

# MINUTES OF THE NEW SALEM BOROUGH PLANNING COMMISSION MEETING

June 24, 2025 at 80 N. Water Street, York New Salem, PA

The New Salem Borough Planning Commission met on Tuesday, June 24, 2025. The meeting was called to order at 7:00 PM by Mr. Partridge who led those in attendance with the Pledge of Allegiance to the Flag. Mr. Partridge then explained the process for the evening.

## **COMMITTEE MEMBERS PRESENT**

Peter Partridge- Chairman  
Carl Barley – Vice Chairman  
Bob Boulden  
Vicki Rohrbaugh

## **COMMITTEE MEMBER ABSENT**

Kim Martin

## **OTHERS PRESENT**

Michael Hammers, Zoning Officer  
Dave Lipinski, Engineer  
Judy Albright, Secretary  
Doug Lillich, representing J.A.Myers  
Jon Holmes, Engineer  
Ed Mundorf, Resident  
Stephanie Mundorf, Resident  
Ryan White, Resident  
Sue Becker, Resident

**REORGANIZATION -** Mr. Partridge then asked for a motion to keep the present officers, himself as Chairman and Mr. Barley as Vice-Chairman for the new year. Motion made by Mr. Boulden, seconded by Mrs. Rohrbaugh and unanimously carried.

**APPROVAL OF JUNE 25, 2024 MINUTES** – on a motion by Mr. Barley, seconded by Mrs. Rohrbaugh and unanimously carried the minutes were approved as presented.

**REVIEW STATUS OF NOTTINGHAM VILLAGE DEVELOPMENT** – Mr. Lillich gave an overview of the plan submission. They purchased the land August, 2024 and are now submitting a 52 single family home subdivision.

Review and comments have been received from York County Planning and David Lipinski, Borough Engineer and have been provided to all present. The developer is still awaiting comments from York County Conservation.

Much discussion ensure regarding several of the lots, effects of additional traffic in the area, mowing of the property, provision and placement of street lights, settling of property, warranties, mailboxes, curb design, retention pond/storm water, sewer capacity and application fee for the subdivision. The developer has not yet paid for the application and at that time Mr. Lillich presented the Borough Secretary with a check in the amount of \$450 to cover the application. Mr. Partridge was hopeful they would consider solar/LED street lights so the Borough is not liable for electric to the lights.

Mr. Lillich indicated they should be starting development in spring of 2026 and begin

constructing homes by fall or 2026 or spring of 2027.

The plan was submitted as a Preliminary/Final Plan but since the application fee was just submitted, any approval would be discussed at the July 22, 2025 meeting.

The developer and engineer will meet to correct any comments received and return on July 22, 2025 to present a Preliminary Plan.

**DISCUSSION OF WAIVER REQUEST TO SUBMIT PRELIMINARY/FINAL PLAN** –  
Mr. Holmes indicated they were withdrawing their request of the waiver and would submit a separate Preliminary Plan and then Final Plan.

**PUBLIC COMMENT** – nothing

With no further business, the meeting was adjourned at 8:15, respectfully submitted by Judy Albright, Secretary.