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MINUTES OF THE NEW SALEM BOROUGH COUNCIL MEETING
July 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 , Michael Messinger and Kate Grafton.** Others in attendance were **Solicitor Courtney Buechler, Mayor Bob Boulden , Secretary Judy Albright, Engineer David Lipinski , and Chief David Lash.** Council member **George Donavos** and Zoning and Codes Enforcement Officer **Mike Hammers** were absent.

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. You will receive a warning, second time asked to leave and third time officials will be contacted to remove you. If speaking, your name and address will preface any conversation you may have.

2. Approve June 2, 2026 minutes – On a Partridge/Becker motion and carried unanimously, the June 2, 2026 minutes were approved.

3. Engineer Report –
a. ADA ramps Sunoco – Engineer is still researching their files for any other invoices paid by the Borough for these ramps
b. Sherwood Dr. sink hole –He continues to monitor the situation.
c. Televise sewer lines – on hold until oil prices drop
d. Estimate to repair curb & sidewalk Robin Hood – continue on hold for additional quotes.
f. Inlet depressions Marian Rd and King Richard Ct. – After the meeting he found 10 others that will need work. He is requesting a price from Kinsley Construction, who was awarded a bid to repair the first two inlets, to repair all of the inlets with problems . Awaiting an estimate.
e. Nottingham Village final subdivision plan – the following comments still remain:

1. Payment of all fees to date due New Salem Borough.
2. Provide on the plan all required seals, signatures and notarizations.
3. The Homeowners Association (HOA) documents shall be submitted to the Borough and the Solicitor for review, comment and approval.
4. We are in the process of reviewing the cost estimate provided by Integrated Consulting. Some of the improvements have been installed. However, testing and televising have not. Therefore, we will adjust our security recommendation to account for this. We will provide a recommendation for the required security to be posted with the Borough.
5. It is our understanding that the Borough desires that the proposed streetlights be owned and maintained by the homeowners. This requirement shall be addressed in the HOA documents.
6. It is our understanding that the Borough desires the installation of uniform mailboxes. This requirement shall be addressed in the HOA documents.
7. The proposed street addresses have been approved by YCPC and the Borough.

However, prior to the plan being recorded, the proposed street addresses shall be confirmed with the USPS.

8. Based on an onsite meeting held with the Developer's representatives and the Borough's representatives, discussion took place on how to secure access to the temporary sediment basins during the construction phase. As homes are built and occupied, individuals can access these basins while they contain water. After the basins are converted, this may take years, a fence is proposed to secure the basins.

Engineer recommended Council conditionally approve the plan contingent on completion of the above comments and HOA documents. On a Partridge/Messinger motion and carried unanimously, the plan is conditionally approved subject to the above comments and documents. Secretary Albright noted that today she has billed the developer for the engineering costs paid by the Borough for the first 6 months of 2026 in the amount of $25,000+

Agenda jumped to
8b. Nottingham Village addresses – Council again looked at the drawing of addresses proposed by Council member Partridge and the one prepared by York County Planning Commission. After discussion, on a Becker/Partridge motion and carried unanimously, the York County Planning addresses were approved using Friar Rd numbering.

Doug Lillich presented a York Water Co agreement for a fire hydrant in the development. Discussion on who should be responsible for the cost and on a Baldauf/Grafton motion and carried (Partridge opposed) the cost will be borne by developer until completion of development and then the HOA will be responsible for the cost.

4. Zoning & Building Code Report – a report was submitted- 3 new permits. The Stop Work Order at Nottingham Village was served and the developer complied immediately. All violations corrected and work has resumed. He is also working on violation letters within the borough.

5. Public Comment –
Sally Fringer – 4143 Robin Hood Dr – presented each Council member with the information regarding the 150th Anniversary celebration along with a commemorative pencil. Council was asked to have a table at the celebration to meet the residents, educate the residents on Savvy Citizen and the new website, copies of the newsletter and possible sign up for new recycle bins.
Bruce Hanley - 240 N Main questioned the easement to the rear of his property abutting the new development and who would be responsible. The new property owners will have the easement on their deed and would need to maintain the area. He also thanked the 150th committee for their efforts.
Herman Martin – 286 N Main rear – purchased this lot and would like to build a home. He presented a drawing to be forwarded to the Zoning & Codes Officer. He questioned a new address as there are presently 3 other properties using 286. Zoning Officer had already spoken to him regarding the possibility of 284 and the fact that he will have to present his plan to the Planning Commission for approval.
Gloria Woods – 4101 Robin Hood Dr questioned speeding on Robin Hood Dr. Baldauf explained to her what has been done in the area and the process for enforcing speed.

Pres. Baldauf thanked everyone for their comments and concerns.

6. Committee Reports

a. Fire Service –Messinger presented a report from Station 12, North Codorus Twp Fire Co. No representation by the New Salem Fire Company and no reports or other information was received.. They seem to still be planning on the carnival even though they have not presented a plan for road closure. They have not submitted any financial or training reports or anything on the LSA grant. President Baldauf questioned if there is anyone to oversee fire companies. It was noted there is a York County Fire Chief's association meeting every month and he may want to check with them. Messinger also suggested a Fire Committee meeting be scheduled for July 28, 2026 at 6:00 PM to discuss call boxes and the need for fire equipment on EMS calls.

b. Police Service – Chief Lash presented report with 53 calls, 27 of which were to one address, 1 injury crash, 12 traffic stops leaving only 2.5 hrs banked. Theresa Rohrbaugh, 4127 Robin Hood Dr questioned if vacation checks count against our time and was told they do.

c. Highway – Liquid Fuels money received but check lost sending for deposit. PA Treasury is working on stopping payment and reissuing check.

d. Building – nothing

e. Sewer – nothing

f. Sidewalks – nothing

g. Personnel – nothing

7. Solicitor's Report – Recreational Vehicle Ordinance

While working on a draft she found items that need more clarification. Presently pedal bikes are not in the ordinance only roller blades and skateboards. It was felt pedal bikes should be exempted from the state description of e-bikes when the new ordinance is prepared. She will continue working on the revision. Other items will be covered in the Executive Session.

8. Unfinished Business –

a. C.M.High traffic signal repairs – a proposal was submitted at a cost of $1542.19 for repairs to one electrical box. All council felt this was high for the limited amount of work and this box most likely would be replaced when PennDOT makes the changes to the light in a year or two. It was decided Messinger would put a lock on the box and provide keys to those who should have keys.

b. Nottingham Village addresses – handled earlier

9. New Business

a. Planning Commission resignation – Carl Barley member of Planning Commission submitted his resignation citing work conflicts. On a Partridge/Becker motion and carried unanimously, his resignation was accepted. Partridge researched the Borough Code and found there must be at least 1 council member on the commission. Baldauf volunteered. On a Partridge/Grafton motion and carried unanimously, Pres. Baldauf is appointed to fill the unexpired term until 1/2030.

10. Treasurer's Report - The June 2026 financial report was presented. On a Partridge/Becker motion and carried unanimously, the report is approved as presented.

NEW SALEM BOROUGH BALANCE SHEET AS OF JUNE 30, 2026

ORRSTOWN CHECKING	154,013.22
PLGIT CLASS	14,961.04
PLGIT PRIME	301,704.09
HIGHWAY CLASS	19,567.15
HIGHWAY PRIME	9,783.00
PLGIT SEWER CLASS	23,154.48
PLGIT SEWER PRIME	350,503.12
ORRSTOWN SEWER	22,901.07
PAYROLL TAX HOLDING	789.64
TOTAL ASSETS	**897,376.81**

NET PAYROLL LIABILITIES	154.97
OPENING BALANCE EQUITY	514,176.24
RETAINED EARNINGS	368,723.99
NET INCOME	14,321.61
TOTAL LIABILITIES & EQUITY	**897,376.81**

13. Secretary's Report – Grant reimbursement has been received in the amount of $85,268.00. Invoice sent to J.A. Myers for reimbursement of engineering fees this year in amount of $25,264.15. Donation from Stambaugh HVAC and 2 private citizens for 150th Anniversary. Dog bite in borough on May 31 handled by animal enforcement.

14. Mayor's Report - written report submitted. 150th anniversary celebration is progressing. He also asked for council to commit to working some time during the celebration especially for parking.

15. Around the table – Grafton suggested a possible committee meeting regarding controlling speed on Robin Hood Dr. Highway committee will meet on July 28, 2026 at 6:00 PM.

Meeting adjourned into Executive Session for discussion of confidential Borough enforcement matters at 9:20 pm. Executive session ended and regular session reconvened at 9:35 pm. With no further business, the meeting was adjourned at 9:36 pm. Respectfully submitted by Judy Albright, Secretary.