

#### PUBLIC COMMENTS:

- Representing Laurel Valley Farms Inc., Ms. Eckmer and Mr. Gerbron rose. Ms. Eckmer offered brief comments before Solicitor Sebastian addressed concerns by distributing and reading the draft definition for Mushroom Composting. She stated that definitions for spent compost and more will follow soon. Mr. Gebron noted the need for distinction in definitions for Ag. compost and spent compost. Ms. Sebastian noted PA law protects composting so the definitions to be included will protect it. Eckmer and Sebastian concurred regarding the Mushroom BMP Manual. BMP is the acronym for Best Management Practices.
- Mr. Barclay Hoopes of Walnut Run and Laurel Heights Roads noted his agricultural operation involved compost that is hauled away.
- Mr. Ron Lupo of Landenberg Hunt stated if Pennsylvania had laws to address composting odors and gases, there would be no odors.
- Ms. Rona Devane of Harrogate subdivision thanked the Task Force, the PC and the BOS for holding the extra Task Force meeting and taking steps to address the issues she raised. She supports the zoning designation of Light Industrial that envisions less traffic and lower impact industrial uses. She is opposed to biomedical facilities but if need to be included, suggests these be designated a special exception.
- Ms. Claire Aiello of Harlow Point subdivision commented that eight items in the Light Industrial uses list do not conform to the definition "Light Industrial" so she requests these be removed, or permitted only as a special exception or conditional use.

2. Next Meeting: October 22, 2025 at 7 p.m.

Adjournment: 8:00 pm. submitted - Sam Stanton, PC Secretary



# **FINAL DRAFT ADDENDUM 1**

## **PLANNING COMMISSION MEETING & SOLICITOR FEEDBACK**

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Date: 10.16.25

The final draft ordinance and map, dated September 17, 2025, were presented to the Planning Commission at their September 24, 2025, meeting. The following comments were made at the meeting regarding the final draft ordinance and map. Additional comments were received by the Solicitor following the meeting.

This addendum includes two parts: An overview of legal comments received by the Solicitor that have been incorporated into the final draft ordinance, dated October 16, 2025, and an overview of comments received that the Planning Commission can consider when making a recommendation at their October 22, 2025 meeting.

### **Part 1: Legal Comments Incorporated into Final Draft (10.16.24)**

- Updated “Composting Operation, Agricultural” definition. This will be considered a “Normal Agricultural Operations” use and permitted in the RL, RM, RF, and EN Districts.
  - COMPOSTING OPERATIONS, AGRICULTURAL – The mixing, combining, processing, aerating or similar Use of any Composting materials that are regulated under Pennsylvania law as normal farming operations, including mushroom farm composting operations.
- Updated “Composting Operation, Commercial” definition. This use will be permitted in the EN District.
  - COMPOSTING OPERATIONS, COMMERCIAL – The mixing, combining, processing, aerating or similar Use of any Composting materials that are subject to residual waste management permitting requirements under the Pennsylvania Department of Environmental Protection’s regulatory programs.
- Added the following definitions:
  - COMPOST, SPENT MUSHROOM – The material or substrate which remains after the production of the mushroom growing cycle is complete, generally consistent of organic material, such as straw, manure, hay, cobs, peat moss and/or soil used for the production of mushrooms. This definition includes “aged” spent mushroom compost which is the material remaining after the spent mushroom material is exposed to weather and natural elements, which



is handled, stored and spread in accordance with a Mushroom Farm Environmental Management Plan (MFEMP), which shall include a system of best management practices (BMPs) to minimize soil erosion, ground water degradation and surface water pollution. Subject to regulations established by the Pennsylvania Department of Environmental Protection.

- COMPOSTING OPERATIONS, MUSHROOM FARM – The activities of a normal agricultural operation under the Pennsylvania Department of Environmental Protection’s regulatory program pursuant to an approved Mushroom Farm Environmental Management Plan, and which compost must be made using only agricultural wastes or agricultural wastes mixed with associated coproducts as defined and regulated by the Pennsylvania Department of Environmental Protection and all of which must be used on a farm for the production of mushrooms.
- Section 200-801, Noise: Added the following text to the exemptions section.
  - “Activities conducted as part of normal agricultural operations pursuant to the Right to Farm Act.”
- Section 200-802, Other Nuisances: Added the text in italics to the first paragraph of the section.
  - “The following Nuisance performance standards and restrictions shall apply for all nonresidential Uses in any of the Zoning districts *with the exception of activities conducted as part of normal agricultural operations pursuant to the Right to Farm Act.*”

## **PART 2: COMMENTS FOR PLANNING COMMISSION CONSIDERATION**

### **LIMESTONE ROAD ALTERNATIVES AREA**

Two options were provided for the Limestone Road Area: Innovation District and Light Industrial District. Community members provided positive feedback regarding the Light Industrial District option. Community members expressed the desire to only have the Light Industrial District proceed to review by the Chester County Planning Commission (CCPC) and Board of Supervisors (BOS). The Planning Commission can consider the following options when making a recommendation to the Board of Supervisors:

- Option 1: Recommend the Light Industrial District for the Limestone Road Area and forward only that option to the CCPC and BOS.
- Option 2: Recommend the Light Industrial District for the Limestone Road Area but forward both options to the CCPC and BOS.



- Option 3: Recommend the Innovation District for the Limestone Road Area and forward only that option to the CCPC and BOS.
- Option 4: Recommend the Innovation District for the Limestone Road Area but forward both options to the CCPC and BOS.

### **LIGHT INDUSTRIAL DISTRICT USES**

Community members requested the removal of Biomedical Facility and Research, Experimental, and Technology Center Uses from the Light Industrial District. If uses cannot be removed outright, the request would be for these uses to be a Special Exception Use.

Special Exception uses are subject to a hearing and decision by the Zoning Hearing Board and conditional uses are subject to hearing and decision by the Board of Supervisors. These decision-making bodies consider compliance with specific standards and criteria set forth in the zoning ordinance when rendering their decision on special exceptions and conditional uses. The Zoning Hearing Board reviews the special exception according to the standards and criteria in the zoning ordinance (Sec. 200-116). In the case of a conditional use, the Board of Supervisors reviews the application according to the standards and criteria in the zoning ordinance (Sec. 200-117) and may also attach reasonable conditions.

The Planning Commission can consider the following options when making a recommendation to the Board of Supervisors:

- Option 1: Recommend that these two uses are not permitted in the Light Industrial District.
- Option 2: Recommend that these two uses are a conditional use in the Light Industrial District.
- Option 3: Recommend that these two uses are a special exception use in the Light Industrial District.
- Option 4: Recommend that these two uses remain a permitted by-right use in the Light Industrial District.

### **LIGHT INDUSTRIAL USE DEFINITION**

A community member expressed concern about the examples of light industrial uses that are listed in Figure 200-2-5, Typical Industrial Uses. The figure is provided to be illustrative in nature only. The Zoning Officer will use the Light Industrial definition to review applications, not the figure.



### **MISCELLANEOUS FORMATTING AND MINOR EDITS**

The following comments were received by the Planning Commissioner regarding the final draft plan.

- Change all instances of “will” to “shall.”
- Page 155 (D.3): Add Township Engineer to list of parties who review the application for the utility use.



# POTENTIAL FINAL DRAFT EDITS BASED ON BOS FACT FINDING DISCUSSION

Date: 09.26.25

This document summarizes potential changes to the final draft ordinance based on questions posed during a Board of Supervisors fact finding discussion on September 26, 2025.

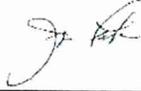
- **Manufactured Home Community Definition:** Change definition from two or more Manufactured Homes to three or more Manufactured Homes.
- **Building Activation Standards for VC and VG Districts:** Terminology is confusing and not defined. Change to Façade Transparency to align with definition in Article II.
- **Use Permissions**
  - Townhouse Dwelling should be P in LI District.
  - Consider removing Campground from RL and RM Districts.
  - Consider removing Neighborhood Retail from RL and RM Districts.
  - Consider making Bio-medical Facility and RETCs C in LI District.
- **Supplemental Use Regulations**
  - **Manufactured Home Community Supplemental Use Regulations:** Add that property should be served by Public Water and Sewer.
  - **Self-Storage Facility:** Modify language that says buildings shall be designed so no overhead doors are visible from the adjacent ROW. Clarify that this means no overhead doors shall face the ROW on which the property fronts.

PHILADELPHIA GROUP

**AFFIDAVIT OF PUBLICATION**  
390 Eagleview Boulevard • Exton, PA 19341

**NEW GARDEN TOWNSHIP**  
**299 STARR RD**  
**LANDENBERG, PA 19350**  
**Attention:**

**STATE OF PENNSYLVANIA,**



The undersigned \_\_\_\_\_, being duly sworn the he/she is the principal clerk of Daily Local News, Daily Local News Digital, published in Chester County for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

**NEW GARDEN TOWNSHIP**

**Published in the following edition(s):**

Daily Local News, Daily Local News Digital  
10/02/25, 10/09/25

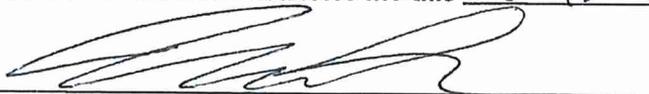
**PUBLIC NOTICE  
PLANNING COMMISSION  
MEETING CONCERNING  
PROPOSED ZONING  
ORDINANCE**

The New Garden Township Planning Commission will meet at its regularly scheduled meeting on Wednesday, October 22, 2025, at 7:00 PM, in the New Garden Township Building located at 299 Starr Road, Landenberg, PA to consider the recommendation of the final draft of the New Garden Township Zoning Ordinance. The Planning Commission's regular agenda will also be followed.

If you are a person with a disability and wish to attend the public meeting scheduled above and require an auxiliary aide, service, or other accommodation to participate in the proceedings, please contact New Garden Township at (610) 268-2915 to discuss how the Township may best accommodate your needs.

Lamb McErlane PC  
Winifred Moran Sebastian,  
Esquire  
Solicitor New Garden  
Township  
DLN 10/2, 10/9; 1a

Sworn to the subscribed before me this 10-15-2025.



**Notary Public, State of Pennsylvania**  
**Acting in County of Chester**

Commonwealth of Pennsylvania - Notary Seal  
Ryan Dean, Notary Public  
Chester County  
My commission expires July 23, 2029  
Commission number 1398415  
Member, Pennsylvania Association of Notaries

**Advertisement Information**

**Client Id:** 884454      **Ad Id:** 2762605      **PO:**      **Sales Person:** 018303

New Garden Township  
Zoning Hearing Board Application

Date Hearing advertised: \_\_\_\_\_ Appeal Number: \_\_\_\_\_

\$ 1500 Fee Paid:  Yes  No Receipt Number: \_\_\_\_\_ Date: 9/26/25

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Date of Application: September 19, 2025

Name of Applicant: Mark David Pierson, II

Address: 603 Glen Hope Road, Oxford, PA UPI # 70-4-21.3

Phone #: 610-656-5104 Fax #: \_\_\_\_\_ Email address: mdpdeseldog@gmail.com

Name of Owner: Mark D. Pierson, Trustee of the Betty R. Pierson Irrevocable Trust

Address: 191 Laurel Heights Road, Landenberg, PA UPI # 60-5-27

Phone #: same Email address: same

Is the Applicant represented by an attorney?  Yes  No

Name of Attorney: Robert M. Tucker, Esquire

Address: 17 W. Miner Street, West Chester, PA 19382

Phone # 610-840-0261 Fax # \_\_\_\_\_ Email address: rtucker@macelree.com

The above applicant does hereby appeal from the action of the Zoning Officer in (granting)  
(refusing) a permit for: \_\_\_\_\_

An interpretation     A Special Exception     A variance     Appeal Cease & Desist Order

Appeal Zoning Officer's determination     Challenge Ordinance validity

Other \_\_\_\_\_

Article 200    Section 19    Subsection B    Paragraph 1

Article \_\_\_\_\_    Section \_\_\_\_\_    Subsection \_\_\_\_\_    Paragraph \_\_\_\_\_

Article \_\_\_\_\_    Section \_\_\_\_\_    Subsection \_\_\_\_\_    Paragraph \_\_\_\_\_

Article \_\_\_\_\_    Section \_\_\_\_\_    Subsection \_\_\_\_\_    Paragraph \_\_\_\_\_

It is an appeal for an interpretation of the Ordinance or map.

It is a Special Exception to the Ordinance on which the Zoning Hearing Board is required to pass.

It is a request for a variance relating to the;     Use     Area     Frontage     Yard

Or \_\_\_\_\_ provisions of the Ordinance.

(State, if request is for purpose other than enumerated)

The description of the property involved in this appeal is as follows:

Location: 191 Laurel Heights Road, Landenberg, PA    Tax parcel number: UPI # 60-5-27

Zoning District: R-1    Lot size: 31.5    Present use(s): Residence/Farm

Present improvements upon the land: Agricultural buildings with an accessory residential structure

Proposed Use: Agricultural w/ accessory residential    Cost of work involved: \$ \_\_\_\_\_

I (we) believe that the Board (should) (should not) approve this request because: \_\_\_\_\_  
See attached Narrative

Cite pertinent provisions of the Ordinance: \_\_\_\_\_  
Section 200-19(B)(1) and Section 200-162

Has any previous application or appeal been filed in connection with these premises?

No    Yes

What is the applicant's interest in the premises affected? \_\_\_\_\_  
Trustee  
\_\_\_\_\_

Following are the names and addresses of owners of every property within 500 feet of the property which is the subject of this application. The applicant is required to provide this information for the application to be complete. If the space provided is not sufficient please attach list.

NAME	MAILING ADDRESS
See Attached	

**NOTE:** This application must be filled out in quadruplicate and submitted with the filing fee and twenty (20) copies of plans deposited with the Zoning Officer.

*Included with this application is a copy of Article XX from the New Garden Township Zoning Ordinance which provides information about the function of the Zoning Hearing Board and processing of applications for relief. Also included is information published by the Pennsylvania Department of Community and Economic Development which explains Special Exceptions, Conditional Uses and Variances. This information is provided for general reference and to assist you in preparing your application and presentation to the Zoning Haring Board.*

BEFORE THE NEW GARDEN TOWNSHIP ZONING HEARING BOARD

IN RE: APPLICATION FOR DIMENSIONAL VARIANCE RELIEF

**NARRATIVE IN SUPPORT OF APPLICATION**

**I. Introduction**

Mark David Pierson (“**Applicant**”) files this application for certain real property located at and known as 191 Laurel Heights Road, Landenberg, PA (being UPI No. 60-5-27) (“**Property**”). The Property is 31.5 +/- acres and is located in the R-1 Low Density District of New Garden Township (“**Township**”) and is improved with agricultural structures and an accessory residential structure. The Property is owned by MARK D. PIERSON, TRUSTEE OF THE BETTY R. PIERSON IRREVOCABLE TRUST.

Applicant seeks to subdivide one (1) existing tax parcel into two (2) lots. A copy of the Subdivision Sketch Plan prepared by Register Associates, Inc., dated September 16, 2025 (“**Plan**”) is attached to this Application. The Plan shows two lots, Lot 1 and Lot 2. The proposed use of Lot 1 is agricultural with an accessory residential use. The proposed use of Lot 2 is agricultural. Applicant will file a subdivision and land development application if the relief sought in this Application is granted.

**II. Variance Relief**

A. Section 200-19.B – (Minimum Lot Width)

Township Ordinance Section 200-19.B(1) sets a standard minimum lot width at 150 feet measured at both the street right-of-way line and building setback line. The lot width for Lot 2 is 50 feet.

Applicant requests a variance from this standard, which will not alter the essential character of the neighborhood or the R-1 Zoning District, nor would it substantially or

permanently impair the use or development of neighboring properties or be detrimental to the public welfare. The requested variance relief is also the minimum necessary to afford Applicant and the Property relief, and is the least possible modification of this provision.

### III. Conclusion

Applicant will present testimony and evidence in support of this Application at the time of the hearing. Applicant respectfully requests that the relief sought herein be granted, in addition to any other such relief as the Board may deem necessary to effectuate Applicant's proposal.

Respectfully submitted,

**MacELREE HARVEY, LTD.**

Date: September 19, 2025

By: */s/ Robert M. Tucker*  
Robert M. Tucker, Esquire  
MacElree Harvey, Ltd.  
*Attorney for Applicant*

A	B	C	D	E	F	G
UPL	Owner 1	Owner 2	Local Address	Zip Code	Mailing Address 1	Mailing Address 2
1	65-3-6.1A	RADLEY RUN COUNTRY	1105 COUNTRY CLUB RD	19382	1100 COUNTRY CLUB RD	WEST CHESTER PA
2	65-3-25	KELLY SEAN M	1135 COUNTRY CLUB RD	19382	1135 COUNTRY CLUB RD	WEST CHESTER PA
3	65-3-25	GUSTAINIS JAMES F	1131 COUNTRY CLUB RD	19382	1131 COUNTRY CLUB RD	WEST CHESTER PA
4	65-3-27	EVANKO MICHAEL T &	1129 COUNTRY CLUB RD	19382	1129 COUNTRY CLUB RD	WEST CHESTER PA
5	65-3-28	KUBACKE PAUL A	1117 INDEPENDENCE DR	21215	4815 SETON DR	BALTIMORE MD
6	65-3-29	RADLEY RUN COUNTRY	1115 INDEPENDENCE DR	19382	1115 INDEPENDENCE DR	WEST CHESTER PA
7	65-3-47	HOLCUMB ASSOCIATES INC	1113 INDEPENDENCE DR	19382	1113 INDEPENDENCE DR	WEST CHESTER PA
8	65-3-48	STANTON MARK &	1111 INDEPENDENCE DR	19382	1111 INDEPENDENCE DR	WEST CHESTER PA
9	65-3-49	STUEBER FREDERICK	1111 INDEPENDENCE DR	19382	1111 INDEPENDENCE DR	WEST CHESTER PA
10	65-3-50	MCMAHON RYAN J	1111 INDEPENDENCE DR	19382	1111 INDEPENDENCE DR	WEST CHESTER PA
11	65-3-50	MCMAHON SUSAN E	1111 INDEPENDENCE DR	19382	1111 INDEPENDENCE DR	WEST CHESTER PA
12	65-3-71	RADLEY RUN COUNTRY	1100 COUNTRY CLUB RD	19382	1100 COUNTRY CLUB RD	WEST CHESTER PA
13	65-3-75	RADLEY RUN COUNTRY				
14	65-3-85	RADLEY RUN COUNTRY				
15	65-3-90	RADLEY RUN COUNTRY				
16	60-5-18	LAUREL VALLEY FARMS INC	365 EGYPT RUN RD	19350	PO BOX 70	LANDENBERG PA
17	60-5-23	PAWLEY WILLIAM	147 LAUREL HEIGHTS RD	19350	147 LAUREL HEIGHTS RD	LANDENBERG PA
18	60-5-23.3A	MCDONALD CAROL BRYER	157 LAUREL HEIGHTS RD	19350	157 LAUREL HEIGHTS RD	LANDENBERG PA
19	60-5-23.3B	HACKMAN CAROL G	153 LAUREL HEIGHTS RD	19350	507 SANDY PARISH RD	LANDENBERG PA
20	60-5-23.3C	SMITH ROBERT M	334 EGYPT RUN RD	19350	332 EGYPT RUN RD	LANDENBERG PA
21	60-5-23.3D	SWEENEY GERALD T &	149 LAUREL HEIGHTS RD	19350	149 LAUREL HEIGHTS RD	LANDENBERG PA
22	60-5-23.3E	HOGAN EDWARD M &	151 LAUREL HEIGHTS RD	19350	151 LAUREL HEIGHTS RD	LANDENBERG PA
23	60-5-23.3F	WESTENBERGER JOHN W &	151 LAUREL HEIGHTS RD	19350	145 LAUREL HEIGHTS RD	LANDENBERG PA
24	60-5-23.3G	NOLAN CAROLINE L	159 LAUREL HEIGHTS RD	19350	159 LAUREL HEIGHTS RD	LANDENBERG PA
25	60-5-23.3H	REINOLD WILLIAM J &	155 LAUREL HEIGHTS RD	19350	155 LAUREL HEIGHTS RD	LANDENBERG PA
26	60-5-24	SMITH ROBERT M	332 EGYPT RUN RD	19350	332 EGYPT RUN RD	LANDENBERG PA
27	60-5-24.1	SMITH DEREK C	336 EGYPT RUN RD	19350	336 EGYPT RUN RD	LANDENBERG PA
28	60-5-24.1A	GOLDSTEIN ELIAS E	342 EGYPT RUN RD	19350	342 EGYPT RUN RD	LANDENBERG PA
29	60-5-25	GOLDSTEIN ELIAS E	346 EGYPT RUN RD	19350	342 EGYPT RUN RD	LANDENBERG PA
30	60-5-26	ZUK MICHAEL R	352 EGYPT RUN RD	19350	352 EGYPT RUN RD	LANDENBERG PA
31	60-5-27	PIERSON BETTY R IRREVOCABLE TRUST	191 LAUREL HEIGHTS RD	19350	201 LAUREL HEIGHTS RD	LANDENBERG PA
32	NO UPL	PIERSON MARK D	201 LAUREL HEIGHTS RD	19350	191 LAUREL HEIGHTS RD	LANDENBERG PA
33	60-5-28	LAUREL VALLEY FARMS INC	356 EGYPT RUN RD	19350	PO BOX 70	LANDENBERG PA
34	60-5-28.10	COOMES ROBERT W JR &	301 KELLEHER DR	19350	301 KELLEHER DR	LANDENBERG PA
35	60-5-29.11	CHERRY DWAYNE KENT II	384 EGYPT RUN RD	19350	384 EGYPT RUN RD	LANDENBERG PA
36	60-5-29.12	BROCKENBROUGH RODNEY	380 EGYPT RUN RD	19350	380 EGYPT RUN RD	LANDENBERG PA
37	60-5-29.13	FINEMAN STEVEN J	402 KELLEHER DR	19350	402 KELLEHER DR	LANDENBERG PA
38	60-5-29.14	JOHNSON DANIEL P &	404 KELLEHER DR	19350	404 KELLEHER DR	LANDENBERG PA
39	60-5-29.15	MCLAUGHLIN SCOTT	406 KELLEHER DR	19350	406 KELLEHER DR	LANDENBERG PA
40	60-5-29.16	L'YONS GEORGE KENNETH &	408 KELLEHER DR	19350	408 KELLEHER DR	LANDENBERG PA
41	60-5-29.17	BRUHN WAYNE M	410 KELLEHER DR	19350	410 KELLEHER DR	LANDENBERG PA
42	60-5-29.18	TOLAND EDWARD JOHN III	502 KELLEHER DR	19350	502 KELLEHER DR	LANDENBERG PA
43	60-5-29.19	ANGELUCCI MONICA N	504 KELLEHER DR	19350	504 KELLEHER DR	LANDENBERG PA
44	60-5-29.20	TAYLOR GREGORY A &	506 KELLEHER DR	19350	506 KELLEHER DR	LANDENBERG PA
45	60-5-29.21	METTENHEIMER STEVEN MILES &	509 KELLEHER DR	19350	509 KELLEHER DR	LANDENBERG PA
46	60-5-29.22	FALES DAVID	507 KELLEHER DR	19350	507 KELLEHER DR	LANDENBERG PA
47	60-5-29.23	JUDGE DOUGLAS A &	505 KELLEHER DR	19350	505 KELLEHER DR	LANDENBERG PA
48	60-5-29.24	DEBUTTS HARRY A III	503 KELLEHER DR	19350	503 KELLEHER DR	LANDENBERG PA
49	60-5-29.25	KAUR JASWINDER	501 KELLEHER DR	19350	501 KELLEHER DR	LANDENBERG PA
50	60-5-29.26	PASTORE BRADFORD JOHN JR	501 KELLEHER DR	19350	501 KELLEHER DR	LANDENBERG PA
51	60-5-29.27	FRANKOSKY JOHN C &	408 KELLEHER DR	19350	408 KELLEHER DR	LANDENBERG PA
52	60-5-29.28	IGNACE JOHN W JR &	401 KELLEHER DR	19350	401 KELLEHER DR	LANDENBERG PA
53	60-5-29.34	CAIRNS JOHN A &	603 CABOT CT	19350	503 CABOT CRT	LANDENBERG PA
54	60-5-73	NEEL JOHN &	136 LAUREL HEIGHTS RD	19350	136 LAUREL HEIGHTS RD	LANDENBERG PA
55	60-5-74	HOOPES C BARCLAY JR &	177 WALNUT RUN RD	19350	177 WALNUT RUN RD	LANDENBERG PA
56	60-5-74.5	PEREZ JOSE A &	150 LAUREL HEIGHTS RD	19350	150 LAUREL HEIGHTS RD	LANDENBERG PA
57	60-5-74.6	DORAZIO ANTHONY J &	158 LAUREL HEIGHTS RD	19350	158 LAUREL HEIGHTS RD	LANDENBERG PA
58	60-5-94.3	VANOVER ANDREW M	168 WALNUT RUN RD	19350	168 WALNUT RUN RD	LANDENBERG PA
59	60-5-94.4	TONGE KENNETH R JR	174 WALNUT RUN RD	19350	174 WALNUT RUN RD	LANDENBERG PA
60	60-5-94.4A	WILKS GREGORY	180 WALNUT RUN RD	19350	180 WALNUT RUN RD	LANDENBERG PA
61	60-5-94.5	WILKS GREGORY	180 WALNUT RUN RD	19350	180 WALNUT RUN RD	LANDENBERG PA
62	60-5-94.6	RZUCIDLO SUSAN F	210 LAUREL HEIGHTS RD	19311	105 GARNER LN	AVONDALE PA



September 19, 2025

New Garden Township  
Attn: Robert Weer  
Director of Community Development & Safety  
299 Starr Road  
Landenberg PA 19350

**Re: Conditional Use Application of Mark & Monica Pierson**

Dear Robert:

I am submitting two (2) copies of the following on behalf of my clients, Mark & Monica Pierson:

- 1) Application;
- 2) Narrative;
- 3) Neighbor list;
- 4) Plan; and
- 5) Check for \$1,000.00 representing the filing fee.

Please contact me directly should you have any questions or concerns.

Very truly yours,

Robert M. Tucker

/cfg

Enclosures

cc: Mark & Monica Pierson (w/enclosures)





## INSTRUCTIONS FOR COMPLETING COMPONENT 4A MUNICIPAL PLANNING AGENCY REVIEW

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*Remove and recycle these instructions prior to mailing component to the approving agency.*

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### Background

This component, Component 4, is used to obtain the comments of planning agencies and/or health departments having jurisdiction over the project area. It is used in conjunction with other planning module components appropriate to the characteristics of the project proposed.

### Who Should Complete the Component?

The component should be completed by any existing municipal planning agency, county planning agency, planning agency with areawide jurisdiction, and/or health department having jurisdiction over the project site. It is divided into sections to allow for convenient use by the appropriate agencies.

The project sponsor must forward copies of this component, along with supporting components and data, to the appropriate planning agency(ies) and health department(s) (if any) having jurisdiction over the development site. These agencies are responsible for responding to the questions in their respective sections of Component 4, as well as providing whatever additional comments they may wish to provide on the project plan. After the agencies have completed their review, the component will be returned to the applicant. The agencies have 60 days in which to provide comments to the applicant. If the agencies fail to comment within this 60 day period, the applicant may proceed to the next stage of the review without the comments. The use of registered mail or certified mail (return receipt requested) by the applicant when forwarding the module package to the agencies will document a date of receipt.

After receipt of the completed Component 4 from the planning agencies, or following expiration of the 60 day period without comments, the applicant must submit the entire component package to the municipality having jurisdiction over the project area for review and action. If approved by the municipality, the proposed plan, along with the municipal action, will be forwarded to the approving agency (Department of Environmental Protection or delegated local agency). The approving agency, in turn, will either approve the proposed plan, return it as incomplete, or disapprove the plan, based upon the information provided.

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### *Instructions for Completing Planning Agency and/or Health Department Review Component*

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#### **Section A. Project Name**

Enter the project name as it appears on the accompanying sewage facilities planning module component (Component 2, 2m, 3, 3s or 3m).

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#### **Section B. Review Schedule**

Enter the date the package was received by the reviewing agency, and the date that the review was completed.

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#### **Section C. Agency Review**

1. Answer the yes/no questions and provide any descriptive information necessary on the lines provided. Attach additional sheets, if necessary.
  2. Complete the name, title, and signature block.
- 

#### **Section D. Additional Comments**

The Agency may provide whatever additional comment(s) it deems necessary, as described in the form. Attach additional sheets, if necessary.



COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
BUREAU OF CLEAN WATER

DEP Code #:  
1-15940-515-2L

**SEWAGE FACILITIES PLANNING MODULE  
COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

**SECTION A. PROJECT NAME** (See Section A of instructions)

Project Name

Brent Becker

**SECTION B. REVIEW SCHEDULE** (See Section B of instructions)

1. Date plan received by municipal planning agency 10/22/25
2. Date review completed by agency 10/22/25

**SECTION C. AGENCY REVIEW** (See Section C of instructions)

- | Yes                                 | No                                  |   |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?               |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 2. Is this proposal consistent with the comprehensive plan for land use?<br>If no, describe the inconsistencies _____                     |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 3. Is this proposal consistent with the use, development, and protection of water resources?<br>If no, describe the inconsistencies _____ |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?                         |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 5. Does this project propose encroachments, obstructions, or dams that will affect wetlands?<br>If yes, describe impacts _____            |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 6. Will any known historical or archaeological resources be impacted by this project?<br>If yes, describe impacts _____                   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 7. Will any known endangered or threatened species of plant or animal be impacted by this project?<br>If yes, describe impacts _____      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 8. Is there a municipal zoning ordinance?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 9. Is this proposal consistent with the ordinance?<br>If no, describe the inconsistencies _____   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | 10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?                                 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 11. Have all applicable zoning approvals been obtained?   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | 12. Is there a municipal subdivision and land development ordinance?  |

**SECTION C. AGENCY REVIEW (continued)**

Yes No

- 13. Is this proposal consistent with the ordinance?  
If no, describe the inconsistencies \_\_\_\_\_
- 14. Is this plan consistent with the municipal Official Sewage Facilities Plan?  
If no, describe the inconsistencies \_\_\_\_\_
- 15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe \_\_\_\_\_
- 16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?
- If yes, is the proposed waiver consistent with applicable ordinances?  
If no, describe the inconsistencies  
\_\_\_\_\_

17. Name, title and signature of planning agency staff member completing this section:

Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Name of Municipal Planning Agency: New Garden Township  
 Address 294 Stone Rd Lumburg PA 19355  
 Telephone Number: 610 268 2915

**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



AECOM  
248 Chapman Road, Suite 101  
Newark, DE 19702  
302.781.5900 tel

October 15, 2025

Robert Weer  
Director of Community Development & Safety  
New Garden Township  
299 Starr Road  
Landenberg, PA 19350

**Re: Becker Property – 1 Yeager Drive  
Sewage Facilities Planning Module  
DEP Code No. 1-15940-515-2L**

Dear Mr. Weer:

We received the following documents comprising a sewage facilities planning module package electronically on September 29, 2025:

- DEP Component 2, 4A, 4B and 4C forms
- General Site Layout Plan prepared by TerraWorks and dated September 5, 2025 with no revisions noted
- Project Narrative & Alternative Analysis
- Pennsylvania Natural Diversity Inventory (PNDI) search receipt
- Vortex Environmental letter dated March 16, 2025 regarding the absence of regulated wetlands on the project parcel
- Preliminary Hydrogeologic Report prepared by ARM Group LLC and dated August 20, 2025
- DEP Site Investigation and Percolation Test Report for Onlot Disposal of Sewage forms and related soils testing information
- DEP letter dated April 17, 2025 assigning the planning module forms for this project
- Partially completed DEP Resolution for Plan Revision for New Land Development form
- Partially completed DEP Transmittal Letter

The project proposes construction of an additional 1 bedroom dwelling unit on UPI No. 60-5-96.18D, located on the southeast corner of the Laurel Heights Road and Yeager Drive intersection. The existing residence on the project parcel is served by an individual on-lot sewage system and water supply well, and the proposed additional dwelling unit would also be so served.

We have reviewed the documents provided and have the following comments regarding the planning module:

1. In accordance with 25 Pa Code §71.53, the New Garden Township Board of Supervisors has sixty (60) days to act on a complete planning module, or additional time as the applicant and Township may agree to in writing. The planning module is presently incomplete with respect to the following:

- a. Section G.3 of the Component 2 form requires complete copies of the "Site Investigation and Percolation Test Report for Onlot Disposal of Sewage" forms. Copies with the required Chester County Health Department Sewage Enforcement Officer (CCHD SEO) signature should be provided.
  - b. Section H of the Component 2 form must be completed by the CCHD SEO to verify suitability of the proposed on-lot sewage system areas.
  - c. The Component 4A form must be completed by the New Garden Township Planning Commission.
  - d. The Component 4B form must be completed by the Chester County Planning Commission.
  - e. The Component 4C form must be completed by the Chester County Health Department.
2. Please note no review of Zoning Ordinance compliance has been conducted by AECOM, and we further assume the Township has determined the Subdivision and Land Development Ordinance to be inapplicable. In the absence of any ordinance conflicts, we would have no technical objection to Township approval of a complete planning module.
3. The following DEP procedural requirements should be addressed by the Township once all items above have been resolved:
- a. The DEP Component 2 Completeness Checklist should be completed, signed and dated by the Township prior to action on the planning module by the Board of Supervisors.
  - b. Action by the Board of Supervisors should be memorialized by completion of a signed and sealed Resolution for Plan Revision for New Land Development form.
  - c. After Board approval and before DEP submission, the DEP Transmittal Letter should be completed, signed and dated.
  - d. All completed documentation as noted above should be provided to the applicant when available and included in a final planning module package for submission to DEP.

Please feel free to contact our office should you have any questions.

Sincerely,

**AECOM**



Stan Corbett  
Associate Vice President

cc: Brent Becker, Owner  
Ann Green, Ann Green Environmental Consulting  
Chris Himes, Township Manager  
Matthew Littlejohn, Township Assistant Director of Community Development & Safety  
Nathan Cline, PE, Pennoni



**SEWAGE FACILITIES PLANNING MODULE  
 COMPONENT 4A - MUNICIPAL PLANNING AGENCY REVIEW**

**Note to Project Sponsor:** To expedite the review of your proposal, one copy of your completed planning module package and one copy of this *Planning Agency Review Component* should be sent to the local municipal planning agency for their comments.

**SECTION A. PROJECT NAME** (See Section A of instructions)

Project Name  
 REGESTER - MAPLE LANE; NEW GARDEN TOWNSHIP, CHESTER COUNTY

**SECTION B. REVIEW SCHEDULE** (See Section B of instructions)

1. Date plan received by municipal planning agency 10/22/25
2. Date review completed by agency 10/22/25

**SECTION C. AGENCY REVIEW** (See Section C of instructions)

Yes	No	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Is there a municipal comprehensive plan adopted under the Municipalities Planning Code (53 P.S. 10101, <i>et seq.</i> )?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	2. Is this proposal consistent with the comprehensive plan for land use? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3. Is this proposal consistent with the use, development, and protection of water resources? If no, describe the inconsistencies _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4. Is this proposal consistent with municipal land use planning relative to Prime Agricultural Land Preservation?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Does this project propose encroachments, obstructions, or dams that will affect wetlands? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Will any known historical or archaeological resources be impacted by this project? If yes, describe impacts _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Will any known endangered or threatened species of plant or animal be impacted by this project? If yes, describe impacts _____
<input checked="" type="checkbox"/>	<input type="checkbox"/>	8. Is there a municipal zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	9. Is this proposal consistent with the ordinance? If no, describe the inconsistencies _____
<input type="checkbox"/>	<input checked="" type="checkbox"/>	10. Does the proposal require a change or variance to an existing comprehensive plan or zoning ordinance?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	11. Have all applicable zoning approvals been obtained?
<input checked="" type="checkbox"/>	<input type="checkbox"/>	12. Is there a municipal subdivision and land development ordinance?

**SECTION C. AGENCY REVIEW (continued)**

Yes No

13. Is this proposal consistent with the ordinance?  
If no, describe the inconsistencies \_\_\_\_\_

14. Is this plan consistent with the municipal Official Sewage Facilities Plan?  
If no, describe the inconsistencies \_\_\_\_\_

15. Are there any wastewater disposal needs in the area adjacent to this proposal that should be considered by the municipality?  
If yes, describe \_\_\_\_\_

16. Has a waiver of the sewage facilities planning requirements been requested for the residual tract of this subdivision?

If yes, is the proposed waiver consistent with applicable ordinances?  
If no, describe the inconsistencies  
\_\_\_\_\_

17. Name, title and signature of planning agency staff member completing this section:

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Name of Municipal Planning Agency: NEW GARDEN TOWNSHIP PLANNING COMMISSION

Address 299 STARR RD LAWRENDS PA 19355

Telephone Number: 610 268 2915

**SECTION D. ADDITIONAL COMMENTS (See Section D of instructions)**

This component does not limit municipal planning agencies from making additional comments concerning the relevancy of the proposed plan to other plans or ordinances. If additional comments are needed, attach additional sheets.

The planning agency must complete this component within 60 days.

This component and any additional comments are to be returned to the applicant.



AECOM  
248 Chapman Road, Suite 101  
Newark, DE 19702  
302.781.5900 tel

October 9, 2025

Robert Weer  
Director of Community Development & Safety  
New Garden Township  
299 Starr Road  
Landenberg, PA 19350

**Re: Register Subdivision – 147 Maple Lane  
Sewage Facilities Planning Module  
DEP Code No. 1-15940-514-2L**

Dear Mr. Weer:

We received the following information for the above-referenced project on September 22, 2025:

- Sewage Facilities Planning Module package, prepared by Evans Mills Environmental, and dated August 26, 2025 with no revisions noted. The following plan was included to address planning module plot plan requirements:
  - Post Construction Stormwater Management Plan for 147 Maple Lane prepared by Hillcrest Associates, dated April 10, 2025 and last revised August 27, 2025 (1 sheet).

The project proposes a three lot residential subdivision of UPI No. 60-3-131, located on the north side of Maple Lane. Lots 1 and 3 will contain existing residences, and construction of a new home is proposed on Lot 2. The existing residence on Lot 1 is served by public sewer, and the existing residence on Lot 3 is served by an on-lot sewage system. Lot 2 is proposed to also utilize an on-lot sewage system, and all lots would be served by public water.

We have the following comments:

1. In accordance with 25 Pa Code §71.53, the New Garden Township Board of Supervisors has sixty (60) days to act on a complete planning module, or additional time as the applicant and Township may agree to in writing. The planning module is presently incomplete with respect to the following:
  - a. Section E of the Component 2 form should be completed with the name of the existing public water supply proposed to serve the new residence. The letter from the water supplier required by this section should also be provided.
  - b. Section G.3 of the Component 2 form requires complete copies of the "Site Investigation and Percolation Test Report for Onlot Disposal of Sewage" forms. Copies with the required Chester County Health Department Sewage Enforcement Officer (CCHD SEO) should be provided.

- c. Section G.6 of the Component 2 form requires a response from PA-Share regarding Historic Preservation Act reviews by SHPO and PHMC. The planning module package includes submission documentation but no response. A response should be included or clarification provided that the project is exempt from this requirement per the May 2006 DEP guidance document entitled "DEP/PHMC Policies and Procedures, Implementation of the History Code, List of Exemptions".
  - d. Section H of the Component 2 form must be completed by the Chester County Health Department Sewage Enforcement Officer to verify suitability of the proposed on-lot sewage system areas.
  - e. Section O of the Component 2 form requires proof of public notice documenting expiration of a 30 day public comment period. The planning module indicates public notice will be published after receipt of all regulatory agency comments. Depending on the regulatory agency comments received, a public notice may not be required, but a certified proof of publication should be included in the planning module when available otherwise.
  - f. The Component 4A form must be completed by the New Garden Township Planning Commission.
  - g. The Component 4B form must be completed by the Chester County Planning Commission.
  - h. The Component 4C form must be completed by the Chester County Health Department.
2. The DEP Code No. on the partially completed "Resolution for Plan Revision for New land Development" form (incorrectly listed as 1-15940-518-2L) should be corrected prior to any action on the planning module by the New Garden Township Board of Supervisors.
  3. § 170-41.B.(3) of Subdivision and Land Development Ordinance requires backup disposal areas for lots utilizing on-lot sewage systems which "shall be equal in area to the primary disposal drainage field, have adequate soils and topography to insure proper disposal, and shall meet Pennsylvania Department of Environmental Protection and Chester County Health Department standards". The backup (aka replacement) area indicated by the soils testing on the proposed Lot 3 does not have sufficient area to meet these standards for an assumed 4 bedroom home due to percolation test rate and minimum isolation distances to property lines and steep (>25%) slopes. We also note that easements should be provided for the mushroom house spray irrigation areas partially shown on the proposed lots, which would further constrain adequate area for a backup/replacement sewage disposal area on Lot 3.

4. Once all items noted above have been resolved and assuming the outstanding agency review comments do not require plan or planning module revisions, the following DEP procedural requirements for Township action should be addressed:
  - a. The DEP Completeness Checklist located in Tab A of the planning module package should be completed, signed and dated by the Township prior to action on the planning module by the Board of Supervisors.
  - b. If deemed appropriate, favorable action by the Board of Supervisors should be memorialized by completion of a signed and sealed Resolution for Plan Revision for New Land Development form. A partially completed form is in Tab A of the planning module package.
  - c. After Board approval and before DEP submission, the Transmittal Letter located in Tab A of the planning module package should be completed, signed and dated.
  - d. All completed documentation as noted above should be provided to the applicant when available and included in a final planning module package for submission to DEP.

Please feel free to contact our office should you have any questions.

Sincerely,

**AECOM**



Stan Corbett  
Associate Vice President

cc: George Register, Owner, c/o Hillcrest Associates  
Tom Schreier, Hillcrest Associates  
Bill Romanelli, Wilkinson Homes  
Jeff Miller, Evans Mills Environmental  
Ann Lane, Evans Mills Environmental  
Chris Himes, New Garden Township Manager  
Matthew Littlejohn, New Garden Township  
Nathan Cline, PE, Pennoni