



New Garden Township

299 Starr Road • Landenberg, PA 19350

Planning Commission Meeting: REGULAR BUSINESS AGENDA

January 28, 2026

Regular PC meeting – 7:00 P.M.

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE
- C. APPROVAL OF MINUTES
- D. REORGINIZATION
 Chairman: Motion_____ Second_____ Vote_____
- Vice Chairman: Motion_____ Second_____ Vote_____
- Secretary: Motion_____ Second_____ Vote_____

E. ACTION ITEMS

975 Newark Rd – Conditional Use Application

975 Newark Rd/UPI#60-3-68.1/Juan Carlos Ayllon Tapia. The property is approximately 2.28. acres within the R-1 Low Density Residential District with a single-family dwelling unit. The property is identified as Lot One of a previous subdivision plan, 5 Lot Subdivision for Norma M Pia, dated 4/10/1989. That subdivision plan provides that Lot One & Lot 5 could not be further subdivided.

The applicant is seeking to further subdivide the Lot 1 to include two lots for the existing single family dwelling and a proposed new single family dwelling unit. Conditional Use was determined to be the most appropriate method to request removal of this restriction. The application and plans have been provided for reference.

PC action to support, oppose, or take no position.

F. NON-ACTION ITEMS

G. PC GENERAL DISCUSSION/PUBLIC COMMENT

H. ADJOURNMENT

THE NEXT PLANNING COMMISSION MEETING WILL BE HELD ON:
WEDNESDAY, February 25, 2026 AT 7:00 PM