

MINUTES OF THE NEW SALEM BOROUGH COUNCIL MEETING

January 6, 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 by President Martin followed by prayer and pledge to the flag.

In attendance were Council Members **Kim Martin, William Baldauf, Peter Partridge, Sue Becker, Joseph Shubert and Michael Messinger**. Other Borough representatives in attendance were **Solicitor Courtney Buechler, Secretary Judy Albright, Engineer David Lipinski**. Others in attendance were Jon Seitz- TRG, Jon Holmes & Doug Lillich-representing Nottingham Village. Council Member **Donavos was absent**.

2. Engineer's Report – written report submitted – floor turned over to Jon Seitz from TRG who performed the traffic study for the Nottingham subdivision plan. He presented an overview of their findings and how they conducted the study. The study was performed on November 6, 2025 between 6-9 AM and 3-6 PM and findings completed for present date and projected into 2034. Even with new development the ratings for the traffic flow remained the same, “C & D” ratings. Only an “F” would require alternative plans.

Baldauf questioned the York Water cut on Robin Hood Dr this week and if a street cut permit was acquired. Lipinski indicated he was not aware of the issue. The issue is to be turned over to Codes Enforcement Officer for research.

3. Public Comment - none

4. Unfinished Business

a. Consider approval of preliminary subdivision plan for Nottingham Village – Engineer submitted his review dated January 6, 2026 of the latest plan revision. There are still a few outstanding comments:

1. Payment of all fees – which has been completed to date.
2. A 180 day extension has been granted extending the approval date until April 18, 2026.
3. DEP Sewage Planning Approval is required and recommendation that the Borough execute The Request for Planning Exemption.
4. What is meant by “A partially executed O&M agreement is provided with this submission”?
5. Sheet 1, General Note 20 shall indicate that structural plans for the retaining wall shall be provided prior to approval of the Final Subdivision and Land Development Plan for Phase 2, not the building permit issuance for phase 2 lots.
6. The type of proposed streetlights and the ownership and maintenance as proposed by this plan shall be approved by Borough Council.

Lipinski recommended the President sign the DEP Request for Planning Exemption. **On a Partridge/Messinger motion, and unanimously carried, the signature was approved** and the engineer will forward to DEP.

A Partridge/Messinger motion was made and unanimously carried to accept and approve the preliminary subdivision and land development plan based on finalization of the Engineer's comments from January 6, 2026, changing the 4th comment to read "O&M Agreement is to be recorded".

There was some discussion on the type of street lights to be erected and it was suggested they try to match with the present street lights in Sherwood Forrest II or just replace the heads on these present day lights. It should also be noted that the maintenance and electricity will be the responsibility of the borough. This will be discussed in more detail at the February council meeting.

Lipinski suggested the preliminary plan be signed and recorded. This will allow the plan to be reviewed years in the future. After some discussion, on a Partridge/Shubert motion and unanimously carried, the preliminary plan will be recorded. A signed, recorded copy will be kept in the borough and the engineer will be provided an electronic copy.

With no further business, the meeting was adjourned at 7:37 PM. Respectfully submitted by Judy Albright, Secretary.