MACUNGIE BOROUGH COUNCIL
MEETING MINUTES
General Business Meeting
Monday, July 6, 2026 - 7:30 P.M.

I. Call to Order – Pledge of Allegiance

The Macungie Borough Council meeting was called to order on July 6, 2026 at 7:30 p.m. at the Macungie Institute, 510 E. Main Street, Macungie, PA 18062. In attendance were Carl Sell, Jr., President; Stan Landis, Vice President, Greg Hutchison, Member; Megan Sell, Member; Greg Reinbold, Member; Lynette Sell, Member; Tom Ashelman, Member; Bob Sell, Jr., Mayor; Patrick Armstrong, Esq., Solicitor; Joshua Fry, Borough Engineer; and Kalman Sostarecz, Jr., Borough Manager.

President Sell opened the meeting and asked all present to join him in reciting the Pledge of Allegiance to the Flag of the United States of America.

II. Announcement of Executive Sessions

Mr. Sostarecz announced that an executive session was held on July 6, 2026 at 5:30 p.m. regarding legal and personnel matters.

III. Approval of Minutes

A. June 15, 2026

Mr. Reinbold asked if Mr. Ashelman should be listed at the top of the minutes if he wasn't yet sworn in. Mr. Sostarecz and Solicitor Armstrong stated that it is okay.

Motion by President Sell to approve the minutes of June 15, 2026, seconded by Ms. Megan Sell. Motion passed unanimously.

IV. Financial Reports

A. Approval of Paid Bills Detail Report in the Amount of $24,392.55

Motion by President Sell to pay the bills in the amount of $24,392.55, seconded by Mr. Hutchison. Motion passed unanimously.

Mr. Reinbold asked why there are payments listed for Canon Financial and Great American for different copiers. Mr. Sostarecz stated those are lease agreements which were entered into several years ago; he will research utilizing one company for all devices in the future.

Ms. Megan Sell made a motion to amend the agenda at item VIII. B. to add an item to appoint Bob Bogert to the Zoning Hearing Board, seconded by Mr. Hutchison. Motion passed unanimously.

V. Correspondence

A. PSAB-MRT Monthly Report of Municipal Net Assets for May 2026

B. Letters of Interest for Planning Commission Vacancies

1. **Robert Sell, Jr.**
2. **Usame Tunagur**
3. **Carl Sell, Jr.**

C. Letter of Interest from Ben Parupalli for Zoning Hearing Board Vacancy

VI. Reports

A. Borough Engineer

Joshua Fry, Borough Engineer, reviewed his written report. Mr. Ashelman asked if the Borough is not satisfied with roadway restoration by UGI, if there is any recourse. Mr. Fry stated that yes, the

Borough does have the ability to make them redo their work until it is up to our standards. Mr. Hutchison asked if the DEP has signed off on the South Walnut Street development; Mr. Fry stated that yes, DEP has reviewed all of the calculations and is satisfied, so nothing further is needed. Vice President Landis asked if the sidewalk and HOP improvements are related; Mr. Fry stated yes, they are.

Brian Wittman, resident, asked if the South Walnut Street development will have stormwater management; Mr. Fry stated, yes, they will be installing underground storage and the outfall will be on their property directly into the stream.

Karen Billger, resident, asked about UGI rescinding their offer to contribute to the mill and overlay of Church Street and if it was in a contract; Mr. Fry stated no, UGI initially had made the offer several years ago, but when asked about it earlier this year they stated that they will be repairing the roadway after their work instead of contributing to the Borough project.

Beth Fricman, resident, asked what options Kay is exploring to change their plans. Mr. Fry stated he can't speak to any specifics but they would be brought to Council.

B. Council

Mr. Hutchison asked why the bulletin boards aren't being utilized at their full potential. Both on the wall of the MI and the larger one.

C. Mayor

None

D. Solicitor

None

E. Borough Manager

None. Mr. Hutchison asked if there is any update on the Main Street bumpouts. Mr. Sostarecz stated that he looked at a couple of them with Mr. Fry and also located a BIA sketch from a couple of years ago on what might work; they will perform an assessment of all the bumpouts and come back to Council with options at a future meeting. Bob Bogert, resident, asked if Ronald Karboski is still involved in any way on any boards or committees. Mr. Sostarecz stated that his resignation was from both the Council and Planning Commission.

VII. Unfinished Business

A. Authorizing Revision of Macungie Borough Police Department Internal Affairs Policy

Mr. Ashelman asked if this would finalize the policy. Solicitor Armstrong stated that there is already a policy in place and this is an amendment to it. Mr. Sostarecz stated that the policy could be amended again in the future.

Bernie Reinert, resident, commented about the process that got us to this point, the Mayor's role in the policy, and the costs associated with it. Chris Gerber, Borough Labor Solicitor, stated that the policy does not change the Mayor's role in the PD or the law. Policies aren't static and need to be changed from time to time.

Paul Licata, business owner, asked what the catalyst was for the change in the policy. Mr. Gerber stated that personnel issues can't be discussed in public, but the Council has worked very hard on the policy.

Terry Buss, resident, stated that she is confused by the policy, it cost a lot of money, and the residents didn't want it. Mr. Gerber stated that there are a lot of legal matters affecting the Borough and his client is the Council, and he feels they are doing the right thing.

Tim Romig, business owner, asked the Mayor how much the investigation and the Internal Affairs policy has cost the Borough. Mayor Sell stated that the investigation was approximately $40,000 and he is unsure of the costs to develop the policy. Mr. Romig commented on the powers of the Mayor, on the reputation of Attorney Gerber, and the requirement to not accept anonymous complaints.

Ms. Megan Sell stated that she is happy that the Mayor has been incorporated into the policy, but feels that some future revisions will be needed.

Motion by President Sell to adopt the revised Internal Affairs Policy, seconded by Mr. Hutchison. Motion passed unanimously.

B. Young Development – Discussion on Waivers

Kate Durso, attorney for the developer, stated that they would like guidance on the waivers that have been requested in conjunction with the plan, and she reviewed them individually.

Regarding the Preliminary Plan requirement and scale requirements, these are items which are frequently waived if not needed.

Regarding the Traffic Impact Study waiver request, they have provided a traffic generation report based on ITE standards and it proposed less traffic than the previous plan they had gotten approval for, and if a TIS was completed, it would just sit in a file because the applicant can't be required to complete off-site improvements, and the Borough could not complete improvements on Rt. 100 without PennDOT's cooperation. Mr. Fry stated that this is the opportunity for the Borough to have the information on file. Mr. Ashelman asked if their request to not complete the TIS is because the improvements can't be done. Ms. Durso stated that essentially yes, it would just be informational. Mr. Ashelman stated that they are responsible for the safety of the residents so if the study shows that there are impacts, the Council needs to be aware of what they are. President Sell agreed, stating that the report would be useful. Mr. Sostarecz asked if the intersection of Lumber and Lehigh Streets was shown to need an improvement, would it be considered off-site because it is adjacent to their development; Solicitor Armstrong stated that depending on what improvement would be needed, it may not be considered off-site. Vice President Landis stated that the ordinance requires a TIS when there are more than 250 trips per day. Mr. Fry stated that the developer's engineer would submit a proposal of what the study would encompass which would be reviewed by the Borough Engineer.

Attorney Durso stated that the waiver request for a sidewalk on Creek Street is not required as the ordinance does not require a sidewalk. Mr. Fry confirmed that they are correct, Creek Street is too narrow and its speed limit is below the threshold which would require a sidewalk.

Attorney Durso stated that regarding a waiver of the tree requirement per dwelling unit, they have maximized the number of trees that could be planted while avoiding areas adjacent to the existing Lehigh Street residents who have indicated they do not want trees planted in those areas. Mr. Fry confirmed that this was a resident request from previous meetings, and BIA's Landscape Architects confirmed that planting trees too closely together on the rest of the parcel would not permit them to thrive.

Attorney Durso stated that regarding the street tree requirements, they have proposed the maximum number of street trees that could be planted without impacting the sidewalks. Mr. Fry stated that they have no objections to the waiver.

Mr. Hutchison stated that the traffic is going to be a nightmare in all directions. Attorney Durso stated that they will look at how they can maximize the dispersal of traffic.

Solicitor Armstrong stated that it appears that from the discussion, the Council would be amenable to the requested waivers except for the requirement to complete a Traffic Impact Study, and that a fee in lieu of tree plantings would be considered.

Vice President Landis commented on the requirement of dedication of recreation area and what is shown on the plan. Ms. Young stated that there is open space on the plan, but it's not considered recreation area and they are requesting to pay the fee in lieu of dedication.

Bernie Reinert, resident, commented on the requirement of a TIS and the potential outcomes. She also stated regarding the fees in lieu, she suggests the developer propose a smaller project so it can fit on the property and have less impacts.

Paul Licata, business owner, stated that another car cannot fit on Main Street and feels that the project is a bad fit for the community.

Janet Sell, resident, stated that the zoning permits the project, and the Council needs to look at zoning changes to prevent future problems.

Brenda Decker, resident, asked if there will be arborvitae along the border of the new development and the existing homes on Lehigh Street. Mr. Fry stated that yes, they are proposed on the plan.

Dennis Fritz, resident, stated that they should be required to be install a sidewalk on Creek Street.

Mr. Romig stated that it's important to appoint Planning Commission members that will look out for the best interests of the residents. He also started that the TIS should be required, and that the Council does not need to accept a contribution in lieu of recreation area. The developer has proposed a project to maximize their returns which requires waivers and Council should require them to abide by the ordinances.

Wendy Horn, resident, questioned if there is a paper street on the parcel. Attorney Durso stated that they have researched the deeds and plans at the courthouse and there is no record of a paper street.

Council recessed at 9:04 p.m. and reconvened at 9:15 p.m.

VIII. New Business

A. Appointment of Planning Commission Members

Motion by Ms. Lynette Sell to appoint Carl Sell to the Planning Commission, seconded by Mr. Hutchison.

Ms. Megan Sell stated that she feels it is a conflict that a Council member serve on Planning Commission, even though it's permitted, because she doesn't feel it's appropriate for someone to recommend a plan and then approve a plan. Mr. Hutchison said Council members have served on the PC in the past and it's good to have people with some experience.

Tanner Beers, resident, stated that the Council needs to have an appearance of fairness and having a Council person serve on the PC has the appearance of a conflict.

Terry Buss, resident, stated that the Council needs to earn the public trust and one person should not be involved in both the recommending and approving bodies.

Ms. Reinert stated that even if there's no legal prohibition from serving on both, it should not be done for the appearance of honesty, responsibility, and fairness.

Mr. Romig stated that he does not think President Sell should be appointed to the Planning Commission.

Dennis Fritz, resident, stated that President Sell should not be appointed to the Planning Commission.

Mr. Ashelman suggested to wait for one more meeting to see if there are any others who submit a letter of interest before appointing someone who is serving in an elected position.

Ms. Lynette Sell withdrew her motion.

Motion by Mr. Reinbold to table any appointments until the next meeting to see if there is any additional interest.

President Sell suggested acting on the one interested candidate this evening who is not an elected official.

The motion died without a second.

Motion by Ms. Lynette Sell to appoint Usame Tunagur to the Planning Commission, seconded by Mr. Hutchison. Motion passed unanimously.

B. Appointment of Zoning Hearing Board Members

Motion by Ms. Megan Sell to appoint Bob Bogert to a Full Member of the Zoning Hearing Board, seconded by Vice President Landis. Motion passed unanimously.

Motion by Mr. Reinbold to appoint Ben Parupalli as an Alternate Member of the Zoning Hearing Board, seconded by President Sell. Motion passed unanimously.

C. Mayor Sell Request for Reimbursement of Outside Counsel Fees

Solicitor Armstrong stated that the Mayor has submitted a request to be reimbursed for outside legal fees. The PA Borough Code permits the mayor to be reimbursed up to $4,000 every twelve months when there is a dispute between the Mayor and the Borough. An itemized bill has been requested but not yet received. Mr. Hutchison stated that former Mayor Conrad received funds for legal fees as well. Mr. Romig stated it's unusual to ask for an itemized receipt and what the Mayor already provided should suffice. Vice President Landis stated that the Borough Code permits it, and the Mayor has a right to sue the Borough, but he does not agree that the Borough should have to reimburse the Mayor, and he will work with legislators to work on it. Ms. Megan Sell stated that the Council has the ability to put the lawsuit to rest.

Motion by Mr. Ashelman to approve the Mayor's request for reimbursement up to $4,000 contingent on receiving an itemized bill, seconded President Sell. Motion passed 5 – 2, Vice President Landis & Mr. Hutchison – No.

D. Authorizing Settlement Agreement with Owner of 178 Ridings Circle

Solicitor Armstrong stated that this is the result of an code enforcement action and the Borough Council has seen the proposed settlement agreement.

Motion by Vice President Landis to authorize the execution of the settlement agreement for 178 Ridings Circle, seconded by Mr. Hutchison. Motion passed unanimously.

E. Authorizing Traffic Signal Maintenance Agreement with Signal Service, Inc.

Mr. Sostarecz stated that the Borough has contracted with Telco for many years to maintain our traffic signals. Telco has been reducing the size of its maintenance division and has now eliminated it, cancelling our contract and issuing a refund. The only other company in the region is Signal Service, Inc. which has been in business for a long time and he has had a good experience with them at previous municipalities. They have submitted a proposal to maintain the traffic signals and pedestrian signals.

President Sell made a motion to authorize the execution of a maintenance agreement with Signal Service, seconded by Mr. Reinbold. Motion passed unanimously.

IX. Public Comment on Non-Agenda Items

Karen Billger, resident, asked what the settlement agreement was regarding. Solicitor Armstrong stated it was a result of code enforcement issues such as property maintenance.

Mr. Bogert, resident, thanked the Council for being appointed to the ZHB. Regarding the Lumber Street development, it is not the Borough's problem to worry about the developer's bottom line. They should be required to complete the TIS; regarding recreation there will be a lot of kids and he feels they should be required to provide the recreation space.

Mr. Licata stated that he has advocated for the Macungie Volunteer Fire Department, and he finds it concerning that false information is being spread and sabotage created. Regarding the Lumber Street development, it should not go forward. He would support the Borough buying the land. He stated he supports the Mayor and pays taxes to support him.

Tim Romig, president of MVFD, provided a document to Council regarding their access to fire hydrants, and would like it placed on the next agenda. He spoke about the MVFD being a great asset to the Borough, and that Mr. Hutchison has been trying to sabotage their organization.

Mr. Fritz stated that the MVFD has the equipment it needs to function and people have to stop trying to sabotage them. They need the support of Council. President Sell stated that he would like to see a plan submitted in writing of what the MVFD needs from the Council.

X. Adjournment

President Sell made a motion to adjourn the meeting at 10:01 p.m., seconded by Mr. Hutchison. Motion passed unanimously.

Respectfully Submitted,

Kalman A. Sostarecz, Jr.
Borough Secretary