MINUTES OF THE NEW SALEM BOROUGH COUNCIL MEETING
April 7, 2026 at 80 N. Water Street, York New Salem, PA

The Council meeting of New Salem Borough Council was called to order at 7:00 PM followed by pledge to the flag. In attendance were Council Members **William Baldauf, Peter Partridge, Sue Becker, Joseph Shubert and Michael Messinger.** Others in attendance were **Solicitor Courtney Buechler, Secretary Judy Albright, Police Chief David Lash, Engineer David Lipinski, Mayor Bob Boulden and Zoning & Codes Officer Michael Hammers.** Council Member **George Donavos** began the meeting by phone and arrived in person at 7:45 pm.

Acting President Baldauf explained how the meeting will be handled with full attention to the Council and others at the front of the room. There will be no loud talking or disruption without being recognized by the Chair. If speaking, your name and address will preface any conversation you may have.

2. Swearing in of new Council Member – Mayor Boulden presided and asked Katharine Grafton to come to the front of the room for the Oath of Office. Resolution 2026-08 was presented recognizing the appointment of Grafton. On a Partridge/Messinger motion and unanimously carried Grafton became a formal member of Council.

3. Election of President, Vice President. With Mayor Boulden still presiding, he asked for a nomination for President. Partridge nominated Baldauf who accepted the nomination. There were no other nominations. A unanimous vote was taken on this appointment.

Mayor Boulden asked for a nomination for Vice President. Baldauf nominated Partridge who accepted the nomination. There were no other nominations. A unanimous vote was taken on this appointment.
Gavel was returned to Pres. Baldauf.

Baldauf asked for a nomination for President Pro-temp. Partridge nominated Becker who accepted the nomination. There were no other nominations. A unanimous vote was taken on this appointment.

4. Approve March 3, 2026 minutes - on a Messinger/Partridge motion and carried unanimously, the minutes were approved as presented.

5. Engineer Report –
a. ADA ramps Sunoco – still awaiting PennDOT approval. Sec Albright is to bill Sunoco for all the engineering work completed for this project.
b. Recommendation of payment for Grant Project – Upon completion of the Robin Hood road project, the engineer recommends the remaining balance of $7332.02 be paid to Kinsley

Construction. On a Partridge/Becker motion and carried unanimously, this amount will be paid. The Borough will now be able to request our approved Grant money for this project be released.
c. Sherwood Dr. sink hole – our grant application was not approved for this project. On a Baldauf/Partridge motion and carried unanimously, the engineer is instructed to contact a hydro-excavating company to investigate the sink hole at a cost not to exceed $5,000.00 and report back his findings.
d. Televise sewer lines – with the increase in oil prices, the engineer suggested we wait to get prices to perform the work. All council agreed and the project will be revisited next month.
e. Estimate to repair curb & sidewalk Robin Hood – this is a result of the water main break recently. After York Water Co inspected the area and checked google maps it would appear a portion of the curb and sidewalk was needing repair prior to the main break. York Excavating has provided a quote for the repair of everything not just our portion. Therefore, on a Baldauf/ Partridge motion and carried unanimously, the engineer is authorized to find a contractor to do the sidewalk and curb repair at a cost not to exceed $5,000.00.
56 W George – a complaint received about sewage flowing from the property. Engineer inspected and found it not to be sewage. Since the property is vacant, he will continue his research.

Since the Borough was not successful in their grant application for curbs and sidewalks along Robin Hood Dr., the project is tabled. Whenever the engineer is in the area he is to continue monitoring the situation.

Nottingham Village subdivision is ready for council signature. The plan is available for all signatures after the meeting. Upon council and then planning commission signatures, the developer will get the remaining signatures and then file the plan.

6. Zoning & Building Code Report – 2 permits were issued. Subway submitted a plan to split their space in 2 parts. The plans were rejected by MDIA. A revised plan has now been submitted to MDIA and waiting a response. A complaint was received regarding parking along Forry St. which impedes traffic. It was reported this occurs on Tuesday nights when the fire company has bingo. Chief Lash will have patrols check for any violations.

Agenda advanced to:
10. Unfinished Business
a. Ordinance for IPMC adoption – the ordinance, having been properly advertised, was presented for adoption. On a Partridge/Baldauf motion and carried unanimously, Ordinance 2026-01 was approved for the adoption of the 2024 International Property Maintenance Code. It was noted that any conflicts with this code and the Borough Zoning Ordinance, the Borough Zoning Codes would supersede. Hammers then indicated several properties he has observed where violations are apparent and could be considered safety issues. He is instructed to begin enforcement.

Back to normal agenda:
7. Public Comment – None

8. Matters of the Borough

a. Fire Service – Report read indicating 16 calls during the month, 10 of which were in North Codorus Twp. Fire Chief Brown read information on an LSA Grant where they are requesting Borough Council to sponsor them in filing for a grant. Partridge volunteered to work with the fire company to research what is required in the sponsoring and the particulars of the grant application. Messinger, Shubert and Mayor Boulden attended their last meeting and now have concerns regarding several items including the upcoming carnival, sponsorship of the grant, closing of Forry St and use of fireworks for a private birthday party. He recommends the fire committee meet on Tuesday, April 28th at 7:00 pm to discuss these issues. Hammers and Chief Lash both indicated fireworks must be kept 150 ft away from structures so they would not meet this ruling.

b. Police – Chief Lash presented his report indicating 23 calls for service, 2 crash and 14 traffic stops. Chief also reported the department held promotions for Lieutenant, Sergeant and Corporal. Chief also reported on the speed findings from 2025 traffic study on Robin Hood Dr. The average speed was 28 mph and this figure represented 95% of the traffic. There was 3% over the speed limit of 25 mph. The vehicle code provides for 11 mph over the speed limit before enforcement. The Chief explained how the speed is set in a given area and indicated the best speed lowering is accomplished with the parking of cars on the street. Currently his department has the electronic speed device along Robin Hood Dr.

c. Highway –Shubert indicated he again checked N Water St at George St and didn't see any problem. The secretary is to check on street sweeping costs with neighboring municipalities.

d. Building – The light to the left of the building door is out again. Messinger & Baldauf will check.

e. Sewer – York Water Co is changing their payment system and it will now cost to use ACH payments. A notice will be in the upcoming bills and the change will take place on July 1, 2026.

f. Sidewalks – no report

g. Personnel –no report

9. Solicitor's Report – thanked everyone for their attendance at their recent primer event. A list has been prepared of all liens filed against residents over the years.

10. Unfinished Business –

a. Handled earlier

b. Approve Newsletter – on a Partridge/Baldauf motion and carried unanimously, the newsletter was approved for publication. It will no longer be mailed but will be on Savvy Citizen, the borough's new website – newsalemborough.org and in the box outside the building entrance door.

11. New Business –

a. Resignation of Zoning Hearing Board Member – on a Partridge/Shubert motion and carried unanimously, the resignation of Keith Martin was accepted effective February 21, 2026.

b. Appoint new Zoning Hearing Board Member – on a Partridge/Baldauf motion and carried unanimously, Resolution 2026-07 was approved appointing Lacey Harang to fill the unexpired term of former member Martin which will expire on January 8, 2029.

c. PSAB conference – voting delegate – On a Becker/Donavos motion and carried unanimously, Partridge is appointed as the voting delegate at the May 30 – June 3 PSAB convention.

12. Treasurer's Report –

a. Approve March Financial Reports – on a Partridge/Becker motion and unanimously carried the reports were approved as of March 31, 2026. Partridge pointed out the sewer balance of $347,200.68 is paying 3.74% interest and the sewer loan is at 2.7% interest. We have 8 years left on the loan and feels we should continue to make more interest than we are presently paying for the loan which will allow for early full payment.

NEW SALEM BOROUGH BALANCE SHEET AS OF MARCH 31, 2026

ORRSTOWN CHECKING	33,271.66
PLGIT CLASS	3,809.29
PLGIT PRIME	298,881.32
HIGHWAY CLASS	19,723.21
HIGHWAY PRIME	9,691.47
PLGIT PAYROLL	-523.69
PLGIT SEWER CLASS	11,219.79
PLGIT SEWER PRIME	347,200.68
ORRSTOWN SEWER	107,540.01
TAX HOLDING ACCOUNT	790.57
TOTAL ASSETS	**831,604.31**
PAYROLL LIABILITIES	155.90
OPENING BALANCE EQUITY	514,176.24
RETAINED EARNINGS	368,723.99
NET INCOME	-51,451.82
TOTAL LIABILITIES & EQUITY	**831,604.31**

13. Secretary's Report –written report submitted. Penn Waste will be dropping 75 recycle containers. A pickup date of April 25th beginning at 9 am will be set. The local Scout Troop will be contacted to distribute door hangers advertising this date and the new website newsalemborough.org. PURTA and Recycle reports filed during month.

14. Mayor's Report -

15. Around the table –

Meeting adjourned into Executive Session for discussion of confidential Borough enforcement matters at 9:15 pm. Executive session ended and regular session reconvened at 9:46 pm. With no further business, the meeting was adjourned at 9:47 pm. Respectfully submitted by Judy Albright, Secretary.