MINUTES OF THE NEW SALEM BOROUGH COUNCIL MEETING
October 6, 2026 at 80 N. Water Street, York New Salem, PA

The 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 , George Donovas, Michael Messinger and Kate Grafton.** Others in attendance were **Solicitor Courtney Buechler, Mayor Bob Boulden , Secretary Judy Albright, Engineer David Lipinski , and Zoning and Codes Enforcement Officer Mike Hammers**. **Chief Lash was 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 September 1, 2026 minutes– On a Partridge/Becker motion and carried unanimously, the September 1, 2026 minutes were approved

3. Engineer Report –
a. ADA ramps Sunoco – Property owner has been billed
b. Sherwood Dr. sink hole –LSA Grant has been applied for the repairs.
c. Televise sewer lines – on hold until oil prices drop
d. Estimate to repair curb & sidewalk Robin Hood – continue on hold until York Water makes the repairs.
e Inlet depressions Marian Rd and King Richard Ct. – USG has completed the foam installation on six inlets. Some will need cold patch tamped around edges. President Baldauf will complete.

The swale on Palmer Ave should be completed by next week. Kinsley guarantees their work so if any problem arises, they would correct it.

Nottingham Village plan can now be signed by Council as the outstanding conditions have been met. The final draft of the HOA document is being prepared and upon satisfactory review, the plan can recorded. On a Baldauf/Donovas motion and carried unanimously, council will sign, but not date the plans. Upon notification of HOA documents, the date can be added and the engineer will sign the plans for recording. The developer's agreement has been completed and a copy provided for the Borough.

The deadline for application through a Statewide grant is November 30, 2026. If council is planning on applying for monies, a resolution will need passed at the November meeting and application submitted by November 30. Partridge mentioned digitalizing borough records.

Discussion ensued regarding our fee schedule and proposed Street Cut Permit. Presently the fee schedule allows for a fee of $100 but if inspections are required by the engineer, this figure would not be enough to cover. The fee schedule resolution will be changed to include engineering fees charged.

It was suggested that Council notify our PA representative and Senator regarding our application for an LSA Grant. It was felt a letter asking for their assistance in our grant application may result in more favorable outcome. No action taken.

Zoning Officer is to move forward with the present application requested by Columbia Gas and the $100 cost.

4. Zoning & Building Code Report – a report was submitted- he issued 2 permits during the month and has 5 more to be completed upon review by MDIA. Two of these are new model homes to be built at Nottingham Village. In researching the fee schedule it would appear the total permit fee for the Borough would be $700 per home along with the fees that would be collected for MDIA review.

36 S Main St – barn falling down. Home owner is working on demo of barn but keep foundation to replace with a garage.
30 S Main – owner is attempting structural repairs.
63 N Main St – pool collapse in yard – property owner has made no repairs after second notice.
39 N Main St – old uninhabitable trailer on lot – no response from property owner after a second notice.
Solicitor is to prepare legal action to be filed with the District Magistrate upon signature of Zoning Officer for 63 N. Main and 39 N Main violations.

52 N Main St high weeds – Tyke Shubert mowed the lawn at a charge of $876. Zoning officer has been unsuccessful in contacting the owner who has moved from the property. Efforts have been exhausted in locating him. Discussion ensued on moving forward with legal action. However, not being able to reach the property owner and the time and cost in legal actions, on a Partridge/Donavos motion and carried unanimously, no further action will be taken on the fees expended to date.

301 N Main St Special Exception – Immaculate Grounds attended Planning Commission meeting and this Special Exception is now headed to Zoning Hearing Board on October 20th.

4153 Robin Hood Dr. - a swimming pool that was never permitted. He spoke with property owner who will be applying for necessary permits. Partridge reminded everyone the costs would be doubled due to completing the work without the necessary permits.

Received a Zoning Variance Application today for 12-14 N. Main St.- Gabrielle Messina. They are requesting to place an automobile sales lot at their location. The application is being

processed and the plans will move to Planning Commission review at their October 27th meeting and a Zoning Hearing Meeting on November 17, 2026.

5. Public Comment – Cathleen Mastrilli – Glatfelter Library representative. She provided statistics on residents' use of their facilities. She asked council to consider a donation when preparing the budget for 2027.

6. Committee Reports

a. Fire Service –

- Letter requesting new liaison – Fire Co President Michelle Brown sent a letter requesting our liaison be replaced. All council members felt this is a council decision and the entire council is satisfied that the present liaison is doing a good job and their request is denied. Messinger will attend the next Fire Co meeting scheduled for October 8th.

- Intermunicipal Cooperation Agreement – presented whereby Council would disconnect the borough from the New Salem Community Fire Co effective December 31, 2026. The Fire Co would need to provide their own Workers Compensation and show proof of coverage or they could no longer respond to any calls in the Borough or assist any other municipality. This agreement would provide for fire and EMS coverage in New Salem Borough to be contracted from North Codorus Township Fire Co. beginning January 1, 2027. The Borough share of their budget would be 5% of the total costs, estimated between $6,000 and $7,000. The borough would no longer be responsible for their workers compensation. On a Partridge/Donavos motion and carried (6 yea – 1 abstaining (Shubert due to being a member of the New Salem Fire Co) the Intermunicipal Cooperation Agreement will be signed upon signature page being corrected with signer names, and then forwarded to North Codorus Township and North Codorus Township Fire Co for signatures.

- Disbursement of Foreign Fire monies – Messinger indicated after discussion with North Codorus Fire Chief, recommend the funds should go to New Salem Borough Fire Co as they are the Borough's fire company during 2026. On a Messinger/Becker motion and carried unanimously, these funds will be forwarded to the New Salem Borough Fire Co.

North Codorus Township Fire Company sent a written report of their activity for council review.

b. Police Service – Chief Lash was not present. A written report was presented. There are 40 hours time banked for future use.
c. Highway – nothing
d. Building – nothing
e. Sewer – nothing
f. Sidewalks –Zoning Officer contacted Dollar General reference overhanging tree branches along the sidewalk.
g. Personnel – nothing

7. Solicitor's Report – Recreational Vehicle Ordinance
The final draft will be presented at the November meeting.

8. Unfinished Business – nothing

9. New Business
a. Introduction to 2027 Budget Process – Partridge presented his proposed budget for review by all council prior to the October 13th budget meeting where it will be formally reviewed.

b. SPCA 2027 Contract – received for next year. Price has increased to $748.00 which is an increase from the 2026 rate of $620. On a Partridge/Messinger motion and carried unanimously, the contract will be signed and the fee paid.

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

NEW SALEM BOROUGH BALANCE SHEET AS OF SEPTEMBER 30, 2026

ORRSTOWN SAVINGS	37,915.64
PLGIT CLASS	3,753.09
PLGIT PRIME	414,883.23
HIGHWAY CLASS	49,875.65
HIGHWAY PRIME	2,730.23
PLGIT SEWER CLASS	8,714.51
PLGIT SEWER PRIME	483,822.67
ORRSTOWN SEWER	14,461.73
PAYROLL TAX HOLDING	825.09
TOTAL ASSETS	**1,016,981.84**

NET PAYROLL LIABILITIES	190.42
OPENING BALANCE EQUITY	514,176.24
RETAINED EARNINGS	368,723.99
NET INCOME	133,891.19
TOTAL LIABILITIES & EQUITY	**1,016,981.84**

11. Secretary's Report – presented. Still working on getting IRS documents for Orrstown Bank. A door hanger is being designed for use when street work is being done and cars will need to be removed from the streets. Solicitor Buechler has a conflict with further legal action to

Sunoco unpaid bills. Recommendation for Timothy Shultis with Salzmann Hughes to handle any legal action required on the unpaid invoices. They are willing to accept the hourly fee of our present solicitor when handling legal work. All council agreed to accept her ecommendation of this law firm.

12. Mayor's Report - nothing to report

13. Around the table –
Messinger – mentioned tax collector assistant
Baldauf – trailer parked on lawn – need to check ordinance
Shubert – questioned cars needing to be inspected to park on property or street

With no further business, the meeting was adjourned at 9:25 PM. Respectfully submitted by Judy Albright, Secretary.