

**MINUTES OF THE NEW SALEM BOROUGH COUNCIL MEETING**

August 5, 2025 at 80 N. Water Street, York New Salem, PA

The New Salem Borough Council met in a regular session on Tuesday August 5, 2025. The meeting was opened at 7:00 PM by Pres. Martin followed by prayer and pledge to the flag.

***COUNCIL MEMBERS PRESENT***

Kim E. Martin, Pres.  
William Baldauf, VP  
Peter Partridge, Pres Pro-tem  
Sue Becker  
Harvey Thumma Jr.

***OTHERS PRESENT***

Edward Mundorf, Mayor  
Judy Albright, Sec/Treas.  
David Lipinski, Eng.  
Michael Hammers, BCO/ZO  
Courtney Buechler, Sol.

***COUNCIL MEMBERS ABSENT***

George Donavos – on deployment  
Bryan Pugh

Note the following abbreviations

“Pres” = Council President      “CM” = Council Member      “ST” = Secretary Treasurer  
“Eng”= Engineer                      “Sol” = Solicitor                      “BCO/ZO” = Building Code/Zoning Officer

**1. Open Meeting –**

**2. Engineer’s Report –**

- a. ADA Ramps – still waiting PennDot to close out permit.
- b. Status of Road Projects – Bid was awarded to Kinsley, awaiting their Bond and Insurance Certificate work to be completed by 10/31/25.

c. Sherwood Dr. sink hole – Checked inside of pipe and found no deflections or joint separations. **On a motion by CM Partridge, seconded by CM Thumma and unanimously carried, Eng is authorized to contact Clearview Construction for evaluation and possible correction of the problem at a cost not to exceed \$10,000.**

d. Status of Nottingham Village Subdivision – Eng issued his review of the Storm water Management Plan and now awaiting developer’s response and if August Planning Commission meeting is required.

Representative of North Codorus Twp Fire Co asked if the contractor completing the road work could notify emergency personnel and themselves when the roadway is closed. Sol Beuchler advised if they fail to notify, they could be in breach of the contract award and future awards.

**3. Z&BCO’S Report –**

- a. Permits issued – none
- b. Enforcement actions –

51 N. Main St – Loan Care has transferred the property to Guardian Property Management. They have been provided a list of violations which will need corrected prior to sale/occupancy.

49 N. Main – They are presently removing the tree that fell into the roadway. The home is vacant but protected from illegal entry.

4053 Robin Hood – Violation letter sent today regarding condition of property. He will reinspect later.

4159 Robin Hood – small pile of debris in driveway, checked and doesn't feel it meets criteria for further enforcement.

334 N. Main – Vape Eze posted sign in window they are temporarily closed – he has no idea what is going on.

4042 Robin Hood – report of Jeep parked on grass. Found vehicle is now parked legally.

4090 Robin Hood – report of weeds, new resident who will have someone take care of it.

97 N. Main – report of high grass, found rear section will need mowed – ST Albright is to send courtesy letter.

123 W. George St – permit never picked up or paid fees. BCO&ZO found job completed already. He spoke with property owner and solar company (Palmetto) and advised since the job was completed without a permit, the fees are now doubled. Letter has been send.

3101 S King Richard Ct – permit never picked up and project never started.

BCO&ZO Hammers reported there have been problems with Palmetto Solar and permit applications. Discussion ensued regard possible banning of any company not doing business according to Ordinances. Sol. Beuchler indicated this could be an option for future discussion.

c. Purchase of International Property Code – BCO&ZO Hammers, recommends the purchase of the International Property Code and Commentary at a cost of \$79 from Amazon. On a motion by CM Partridge, seconded by CM Baldauf and unanimously carried, ST Albright is to order the Code. After receipt Council may appoint several persons to review it and report back. Names to consider Jeff Martz, Zoning Officer for North Codorus Twp and Elwood Bahn, General Contractor. Both are residents of the Borough. BCO&ZO Hammers suggest we have a few copies printed after receipt of the Code.

#### **4. Public Comment–**

Stephanie Mundorf – 4070 Sherwood Dr –read a prepared statement of her frustration with Council President. She also indicated the attachments were not attached to the minutes as approved by Council. Sol. Buechler is to research.

#### **5. Matters of the Borough**

a. Fire – no report. Mayor Mundorf questioned the call boxes and why North Codorus Twp was not called out on a recent call. Pres. Martin indicated York County Control is working on getting the medical call box changed. Mayor Mundorf is authorized to contact York County Control to check on status.

b. Sewer – Mayor Mundorf & CM Thumma again indicated their thoughts on paying down the sewer loan. CP Martin had a 3<sup>rd</sup> party review paying down the loan vs. building up the interest and they recommended not changing anything at this time. CP Martin asked for Council's decision to either continue this conversation or move on. On the recommendation of Sol. Buechler the meeting would move on.

Stephanie Mundorf continued to talk over CP Martin and CP Martin gaveled her for order. Ms. Mundorf continued and after her third warning, CP Martin indicated that she needed to leave. Ms Mundorf indicated she was not leaving therefore CP Martin asked ST Albright to contact NYCRPD for an officer to respond to remove Mrs. Mundorf. The meeting was recessed at 8:06 PM and reconvened at 8:18 PM after Ms Mundorf left the meeting prior to the police response.

- c. Highway - nothing
- d. Building – CM Becker and CM Baldauf will check into sealing around the building and parking lot.
- e. Police – Chief Lash was absent but report submitted.
- f. Sidewalks – nothing
- g. Personnel - nothing

**6. Approve June 3rd Council Meeting Minutes** – Mayor Mundorf presented a written statement regarding his displeasure with the minutes. CP Martin repeated her statement from previous meeting where the minutes are actions of council, time, date, name of members, motions and how members voted, name of citizens commenting and the subject of their testimony. **On a motion by CM Becker, seconded by CM Partridge and carried (CM Thumma voted no) the minutes were approved as presented.**

**Approve July 1st Council Meeting Minutes.** **On a motion by CM Partridge, seconded by CM Becker and carried, (CM Thumma voted no) the minutes were approved as presented.**

**7. Solicitor’s Report –**

a. Resolution 2025-04 was presented for signature. This Integrity Policy is required as part of the LSA Grant we received. **On a motion by CM Partridge, seconded by CM Thumma and unanimously carried, the Resolution is approved and signed.**

Mayor Mundorf questioned his rights under the Right to Know policy. He will be asking for emails containing bcc for his research. He will submit a request and asked the proper procedure if he is not satisfied with the results. Sol. Buechler indicated, he could appeal and contact outside legal council.

**8. Unfinished Business - None**

**9. New Business-**

a. Appoint Bob Boulden to Planning Commission – **On a motion by CM Partridge, seconded by CM Baldauf and carried (CM Thumma voted no) Mr. Boulden is reappointed with a term to expire in August, 2029.**

**10. Treasurer’s Report –** **On a motion by CM Partridge, seconded by CM Baldauf and unanimously carried, the report is approved as presented.** Mayor Mundorf questioned the \$213.00 charge to CM Thumma for his requested copies. Sol. Buechler indicated this was researched by her and the charge is permitted.

**NEW SALEM BOROUGH BALANCE SHEET AS OF JULY 31, 2025**

**GENERAL FUND**

Orrstown Money Market	\$ 18,475.52
PLGIT Checking	166,841.17
PLGIT Prime Savings	319,319.42
<b>TOTAL GENERAL FUNDS</b>	<b>\$504,636.11</b>

**HIGHWAY FUND**

PLGIT Checking	22,212.40
PLGIT Prime Savings	9,421.67

**TOTAL HIGHWAY FUNDS \$ 31,634.07**

**SEWER FUND**

PLGIT Construction	11,187.07
PLGIT Prime Savings	295,164.33
Orrstown Sewer Fund	70,806.73

**TOTAL SEWER FUNDS \$377,158.13**

**TOTAL CURRENT ASSETS \$913,428.31**

**12. Secretary’s Report** – provided for review.

**13. Mayor’s Report** - He questioned his prepared statement from last month to be attached to the minutes. Sol. Buechler questioned how this pertained to Mayor duties and since it did not it will not be attached. He again questioned the electronic file for the EMC manual and CP Martin will contact the North Codorus Township Manager to assist in retrieving the electronic file. He indicated he is 50% completed with his required training.

**14. Around the Table** – CM Thumma indicated he just forwarded an excel spreadsheet to CP Martin and CM Partridge regarding paying down the sewer loan. CP Martin wanted to discuss something with Mayor Mundorf but did not as he refused to look at her so she could speak directly to him. Nothing from anyone else.

With no further business, the meeting was adjourned at 9:13 P.M. Respectfully submitted by Judy Albright, Secretary-Treasurer.