West Marlborough Township

1300 Doe Run Road

Coatesville, PA 19320

William W. Wylie, Chairman Hugh Lofting II, Roadmaster

Joseph Chalfin, V. Chairman Michael R. Conrad P.E.

Emery Jones Taylor, Supervisor Scott Moran, Zoning Officer

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April 1, 2025, Meeting

**Minutes of the April 1, 2025, Meeting of the Board of Supervisors**

The Public Meeting of the Board of Supervisors was called to order at 8:00 PM by Chairman Bill Wylie. In attendance were Township Supervisors William Wylie, Emery Taylor & Jacob Chalfin.

Jacob Chalfin moved to approve March 4, 2025 meeting minutes and Emery Jones Taylor seconded the motion, minutes were approved by a unanimous vote.

The financial report was given showing a balance of $8,218.89 in the Payroll account, $54,123.94 in General Funds, $6,869.00 in State Funds. The PLGIT (Pennsylvania Local Government Investment Trust) accounts show totals of $302,6417.39 in General Funds, $254,744.54 in State Funds, and $96,765.51 in Equipment Funds. Emery Jones Taylor moved to approve the financial report, Jacob Chalfin seconded, it was approved by unanimous vote.

Melinda Daniels from Stroud Water Research Center gave a presentation on why they would like West Marlborough Township’s letter of recommendation for a state grant for a River Conservation Plan for the portion of White Clay Creek located in Pennsylvania. The plan would identify and make recommendations on a broad scale concerning flooding impacts on the community, watershed problems and possible points of access for recreational purposes. Bill Wylie asked if the township had to commit to support public access on private property. Melinda explained that any public access on private property would be by permission. The plan is looking at ways to have public access from surrounding townships’ property.

Bill Wylie read the zoning report and there were three permits issued and several inspections during the month of March.

The Planning Commission met before the Township meeting and reported on the New Garden Township Land Use Assumptions Report of March 25, 2025 which was provided to West Marlborough Township as required by the Municipal Township Code. Michael Conrad, the township engineer also reviewed and reported on the plan. The Planning Commission agreed to the following points:

1. We agree to take this opportunity to make comments
2. We respect the proactive planning process undertaken by New Garden Township.
3. We are particularly interested in proposed uses of the portion of New Garden Township north of the Rt. 1 bypass.
4. We note with agreement the proposed Zoning change from C/I, Commercial/ Industrial to Hamlet Landenberg Village of the parcel at the intersection of Line Rd. and Newark Rd. This complements our adjacent Zoning that is Agriculture-Conservation.
5. We acknowledge the purchase by New Garden Township of the Loch Nairn Golf Course and its designation as Parks Open Space. This also complements our adjacent Agriculture-Conservation zoning.
6. The intersection of Newark Road and Line Road is shared by our Townships, with Line Road being a Township Road. We are concerned that traffic from development within New Garden will cause improvements to be required to this intersection.
7. Similarly, as New Garden Township and all other neighboring municipalities are built out, West Marlborough Township will experience the effects of additional traffic and congestion without taxable means to manage such effects on our infrastructure. Road conditions, traffic, and police presence are three obvious concerns.
8. We see the need for New Garden Township to enact an impact fee such as is under consideration on development within its borders.

Points made by the Planning Commission were considered by Supervisors and approved unanimously. West Marlborough Township has 30 days to respond to the New Garden Township Land Use Assumption Report.

The Township engineer reported that a lot line change for Dorothy Matz’s property and a subdivision for the Dutton property are under review and will be presented at the May 6, 2025 meeting.

The Township approved tax collector’s request to open a new depository account for tax collections.

There was no road master report as Hugh Lofting was not in attendance.

With no further business to attend, the meeting was adjourned at 8:35 PM.

Next public meeting of the supervisors will be at the township garage on May 6, 2025 at 7:30 PM.

Respectfully Submitted

Elliot Blake,

Secretary/Treasurer