



New Garden Township

299 Starr Road • Landenberg, PA 19350

Planning Commission Meeting: REGULAR BUSINESS AGENDA

November 19, 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 FINAL DRAFT

The Zoning Task Force drafted adjustments for the Limestone Rd Corridor District and the Table of Permissible Uses. There have been supplemental documents provided to the Task Force since the last Planning Commission meeting. These documents include a Petition from the property owners along the Limestone Rd Corridor and an email from Michael Pia Jr outlining their justification for support of the Mixed-Use District. The draft ordinance has been provided to the Planning Commission members for review, and a decision is necessary on the final draft ordinance.

A vote to approve the final draft zoning ordinance dated November 7, 2025, will enable the Board of Supervisors to enact the 45-day public comment period and the Chester County Planning Commission review at their December public meeting.

Motion to approve forwarding the final draft zoning ordinance to the board of supervisors for their review and action.

SUBDIVISION AND LAND DEVELOPMENT (SALDO) ORDINANCE UPDATE

In conjunction with the Zoning Ordinance, the SALDO has been updated primarily to allow for better document organization, modern terminology, and align with priorities in the comprehensive plan regarding active transportation. Per Section 504 (a) of the Pennsylvania Municipalities Code, "the governing body shall submit the ordinance to

the planning agency at least 45 days prior to the hearing on such ordinance to provide the planning agency with an opportunity to submit recommendations." As such, the Planning Commission is not required to vote to approve SALDO; however, the Planning Commission can choose to send recommendations to the Board of Supervisors.

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

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON:
WEDNESDAY, December 17, 2025, AT 7:00 PM

**New Garden Township Planning Commission
Meeting Minutes – October 22, 2025 7:00 p.m.
299 Starr Road Landenberg, PA 19350**

Call to Order: Call 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, Katrina Budischak & Sam Stanton.
Township Personnel: Robert Weer, Dir. of Community Development & Safety.
Minutes Approval: Approval of September 24, 2025 meeting minutes passed unanimously after one name correction.
Public Comment in General: None.

Action Items:

1. New Garden Zoning Ordinance and Map Update (ZOMU). Presentation by Robert Weer. ZOMU Task Force Members present: Mr. Mike Murphy, Morgan, Stanton, Hazelwood.

Mr. Weer explained the Planning Commission (PC) has the item on the agenda to make recommendation(s) about the draft zoning ordinance and map for the Board of Supervisors to consider for its own review and potential passage.

Mr. Gerbron, Esq. representing owners of ten or so parcels along Route 7/Limestone Road, Route 41/Gap Newport Pike and Old Limestone Road presented a Petition for these parcels to be zoned Mixed-Use. See meeting materials.

The Task Force had left open for the PC and BOS the question of zoning of the Limestone area parcels.

After discussion and public comment, no motion was made by the PC. Without a formal motion being made, the PC suggested the next step is for the Task Force meet again to hammer out its own recommendation Limestone area parcels' zoning designation for the PC to consider at its next meeting.

2. Review of application to Zoning Hearing Board by 191 Laurel Heights Road for a lot line variance. UPI 60-5-27. Betty R. Peirson Irrevocable Trust. Variance sought for new lot to be created, because road access at Blackhorse Lane street right-of-way/building setback line to be 50' instead of 150'.

- a. The Planning Commission recommended its support for the variance application: Perrotti motion, D'Amico seconded, passed 6-0.

3. Sewage Facilities Planning Modules. PC reviewed component 4A and the Township Sewer Engineer correspondence. Approved and signed for:
a. 1 Yeager Drive
b. 147 Maple Lane

4. Next Meeting: November 19, 2025 at 7 p.m.

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

PETITION

WE, THE UNDERSIGNED PROPERTY OWNERS, HEREBY PETITION the New Garden Township Board of Supervisors to include within the proposed Mixed-Use Corridor zoning district, those lands currently proposed to be included in the "Limestone Alternative" area, as identified in the "Final Draft Zoning Map Township of New Garden Chester County, Pennsylvania Version 09.17.25".

WE STATE OR BELIEVE:

1. That the petitioners are owners of land included within the proposed Limestone Alternative area.
2. That the lands within the proposed Limestone Alternative area are better suited to be developed under the proposed "Mixed-Use Corridor" Zoning District given the current adjacent land uses, future proposed adjacent land uses, and accessibility to roads and infrastructure.
3. That the public health, comfort, convenience, necessity or public welfare will be better enhanced by including the lands within the proposed Limestone Alternative area, in the proposed Mixed-Use Corridor Zoning District.
4. That the lands within the proposed Limestone Alternative area, as well as the surrounding lands, will mutually benefit by including the lands within the proposed Limestone Alternative area, in the Mixed-Use Corridor Zoning District.
5. As petitioners we feel the Mixed-Use Corridor zoning designation would provide the design flexibility needed to buffer existing neighborhoods while supporting economically productive development.

THE UNDERSIGNED PROPERTY OWNERS RESPECTFULLY REQUEST that the New Garden Township Board of Supervisors reclassify the parcels identified within the "Limestone Alternative" area to the "Mixed-Use Corridor" zoning district. This request reflects the suitability of these lands for mixed-use development consistent with the goals of the 2018 New Garden Township Comprehensive Plan.

SIGNATURES ON FOLLOWING PAGE

Signature of Property Owner: 

Name of Property Owner: M&J Mushrooms LP (Equitable Owner)

Tax Parcel No.: 60-6-49 and 60-6-49.2

Date: 10/20/25

Signature of Property Owner: 

Name of Property Owner: Stinson S Farm on Rt 7

Tax Parcel No. 60-6-47 and 60-6-47.1

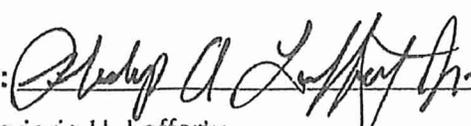
Date: 10/20/25

Signature of Property Owner: 

Name of Property Owner: Philip A Lafferty Jr., Thomas H Lafferty, Et. al

Tax Parcel No. 60-6-62.4, 60-6-54.1

Date: 10/20/25

Signature of Property Owner: 

Name of Property Owner: Marjorie H. Lafferty

Tax Parcel No. 60-6-54

Date: 10/20/25

Signature of Property Owner: 

Name of Property Owner: Bruce Wilhelm and Carolyn A. Wilhelm

Tax Parcel No.: 60-6-46.1

Date: 10-20

Signature of Property Owner: 

Name of Property Owner: Bruce W. Wilhelm

Tax Parcel No.: 60-6-46.1A

Date: 10-20

Signature of Property Owner: Alfred Mastroiusto

Name of Property Owner: ALFRED MASTROIUSTO & SONS

Tax Parcel No.: 60-6-47.1

Date: 10/20/25

Signature of Property Owner: Joanne Foster

Name of Property Owner: Joanne Foster

Tax Parcel No.: 60-6-48

Date: 10/21/2025

SIGNATURE OF PROPERTY OWNER: Susan Lafferty

NAME OF PROPERTY OWNER: MARK J & SUSAN M. LAFFERTY

TAX PARCEL NO.: 60-6-62 & 60-6-52

DATE: 10/22/25

From: Michael Pia <mpia123@outlook.com>
Sent: Tuesday, October 28, 2025 9:00 AM
To: Christopher Himes <chimes@newgarden.org>
Cc: Mike Pia Jr. <mpiajr123@gmail.com>
Subject: Limestone Road Corridor

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Good morning Chris,

As promised, below is justification supporting Mixed-Use zoning of the Limestone Road corridor:

Limestone Road Corridor Today

Limestone Road is a PennDOT-classified Principal Arterial and one of only two major Township routes that cross the Delaware state line.

It has long served as a mixed-use, working corridor of residential uses and vacant parcels, as well as small, family-run businesses, i.e.; mechanic and repair shops, mushroom operations, misc.

Sewer infrastructure exists nearby on both ends, reportedly allowing potential connections to two Township treatment systems (East End and South End). This creates a unique opportunity for coordinated, serviced redevelopment.

Despite this potential, no significant new investment has occurred since the Edgecraft facility was built around 1990, largely due to outdated incompatible zoning and the corridor's patchwork of legacy uses.

Background

The 2018 Comprehensive Plan identifies Route 7 (Limestone Road) along with Route 41 and Baltimore Pike as one of the Township's primary growth corridors, envisioned for redevelopment, safety and infrastructure upgrades, and gateway beautification.

The August 2024 Michael Baker Zoning Diagnosis Memo again highlights Limestone Road as an area for infill and redevelopment, noting the Township's intent to direct growth "*into designated growth areas and away from sensitive open spaces.*"

Since the start of the Zoning Ordinance and Map Update, and as recently as April 2025, the Township's own draft maps have consistently reflected the majority of parcels along Limestone Road as Mixed-Use.

Why Light Industrial (LI) Doesn't Fit

Reduced Development Potential: The current Unified Development (UD) District permitted up to 70% lot coverage at its most flexible, while the proposed LI District limits it to 55%. This represents a significant reduction in flexibility and development potential—effectively a downzoning of active parcels.

Lack of Clear Justification: No planning-based rationale has been provided for why this corridor, of all locations, should face heightened procedural scrutiny. The motivation appears rooted in neighborhood opposition, which has not been the guiding factor elsewhere in the zoning update process, and should not be applicable in this case.

Incomplete Standards: The LI dimensional and design standards remain underdeveloped and insufficiently detailed for the range of uses the district is intended to accommodate. A proper draft noting these details has not yet been provided.

Lack of Property Owner Support: To date, no property owners along the Limestone Road corridor have expressed support for the LI reclassification, while a clear majority have signed the previously submitted

petition affirming their desire to remain within the Mixed-Use district.

Why Mixed-Use Makes Sense

Mixed-Use zoning will encourage reinvestment and redevelopment of aging parcels, thereby improving the Township's southern gateway aesthetics and functionality.

Additionally, Mixed-Use supports cross-border economic activity from Delaware, where New Castle County's zoning limits many desired uses—pushing that demand north into Pennsylvania.

Mixed-Use zoning aligns with smart-growth principles by focusing development where infrastructure already exists, optimizing land use efficiency, and maximizing each parcel's taxable value.

Conclusion

Rezoning this corridor as Light Industrial would contradict the 2018 Comprehensive Plan, the 2024 Zoning Diagnosis, and the intent language of the new ordinance itself. It would also represent a departure from the rest of the Township's zoning update which so far has been guided by planning logic and consistency rather than emotion or reactionary motives.

For the above reasons, I respectfully ask that Planning Commission recommend, and the Board of Supervisors approve, retaining the Limestone Road Corridor within the Mixed-Use Corridor district on the final zoning map. Please feel free to pass this on as you deem appropriate. Thanks.

Mike

Michael Pia
7 Nine Gates Road
Chadds Ford, PA 19317
mpia123@outlook.com



Re: Finalizing the Zoning Draft

From Michael Murphy <mdmurphy12@gmail.com>

Date Thu 11/6/2025 6:27 PM

To Jeff Hazelwood <jeff_k_hazelwood@yahoo.com>; Robert Weer <rweer@newgarden.org>; Tom Schreier <tschreier@hillcrestassoc.com>; sammysellist@gmail.com <sammysellist@gmail.com>; Kris McLennan <kmclennan@aduipeyle.com>; Don Morgan <donmorgansr@gmail.com>; Samantha <samantha.mclean@mbakerintl.com>

1 attachment (5 MB)

NGT_Final_Draft_Ordinance_10.16.25 ZTF MARKUP 11-6-25.pdf

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Motioned to:

- Referring to NGT Final Draft Zoning Map 9.17.25, rezone all parcels from "Limestone Alternative" to "Mixed-Use Corridor"
- Referring to attached NGT Final Draft Ordinance 10.16.25 (mark-up attached), modify the following six (6) use allowances for the "Mixed-Use Corridor" zone:
 - pg 119, Assembly, General (>10,000 GFA), change from Permitted to Special Exception
 - pg 119, Assembly, Neighborhood (<10,000 GFA), change from Permitted to Conditional Use
 - pg 119, Stadium/Arena, change from Conditional Use to Non-Permitted Use
 - pg 120, Firearms Target Range, Indoor, change from Conditional Use to Special Exception
 - pg 122, Car Wash, change from Permitted to Conditional Use
 - pg 122, Firearm Establishment, change from Conditional Use to Special Exception

On Thu, Nov 6, 2025 at 1:38 PM Jeff Hazelwood <jeff_k_hazelwood@yahoo.com> wrote:

Yes, we will. Thank you, Robert.

From: Robert Weer <rweer@newgarden.org>

Sent: Thursday, November 6, 2025 11:18 AM

To: Jeff Hazelwood <jeff_k_hazelwood@yahoo.com>; Tom Schreier <tschreier@hillcrestassoc.com>; Michael Murphy <mdmurphy12@gmail.com>;



NEW GARDEN TOWNSHIP SUBDIVISION & LAND DEVELOPMENT ORDINANCE (SALDO) UPDATE

Planning Commission | Wednesday, November 19, 2025



Michael Baker
INTERNATIONAL



AGENDA

Background

What is SALDO and why does it need to be updated?

Changes

Overview of changes between existing and proposed SALDO.

Discussion

Discussion on more notable changes between existing and proposed SALDO.

Next Steps

Adoption process.

BACKGROUND



WHAT IS THE SALDO?

- Regulates subdivision and land development.
- Land Development: Improvement of lot(s) for two or more residential buildings or a nonresidential building.
- Subdivision: Division of a lot into two or more lots.
- What plans and materials need to be submitted in an application.
- Process for review and approval.
- Design and construction standards.
- Agreements and guarantees between Township and developer for improvements and maintenance.



SALDO VS ZONING: DIFFERENT BUT RELATED

Zoning

- Requirements based on district
- Location of uses
- Density of use
- Yards/setbacks
- Building coverages
- Dimensions (lot sizes, heights, parking, etc.)
- Variances sought from Zoning Hearing Board

SALDO

- Standards apply throughout municipality
- Lot layout and design
- Street layout and construction
- Water/sewer provision
- Required improvements
- Waivers sought from Board of Supervisors



NEED FOR UPDATE

- Zoning and SALDO work hand in hand. If one is updated, the other should be updated for consistency.
- SALDO was adopted in 1999. Since then there have been advances in best practices for design and construction.
 - Updated to reference the correct PennDOT standards and guide, etc.
- Goals and priorities of the Township have evolved.

OVERVIEW OF

CHANGES

REORGANIZATION OF ARTICLES

Existing SALDO	Proposed SALDO
I – Title, Purpose, Interpretation	I – General Provisions (inclusive of Title, Purpose, Interpretation, Jurisdiction, & Control)
II – Terminology	II – Definitions
III – Jurisdiction & Control	(See I)
IV – Procedures	III – Plan Procedures
V – Plan Requirements	IV – Plan Requirements
VI – Design & Improvement Standards	V – Design & Improvement Standards
VII – Mobile Homes & Mobile Home Parks	VI – Manufactured Homes & Manufactured Home Community Standards
VIII – Town Development Option	Integrated into Design & Improvement Standards (Mixed-Use Development & Streetscape Enhancements)
IX – Improvement Construction Requirements	VII – Improvement Construction Requirements
X – Administration & Enforcement	VIII – Administration & Enforcement



OTHER MINOR CHANGES

Administrative

- Modernized application requirements based on needs of Township (e.g., reducing number of paper copies, electronic submission, etc.).
- Updated references to outside review agencies.

“Clean Up”

- Consolidated repetitive sections.
- Rewrote confusing or unclear language.
- Updated references to engineering standards/guides.
- Removed irrelevant appendices.

Alignment with Zoning

- Updated definitions.
- Updated references to districts or cross references to articles in zoning ordinance.



ADDITIONAL SECTIONS TO ALIGN WITH BEST PRACTICES & COMPREHENSIVE PLAN GOALS

- Trails and Shared Use Pathways
- Bikeway Requirements
- Crosswalks



ADDITIONAL SECTIONS OR MODIFICATIONS

- Portions of Manufactured Homes Article (previously Mobile Homes) moved to Zoning.
- Lighting Article moved from Zoning to SALDO.
- Updated Native Plant Appendix based on We Conserve PA's list.

DISCUSSION OF

CHANGES



COMMUNITY RECREATION REQUIREMENTS

- Draft SALDO removes community recreation requirements for developments (and fee-in-lieu).
- The Township has a significant amount of park and recreation space for residents, so not every development needs private recreation or open space.

Discussion Questions

- Should the requirement be removed completely?
- Or should the requirement calculations be softened or up to the Board's discretion?
- If a requirement is included, what's an appropriate fee-in-lieu?



MIXED-USE DEVELOPMENT STANDARDS

- Replaces UD District mixed-use development enhancements.
- Applies to Mixed Use Corridor and Village Gateway Districts.
- Standards for:
 - Site layout.
 - Building articulation.
 - Public amenities.
 - Building material.
 - Roof types.
 - Pedestrian circulation.
 - Bicycle parking.

Discussion Questions

- Are all of these standards needed?
- Are some too excessive for the needs of New Garden Township?

NEXT STEPS



NEXT STEPS

- Planning Commission can make recommendations on the SALDO to the Board of Supervisors in advance of their public hearing on the SALDO.
- **December 15:** Board of Supervisors starts the 45-day public comment period.
- **December – February:** Chester County Planning Commission for review.
- **February 16:** Board of Supervisors public hearing on the SALDO and vote.

THANK YOU

Contact:
codes@newgarden.org