



Macungie Borough Council General Business Meeting Agenda

Tuesday, September 8, 2026

7:30 p.m.

Macungie Institute

- I. Call to Order – Pledge of Allegiance**
- II. Announcement of Executive Sessions**
- III. Approval of Minutes**
 - A. August 17, 2026
- IV. Financial Reports**
 - A. Approval of Paid Bills Detail Report in the Amount of \$286,060.88
- V. Correspondence**
 - A. Macungie Ambulance Report for July 2026
 - B. Resignation Letter of Dean Lukens from Macungie Borough Police Department
 - C. Lower Macungie Fire Department August 12th Incident Recap and Response Procedures
- VI. Reports**
 - A. Jerry Simpson, PCPA – Police Consultation Update
 - B. Borough Engineer
 - C. Council
 - D. Mayor
 - E. Solicitor
 - F. Borough Manager
- VII. Unfinished Business**
 - A. Lumber Street Development – Preliminary/Final Plan
- VIII. New Business**
 - A. Accepting Resignation of Dean Lukens from the Macungie Police Department
 - B. Appointing Officer Todd Bernhard as Officer-in-Charge of Macungie Police Department
 - C. Authorizing Conditional Offer of Employment for a Zoning/Code Enforcement Officer
 - D. Authorizing Appraisal of Easements Regarding Hickory Street Bridge Replacement
 - E. Authorizing Inspection of Cotton Street Bridge
 - F. Resolution #2026-18 – Authorizing Disposal of Certain Public Records
 - G. Authorizing Purchase of Additional Microphones for Macungie Institute Sound System
 - H. Authorizing Lower Macungie Fire Department to Provide Halloween Parade Assistance
- IX. Public Comment on Non-Agenda Items**
- X. Adjournment**

MACUNGIE BOROUGH COUNCIL
MEETING MINUTES
General Business Meeting
Monday, August 17, 2026 - 7:30 P.M.

I. Call to Order – Pledge of Allegiance

The Macungie Borough Council meeting was called to order on August 17, 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 M. 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 August 17, 2026 at 6:30 p.m. regarding legal and personnel matters.

III. Approval of Minutes

A. August 3, 2026

Karen Billger, resident, commented on the specificity of what is included in the minutes and would like more detail included. Solicitor Armstrong stated that the minutes include more than is required by the Sunshine Act.

Motion by President Sell to approve the minutes of August 3, 2026, seconded by Mr. Reinbold. Motion passed unanimously.

IV. Engineer's Report

Joshua Fry, Borough Engineer, reviewed his written monthly report. President Sell commented on the companies who are able to submit bids on the Church Street ADA Ramp project. Solicitor Armstrong stated that the Borough cannot restrict who bids on a project, but the law is clear that a bid must be awarded to the lowest responsible bidder.

Regarding the Borough's annual MS4 report, Mr. Landis asked if that report is provided to the Council for review; Mr. Fry stated that it will be provided to the Borough Manager who could make it available for Council's review.

Regarding the Fields at Brookside development, Mr. Hutchison commented on the grass pavers that will be utilized for the emergency access road. President Sell asked if there are still outstanding improvements needed; Mr. Fry stated that there are and technically the developer is in violation of their development agreement. The Borough is still waiting for the developer to submit a plan depicting the proposed changes to the walking trail and fencing which were discussed earlier this year.

Regarding the Lumber Street Development, President Sell asked if that is able to go to the Planning Commission for review; Solicitor Armstrong stated without an additional time extension it will not be able to, and Council will need to act on the plan at their next meeting. Mr. Hutchison asked about the difference between a Traffic Impact Study (TIS) and a traffic count; Mr. Fry explained that the Study takes traffic counts and analyzes the impacts to the surrounding roads and intersections, and recommends any needed improvements. Mr. Ashelman asked if the applicant chooses the engineer who produces the TIS; Mr. Fry stated that they do. Ms. Megan Sell asked if we could have PennDOT do a

study; Mr. Fry stated that the Borough could hire a contractor to perform its own study. He also stated that BIA's traffic engineers will review the TIS in detail and provide their assessment of it for Council to consider.

Mr. Landis commented on the Cotton Street bridge weight limit; Mr. Sostarecz stated that after reviewing all Borough records it does not appear that a weight limit was ever established for the bridge, and because of the bridge being a local bridge with a span of less than twenty feet, the Borough is responsible for its inspection. Mr. Landis and Ms. Sell commented on the nearby development using the bridge for their heavy equipment; Mr. Fry said he will speak with the developer and request they use an alternate route.

Mr. Hutchison stated that there is a visibility issue at Arch and Cotton Streets.

V. Financial Reports

A. Treasurer's Report for July 2026

Motion by President Sell to approve the Treasurer's Report of July 2026, seconded by Mr. Landis. Motion passed unanimously.

B. Approval of Paid Bills Detail Report in the Amount of \$21,191.78

Motion by President Sell to pay the bills in the amount of \$21,191.78, seconded by Mr. Hutchison. Motion passed unanimously.

VI. Correspondence

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

VII. Reports

A. Council

Ms. Megan Sell stated that she requests that the public comment portion of the meeting be placed back near the top of the agenda where it had been previously; she requested it be placed on the next agenda. President Sell stated that it was moved to the end of the agenda so the Council could complete its business first. Mr. Hutchison stated that this is a business meeting first and some individuals drag it out. Ms. Megan Sell stated that Council is still there the same amount of time regardless of when public comment period is, but if it's toward the beginning residents would not need to stay for the entire meeting just to speak for a few minutes.

Ms. Megan Sell also commented on the Hometown Heroes program and the fees charged. President Sell commented on the banners remaining hung for the entire year. Mr. Reinbold commented on the cost charged if a banner needs to be replaced. Mr. Sostarecz stated that he will gather the information on the program to place it on a future Council meeting to discuss changes to the fees and the way the program is run.

B. Mayor

Mayor Sell announced various community events coming up around the borough. President Sell asked about the status of the traffic stop report; Mayor Sell stated that the PD currently doesn't have an administrator so no report can be generated.

C. Solicitor

None

D. Borough Manager

Mr. Sostarecz stated that he and the Borough Engineer met with members of the PA DCED, PA Downtown Association, and Lehigh County Commissioner Ron Beitler, Jr. for a discussion about the Borough and a walking tour of Main Street. There are grant funds available to revitalize downtown areas and they would like to focus on Macungie's Main Street. He will be attending a seminar in October regarding their program, and future discussion will be had before Council on potential grant opportunities. Ms. Billger asked if the bumpouts were discussed; Mr. Sostarecz stated that they were and the consultants had examples from around the Commonwealth to forward for consideration in conjunction with the report that BIA is producing. Additionally, he reminded everyone that the next Council meeting will be on Tuesday, September 8th because of the Labor Day holiday.

VIII. Unfinished Business

None

IX. New Business

A. PA Chiefs of Police Association – Proposal for Interim Public Safety Director Services, Five-Systems Organizational Review, and Chief of Police Executive Search

Mr. Sostarecz stated that earlier this year the Council authorized him to seek proposals from outside firms to work with our police department to provide an Interim Public Safety Director, organization review, and executive search for a new Chief of Police. He reached out to local firms to obtain proposals and received two, including from the PA Chiefs of Police Association, which he is recommending be selected. Gerald Simpson, George Swartz, and Mark Kocsi from the PA Chiefs of Police Association reviewed their proposal. Combined they have over 130 years of experience in policing, including many years as Chiefs of Police around the Commonwealth.

President Sell stated that he has reviewed the proposal and feels that it is fantastic. Mr. Ashelman asked if they have examples of other municipalities, they have provided these services to; Mr. Simpson stated that he has provided these services to police departments in Bucks, Chester, and Allegheny Counties.

Paul Licata, business owner, commented on the PA Chiefs working with the police union that represents the police officers. He also stated that the Police Department's problems were caused by Council.

Terry Buss, resident, asked if the police officers are involved in the process. Mayor Sell stated that both Sergeant Kocher and Corporal Mullen are on board with it. Mr. Simpson stated that all three assessors have a passion for police services and have served in multiple roles in police departments throughout the years, so their work and recommendations will be to serve the department, the Borough, and the residents.

Bernie Reinert, resident, asked if Council will uphold the recommendations that come out of the study. Mr. Simpson stated that they will provide a report that will give recommendations and best practices, and it is up to the Council to follow through. President Sell stated that they wouldn't be hiring a firm if they wouldn't follow through.

Ms. Billger commented on the Council voting on the proposal now, when it wasn't made public until a few days prior.

Bill Reiss, resident, stated that he has been in the Borough for forty-five years and he has a lot of reasons why their services are needed, and he appreciates Council looking into it.

Richard Moyer, resident, asked when and if the reports that are generated will be made available to the public. Mr. Simpson stated that their report is provided to the Council and it will be up to the Council how it is released. In conjunction with the report will be an oral presentation at a public meeting which will outline several areas of the report.

Ms. Megan Sell asked if they researched the Borough's budget regarding a Chief of Police salary. Mr. Simpson stated that no, their search process is independent of what the budget is and they charge a standard rate for it.

Mr. Landis stated that their proposal is excellent and they need them to come into the Borough to work with us, help us, and bring people together. Leadership is needed and the department needs a Chief of Police that can work with Council and the community. He supports this study 100%.

Mr. Reinbold asked if the Standard Operating Procedures for the police department will be reviewed; Mr. Simpson said absolutely, it's one of the first things they look at.

Motion by President Sell to authorize the execution of a Professional Services Agreement with the PA Chiefs of Police Association for Interim Public Safety Director Services, Five-Systems Organizational Review, and Chief of Police Executive Search, upon satisfactory review by the Borough Manager and Solicitor, seconded by Mr. Hutchison. Motion passed unanimously.

B. Authorizing Police Officer Training Courses

Mr. Sostarecz stated that the Macungie PD has requested to send Officer Santiago to four different training courses which will certify him to provide the training to the rest of our officers.

Motion by Mr. Hutchison to approve sending Officer Santiago to the training courses, seconded by President Sell. Motion passed unanimously.

C. 2027 Minimum Municipal Obligation

Mr. Sostarecz stated that each year the pension actuary provides the amount of funds that will be required to be contributed the following year into the three pension funds.

Motion by President Sell to approve the 2027 MMO, seconded by Mr. Reinbold. Motion passed unanimously.

IX. Public Comment on Non-Agenda Items

Wendy Horn, resident, commented on the Traffic Study that was done on the Lumber Street Development and that it was completed when school was not in session, so the traffic volume would have been lower.

Barbara Levinson, the Borough's liaison to the Emmaus Public Library. She stated that over 1,000 Macungie Borough residents utilize the library and have checked out over 10,000 items in July alone. She commented on the ways the residents can utilize the library, and that a project is underway on the front of the library building.

Mr. Licata commented on an incident that occurred on the train tracks the previous week which stopped the train on the tracks and blocked Route 100. He stated that the Lehigh County Comm center was contacted by Lower Macungie to revisit the call boxes because all of the Lower Macungie stations couldn't reach the Borough. He's excited on the progress of the Macungie Fire Department.

Brenda Eisenhard, resident, stated that she agrees with Ms. Megan Sell regarding moving the public comment period back to the beginning of the agenda.

Mr. Reiss commented on the requirements of the Macungie Volunteer Fire Department to access the fire hydrants and the motions made at the previous meeting.

X. Adjournment

President Sell made a motion to adjourn the meeting at 8:55 p.m., seconded by Mr. Hutchison. Motion passed unanimously.

Respectfully Submitted,

Kalman A. Sostarecz, Jr.
Borough Secretary

DRAFT

Borough of Macungie - General Fund
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
Campbell Durrant, P.C.			
Bill	08/17/2026	Inv #088943 - Personnel Matters	4,200.00
Total Campbell Durrant, P.C.			4,200.00
Canon Financial Services, Inc.			
Bill	08/12/2026	Inv #43718245 - Police Copier usage	123.29
Total Canon Financial Services, Inc.			123.29
ECCO Communications LLC			
Bill	08/06/2026	Inv #86033 - Police, remove old base radio/antenna & install ...	1,108.00
Total ECCO Communications LLC			1,108.00
Foley, Incorporated			
Bill	07/28/2026	Inv #0844537 - Cold planer rental	3,211.00
Total Foley, Incorporated			3,211.00
Great America Financial Services			
Bill	08/06/2026	Inv #42682160 - Borough Hall Copier Lease	165.00
Total Great America Financial Services			165.00
Greg's Auto & Tire Service, Inc.			
Bill	08/10/2026	Inv #104082 - Truck #1	1,071.47
Total Greg's Auto & Tire Service, Inc.			1,071.47
H&K Group, Inc.			
Bill	07/25/2026	Inv #84357 - Street resurfacing	72,810.79
Total H&K Group, Inc.			72,810.79
Haldeman - Allentown			
Bill	08/10/2026	Inv #76440 -Police vehicle #706	56.00
Total Haldeman - Allentown			56.00
Hovan The Sealing Man LLC			
Bill	07/27/2026	Inv #4241- Seal coat Borough Hall & MI	6,875.00
Total Hovan The Sealing Man LLC			6,875.00
Interstate Battery of Allentown			
Bill	08/14/2026	Inv #70101301- MI emergency lighting batteries	379.05
Bill	08/14/2026	Inv #70101300- TH& Police emergency lighting batteries	428.75
Total Interstate Battery of Allentown			807.80
Isett, Barry & Assoc.			
Bill	08/10/2026	Inv #VI-214550 - UCC Inspection Services, Rental Insepction...	3,453.25
Total Isett, Barry & Assoc.			3,453.25
Keith's Lock & Door Service LLC			
Bill	07/08/2026	Inv #25884- MI boyscout door	3,378.49
Total Keith's Lock & Door Service LLC			3,378.49
Lamb McErlane PC			
Bill	08/07/2026	Inv #408597 - Police Matters	5,370.00
Total Lamb McErlane PC			5,370.00
Lantek			
Bill	08/07/2026	Inv #45434- September 2026 services	1,078.00
Total Lantek			1,078.00

Borough of Macungie - General Fund

Paid Bills Detail

All Transactions

Type	Date	Memo	Open Balance
Lorish Mower Shop LLC			
Bill	08/05/2026	Inv #36878 - Small equipment maint.	9.00
Bill	08/13/2026	Inv #36980 - Small equipment maint.	75.34
Total Lorish Mower Shop LLC			84.34
Master Supply Line			
Bill	08/11/2026	Inv #8-200949 - Police gloves	16.20
Bill	08/14/2026	Inv #8-201043 - Shop supplies	260.10
Bill	08/14/2026	Inv #8-201042 - TH & Police supplies	163.80
Bill	08/14/2026	Inv #8-201044 - MI Supplies	115.20
Total Master Supply Line			555.30
NAPA Auto Parts-Allentown			
Bill	07/29/2026	Inv #292694 - Truck #1	240.02
Bill	08/06/2026	Inv #293082 - Truck #3, small equip maint, & Police vehicle #...	187.86
Total NAPA Auto Parts-Allentown			427.88
PA One Call System			
Bill	07/31/2026	Inv #1176282 - Pagers	51.96
Total PA One Call System			51.96
Pitney Bowes Global Financial Svc. LLC			
Bill	08/13/2026	Inv #3323046420 - 3rd Quarter 2026 Lease	144.93
Total Pitney Bowes Global Financial Svc. LLC			144.93
PMHIC			
Bill	06/05/2026	Inv #254525-0 - July 2026 Coverage	22,635.49
Bill	08/07/2026	Inv #263169-0 - September 2026 Coverage	22,635.49
Total PMHIC			45,270.98
PSAB Municipal Retirement Trust			
Bill	08/13/2026	Ryan Keiser Match 08-13-26 pay	66.50
Total PSAB Municipal Retirement Trust			66.50
Service Electric Telephone Co			
Bill	08/10/2026	Acct #0677969959 - Police Department	43.04
Bill	08/10/2026	Acct #0675203880 - Borough Hall	80.33
Bill	08/10/2026	Acct #0675192497 - Garage	24.41
Bill	08/10/2026	Acct #0675203872 - Macungie Institute	43.04
Total Service Electric Telephone Co			190.82
Smith, Mike			
Bill	07/29/2026	Deductible Reimbursement	150.18
Total Smith, Mike			150.18
Sunbelt Rentals, Inc			
Bill	08/03/2026	Inv #186474634-0001 - Roller rental	2,659.55
Total Sunbelt Rentals, Inc			2,659.55
Susquehanna Municipal Trust			
Bill	08/18/2026	Inv #2026-073 - 3rd Quarter Contribution	9,124.25
Total Susquehanna Municipal Trust			9,124.25
The Carwash in Macungie			
Bill	07/31/2026	Stmnt #1192 - Police Carwash	24.00
Total The Carwash in Macungie			24.00

9:54 AM

08/18/26

Borough of Macungie - General Fund
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
TnT Home & Business Cleaning			
Bill	08/17/2026	Inv #3169 - Office Cleaning	1,090.00
Total TnT Home & Business Cleaning			1,090.00
UGI			
Bill	08/06/2026	Acct #411002403722 - -301 S Church-garage-heating	44.74
Bill	08/06/2026	Acct #411002403458 - 21 Locust St	47.11
Total UGI			91.85
UniFirst Corporation			
Bill	08/05/2026	Inv #1290319322 - Uniform Service	104.63
Bill	08/12/2026	Inv #1290320772 - Uniform Service	104.63
Total UniFirst Corporation			209.26
Viper Pest Services			
Bill	07/27/2026	Inv #13965-2 - Garage bait stations	45.00
Total Viper Pest Services			45.00
WEX Bank - Sunoco			
Bill	07/31/2026	Inv #114253313 - July 2026 Fuel	3,571.08
Total WEX Bank - Sunoco			3,571.08
TOTAL			167,465.97

Borough of Macungie - General Fund
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
Keiser, Ryan M. Bill	08/18/2026	Commercial License Renewal Reimbursement	88.00
Total Keiser, Ryan M.			88.00
TOTAL			88.00

9:40 AM
08/18/26

REFUSE-SANITATION COMPANY
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
Casella Waste Systems Inc Bill	08/01/2026	Inv #26080134227544 - July Trash & Recycling	51,876.25
Total Casella Waste Systems Inc			51,876.25
TOTAL			51,876.25

08- SEWER COMPANY
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
Greg's Auto & Tire Service, Inc. Bill	08/11/2026	Inv #104104 - Truck #5	2,098.79
Total Greg's Auto & Tire Service, Inc.			2,098.79
TOTAL			2,098.79

9:48 AM
08/18/26

35-LIQUID FUELS
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
PP&L			
Bill	07/31/2026	Acct #68055-05002 - Borough Street Lights	3,764.38
Bill	07/31/2026	Acct #70000-43002 - Borough Street Lights	269.79
Bill	08/04/2026	Acct #22084-14002 - Rte 100, Traffic Signal	47.73
Total PP&L			4,081.90
TOTAL			4,081.90

Borough of Macungie - General Fund
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
American United Life			
Bill	08/18/2026	090126-093026 - STD-LTD and Life Insurance	600.64
Total American United Life			600.64
Avalon Insurance			
Bill	08/15/2026	Inv #262270017316 - Secure Rx	170.98
Total Avalon Insurance			170.98
Isett, Barry & Assoc.			
Credit	07/10/2026	Credit on Inv #0213856 - General Engineering	-720.00
Bill	08/13/2026	Inv #214979- Poplar St UGI	2,855.00
Bill	08/13/2026	Inv #214977- Buttonwood St UGI	3,660.00
Bill	08/13/2026	Inv #214976- Church St UGI Repair	2,750.00
Bill	08/13/2026	Inv #214974- Walnut St UGI Repair	3,030.00
Bill	08/13/2026	Inv #0214890 - MS4	270.00
Bill	08/13/2026	Inv #0214973 - S Church St ADA Ramp Reconstruction	3,995.00
Bill	08/13/2026	Inv #0214980 - N. Buttonwood St	6,262.25
Bill	08/13/2026	Inv #0214972 - S Church St ADA Ramp Assessment	3,103.75
Bill	08/13/2026	Inv #0214971 - General Engineering	3,535.00
Bill	08/13/2026	Inv #0214966 - Stone Hill Meadows	108.75
Bill	08/14/2026	Inv #215093- Fairview St UGI Repair	5,790.00
Total Isett, Barry & Assoc.			34,639.75
Linde Gas & Equipment Inc.			
Bill	08/21/2026	Inv #58627325 - Cylinder rental	89.64
Total Linde Gas & Equipment Inc.			89.64
Macungie Ambulance Corp			
Bill	08/25/2026	Inv #26-911- Annual funding	1,600.00
Total Macungie Ambulance Corp			1,600.00
NAPA Auto Parts-Allentown			
Bill	08/19/2026	Inv #293680 - Vehicle expense	428.45
Bill	08/19/2026	Inv #293690 - Truck #4	26.46
Total NAPA Auto Parts-Allentown			454.91
New Enterprise Stone & Lime Co., Inc.			
Bill	08/18/2026	Inv #8890080 - Street patching (Hillcrest Dr)	670.57
Total New Enterprise Stone & Lime Co., Inc.			670.57
Smith, Mike			
Bill	08/19/2026	Deductible Reimbursement	99.82
Total Smith, Mike			99.82
Stratix Systems, Inc.			
Bill	08/20/2026	Inv #913073 - Copier Usage	572.24
Total Stratix Systems, Inc.			572.24
UGI			
Bill	08/19/2026	Acct 411002564895 - Macungie Institute	36.44
Total UGI			36.44
UniFirst Corporation			
Bill	08/19/2026	Inv #1290322166 - Uniform Service	104.63
Total UniFirst Corporation			104.63
TOTAL			39,039.62

8:56 AM

08/25/26

08- SEWER COMPANY

Paid Bills Detail

All Transactions

Type	Date	Memo	Open Balance
Barry Isett & Associates, Inc. Bill	08/13/2026	Inv #0215016 - Sewer I & I Work	405.00
Total Barry Isett & Associates, Inc.			405.00
TOTAL			405.00

8:49 AM
08/25/26

35-LIQUID FUELS
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
PP&L			
Bill	08/12/2026	Acct #96619-34013 - W Main St	84.79
Bill	08/12/2026	Acct #96229-63007 - Church St & Rte 100	40.06
Total PP&L			124.85
TOTAL			124.85

8:54 AM

08/25/26

CAPITAL FUND ACCOUNTS

Paid Bills Detail

All Transactions

Type	Date	Memo	Open Balance
Barry Isett & Associates, Inc. Bill	08/14/2026	Inv #0215136 - Church St & Hickory St Connection	5,553.00
Total Barry Isett & Associates, Inc.			5,553.00
TOTAL			5,553.00

Borough of Macungie - General Fund

Paid Bills Detail

All Transactions

Type	Date	Memo	Open Balance
Bethlehem Business Forms			
Bill	08/26/2026	Inv #269206- (29) name plates	458.48
Total Bethlehem Business Forms			458.48
Davidheiser's Inc			
Bill	07/28/2026	Inv #31420 - (5) Stop Watch/s Tested & Cert	130.00
Total Davidheiser's Inc			130.00
Financial Related Services, LLC			
Bill	08/30/2026	August 2026 Bookkeeping Services	2,062.50
Total Financial Related Services, LLC			2,062.50
Frenke, Jessica			
Bill	08/26/2026	Security Deposit Return	75.00
Total Frenke, Jessica			75.00
Grim, Biehn & Thatcher			
Bill	08/25/2026	Inv #244351-0144- RTK	40.00
Bill	08/25/2026	Inv #244352-0145 - Sell v. Macungie	60.00
Bill	08/25/2026	Inv #244353-0146 - Brown v. Macungie	40.00
Bill	08/25/2026	Inv #244348-0129 - BT Stone v Macungie Borough	3,933.63
Bill	08/25/2026	Inv #244345-0061 - Stonehill Meadows Phases 2 & 3	40.00
Bill	08/25/2026	Inv #244344-0009 - Police Matters	720.00
Bill	08/25/2026	Inv #244343-0001 - General Matters	5,220.00
Total Grim, Biehn & Thatcher			10,053.63
IntegraOne			
Bill	08/27/2026	Inv #CW88414 - Agreement SentinelONE Protection	61.80
Bill	08/31/2026	Inv #237928 - Fortinet Coterm Renewal	140.40
Total IntegraOne			202.20
Marshall Dennehey, P.C.			
Bill	07/31/2026	Inv #14409109- Sell vs Borough of Macungie	30.00
Total Marshall Dennehey, P.C.			30.00
Master Supply Line			
Bill	08/27/2026	Inv #8-201248 - Shop supplies	84.15
Total Master Supply Line			84.15
Moser, Jeffrey			
Bill	08/26/2026	Security Deposit Return	75.00
Total Moser, Jeffrey			75.00
PPL Electric Utilities			
Bill	08/25/2026	Acct #57170-05005 - Macungie Institute	558.03
Bill	08/25/2026	Acct #96864-28016 - 102 E Main	60.00
Total PPL Electric Utilities			618.03
PSAB Municipal Retirement Trust			
Bill	08/27/2026	Ryan Keiser Match 08-27-26 pay	72.73
Total PSAB Municipal Retirement Trust			72.73
Schmidt, Sheri			
Bill	08/26/2026	Security Deposit Return	75.00
Total Schmidt, Sheri			75.00
Schoonover, Jon & Leslee			
Bill	08/26/2026	Security Deposit Return	75.00
Total Schoonover, Jon & Leslee			75.00

10:48 AM

09/01/26

Borough of Macungie - General Fund

Paid Bills Detail

All Transactions

Type	Date	Memo	Open Balance
SealMaster Bill	07/31/2026	INV2121427- Townhall & MI parking lot paint	29.99
Total SealMaster			29.99
Seana Benz Bill	08/25/2026	Inv #1- MI curtain alterations	70.00
Total Seana Benz			70.00
UniFirst Corporation Bill	08/26/2026	Inv #1290323552 - Uniform Service	104.63
Total UniFirst Corporation			104.63
Urbanski, Chrisvely Bill	08/26/2026	Security Deposit Return	75.00
Total Urbanski, Chrisvely			75.00
Verizon Wireless Bill	08/21/2026	Inv #6151587465 - Police Phone	200.05
Total Verizon Wireless			200.05
TOTAL			14,491.39

10:54 AM
09/01/26

35-LIQUID FUELS
Paid Bills Detail
All Transactions

Type	Date	Memo	Open Balance
PP&L			
Bill	08/25/2026	Acct #49939-16031 - Rte 100, Signal/Street light	105.77
Bill	08/25/2026	Acct #41239-94001 - Rte 100 & Chestnut, Signal	46.70
Bill	08/25/2026	Acct #73239-69005 - Lumber & Lehigh St	63.64
Total PP&L			216.11
TOTAL			216.11

10:56 AM

09/01/26

CAPITAL FUND ACCOUNTS

Paid Bills Detail

All Transactions

Type	Date	Memo	Open Balance
Grim, Biehn & Thatcher Bill	08/25/2026	Inv #244349-0133 - Hickory St Bridge Replacement	620.00
Total Grim, Biehn & Thatcher			620.00
TOTAL			620.00



MACUNGIE AMBULANCE CORPS, INC

5550 N. WALNUT ST
PO Box 114
MACUNGIE, PA 18062

EMERGENCY
DIAL 9-1-1

Phone: (610) 966-2601

www.macamb.org

Fax: (610) 966-1561

Monthly Report for July 2026 Macungie Borough

Call Volume

The Macungie Ambulance Corps responded to 389 calls for service this month.

16 of those calls were in Macungie Borough

While we were busy on other calls, our mutual aid partners responded to 2 calls for assistance in the Borough this month.

Other Points of Interest

NEVER  FORGET

9/11

MEMORIAL SERVICE

As we reflect on the **25th Anniversary** of September 11, 2001, please join the Upper and Lower Macungie Township's Emergency Service Organizations (Fire, EMS, and Police) as we remember all of our fellow First Responders who made the ultimate sacrifice on Sept 11, 2001, as well as all individuals who either perished or were injured in these attacks.

 **LOCATION:**
Good Will Fire Co. No. 1
of Trexlertown
7723 Hamilton Blvd
Trexlertown, PA

 **DATE:**
Friday,
September 11, 2026

 **TIME:**
6:00 PM
*In the event of inclement weather,
the service will be held indoors.*

CEREMONIAL PROGRAM INCLUDES:

-  Remarks by
Senator Jarrett Coleman
-  Brandywine Colonials
Fife and Drum Corps
-  Vocalist
-  Bugler Tribute
-  Bagpiper Tribute

★

*Let us come together as a community
to honor, remember, and never forget.*

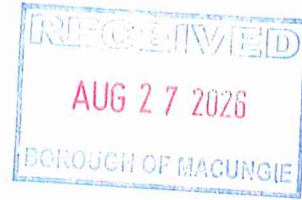
REFRESHMENTS WILL BE OFFERED
FOLLOWING THE CEREMONY.



"Committed to Caring"

Dean Lukens

August 26, 2026



Macungie Borough Police Department
Macungie Borough, Pennsylvania

Subject: Resignation from Police Officer Position

To Whom It May Concern,

Please accept this letter as formal notice of my resignation from my position as a Police Officer with the Macungie Borough Police Department. I am requesting my last day to be August 30, 2026, after helping out with the Wheels of Time weekend car show.

This decision was not made lightly. I am grateful for the opportunity to serve the residents of Macungie Borough and for the experience, training, and professional relationships I have gained during my time with the department.

Due to ongoing scheduling issues and the difficulty of balancing the department's schedule with my personal and professional obligations, I have determined that resigning is the best decision for me and the Borough at this time.

I sincerely appreciate the support and opportunities I have received during my service. I wish the Macungie Borough Police Department and its officers continued success.

I will do my best to ensure a smooth and professional transition prior to my departure and will assist with any necessary administrative matters.

Thank you for the opportunity to serve.

Respectfully,

Dean Lukens

Police Officer

Macungie Borough Police Department

LOWER MACUNGIE FIRE DEPARTMENT

ALBURTIS

BRANDYWINE

WESCOSVILLE

Macungie Borough Council
21 Locust St.
Macungie, PA 18062

August 21, 2026



To Macungie Borough Council,

This letter is to clarify misinformation that was reported by a resident and/or business owner during the Monday, August 17th, 2026, Borough Council meeting.

During public comment, statements were made about an incident on the morning of August 12th, 2026, along the Norfolk Southern Rail line in Lower Macungie Township. It was further reported that none of the Lower Macungie Fire Department stations would have been able to access the borough due to the blocked railroad crossing.

On the morning of the incident, the railroad crossing was closed from 0348hrs (time of dispatch) and the railroad crossing was opened at 0823hrs, the time our fire police unit had retrieved all equipment and the crossing was cleared. Upon dispatch, the deputy fire chief established a command post and notified the on-duty Macungie Police Officer of the incident. During the duration of the event, the Lower Macungie Fire Department had a staffed fire apparatus at the Macungie VFW.

The statement that followed alluding to the Lower Macungie Fire Department reaching out to the communications center to change the "call box" response running order is completely false. The Lower Macungie Fire Department has no intention of changing the response running order for any of the three boxes that comprise Macungie Borough.

The response layout by the Lower Macungie Fire Department has considered the type and quantity of fire apparatus that are responding to emergencies both east and west of the railroad crossing. The railroad crossing is the dividing line between boxes 30-53 (Village Walk Dr, the Ridings, Brookfield Apartments, Macungie Meadow Apartments) and Box 30-52 (Race St east to Poplar St).

For any response into Box 30-52, the Alburtis Station is not hindered by the railroad crossing as their route of travel is through the Hills of Lockridge and into the Borough of Macungie via Aspen Ln. The Wescosville Station is not hindered by the railroad crossing by utilizing the underpass on Brookside Rd. The Brandywine Station can respond via Willow Ln to Route 100 or, in cases when the railroad crossing is blocked, they will respond via Brookside Rd utilizing the underpass. Our primary mutual aid partner for this geographic area is the Emmaus Fire Department, who is unimpeded by the railroad crossing.

For any response into Box 30-53, Brandywine Station and Wescosville Station are unimpeded by the railroad crossing by accessing via Willow Ln to Rt 100. The Alburtis Station is only hindered by the railroad crossing in Alburtis Borough. Our primary mutual aid partner for this geographic area is Upper Macungie Bureau of Fire, who is also unimpeded by the railroad crossing.

P.O. Box 3002
WESCOSVILLE, PA 18106



(610) 398 - 0996
WWW.FIRESTATION30.ORG

LOWER MACUNGIE FIRE DEPARTMENT

ALBURTIS

BRANDYWINE

WESCOSVILLE

If you require any further clarification, please contact the Fire Chief, Ryan Trexler.

Thank you for your continued support,



Ryan Trexler

Fire Chief

Lower Macungie Fire Department

P.O. Box 3002
WESCOSVILLE, PA 18106



(610) 398 - 0996
WWW.FIRESTATION30.ORG



5420 Crackersport Road, Allentown, PA 18104
610.398.0904 610.481.9098
barryisett.com

Macungie Borough Council
September 8, 2026
ENGINEER'S REPORT

MUNICIPAL INFRASTRUCTURE PROJECTS

Hickory Street Bridge & Church Street

- Church Street roadway design is complete.
 - UGI has rescinded their offer to cost-share the paving work on Church Street.
- **PennDOT clearances**
 - Environmental clearance – obtained
 - **ROW clearance – Easements currently being coordinated. Permanent and temporary easements for all residents have been re-staked as requested.**
 - Utility Clearance – Final clearance document signed
- Minor plan modifications to modify guardrail placement and replace the existing drainage pipe are complete.
- All outstanding plan and design comments have been resolved. PennDOT indicated no further revisions needed.
- **Next meeting with PennDOT scheduled for September 9.**
- **UGI confirmed they will contribute \$76,000 towards Church Street Reconstruction. Details currently being coordinated by attorneys from both sides.**

Church Street Pedestrian Ramps

- Ramp assessment report completed. Findings and recommendations presented to Council at the July 20th meeting.
- Per Council direction, replacement of all ramps was put out to bid on August 7th. Bidding will progress according to the following schedule:
 - **Pre-bid meeting** **Wednesday, August 19th at 10am**
 - **No contractors attended**
 - **Bid opening** **Monday, August 31st**
 - **Bids considered by Council** **Tuesday, September 8th**
 - Bid award **Wednesday, September 9th**
- Anticipated project schedule:
 - Preconstruction meeting **Tuesday, September 22**
 - Construction start **Wednesday, September 23**
 - Substantial completion **Friday, October 23**
 - Project closeout **Friday, November 6**

MS4

- Meeting held on 5/29 to discuss MS4 permit status and yearly report.
- Draft yearly report sent to Borough for review and comment.
- **Borough comments received and are currently being addressed.**

ACTIVE LAND DEVELOPMENTS:**Fields at Brookside**

- Currently under construction
- Final grading inspections ongoing for individual lots
- Meeting held onsite with Kay 4/27 to discuss outstanding improvements
- Isett issued letter defining outstanding items and required responses
- Kay provided response and updated schedule to Borough. Proposed schedule was deemed unacceptable by Borough
- An inspection was performed on 5/28 to document outstanding items. An itemized list of outstanding items and an estimated cost to complete the project provided to the Borough
- Security increase request #1 was delivered to Kay requesting an increase in performance security. Kay has indicated that they will accommodate this request in their next security reduction.
- Preconstruction meeting for the improvements to Willow Lane held on July 23rd.
- Interior walking path is partially completed. Emergency access road completed except for the connection to the Ridings.
- **Letter issued to Kay on 8/27 identifying public safety concerns that must be addressed before Council considers any time extensions.**

Mavis Tire (MSC Phase 4)

- Outstanding sidewalk and HOP improvements along Rte. 100.
- Letter issued to Mavis on 4/17 requiring an updated schedule and reason for delay. Mavis responded confirming they will resolve this issue.
- Partial security reduction authorized at the 6/15 Council Meeting.
- Main Street improvements scheduled start July 6th, completion scheduled for July 29th.
- **Per developer – schedule delay due to issues procuring a contractor. Awaiting revised schedule.**

Lumber Street Development

- Phase 1 conditionally approved – emergency access and parking lot
- Phase 2 plan resubmission is currently being reviewed by Isett. Scheduled for Planning commission hearing 4/21.
- No action taken at 4/21 PC meeting. Revised review letter issued by Isett, applicant to respond to outstanding comments.
- Planning Commission did not have quorum for the May meeting. Project to be considered by Council at the 6/1 meeting without Planning Commission recommendation. Refer to separate review letter.
- Extension granted to September 9th
- Waivers to be discussed at the July 6th meeting, applicant to proceed with a Traffic Impact Study.

- **Traffic Impact Study submittal received. It is currently being reviewed by Isett. Review will be completed prior to the September 8th Council meeting.**

South Walnut Street Development

- Borough discussed project with DEP in response to public concerns regarding project proximity to Mountain Creek. The development agreement was put on hold until the applicant could prove that DEP would not require a permit for that work.
- The applicant submitted calculations and correspondence with DEP confirming that the project may proceed without a DEP permit.
- Final plans signed by the Borough.
- Preconstruction meeting held July 15th
- **Construction in progress – oversight provided by Isett. Ongoing coordination regarding trees to be retained or replaced.**

Stone Hill Meadows

- Developer is responsible for completing outstanding punch list items within the Borough portion of this project.
- The Conservation District and DEP are pursuing NPDES permit violations.
- Meeting held with the Conservation District on August 14th to discuss Conservation District and DEP violations.

PERMITS

Right of Way Opening Permits completed:

- 102 Cedar St
- 531 E Main St South
- 531 E main St North
- 141 W Main St
- 10 E Main St
- 102 S Walnut St
- 106 S Walnut St
- 206 S Walnut St
- 210 S Walnut St
- UGI pipeline replacement (multiple locations)
 - Isett issued punchlist of outstanding items.
- 974 Vine St
- 404 E Main St

GRANTS

DCED Small Water and Sewer – Buttonwood Street Water Main Replacement Phase II

- Award to Macungie Borough Authority announced 1/20 in the full amount requested.
 - \$348,239 awarded
 - \$61,500 match required
 - Total \$409,739
- Scope and fee for engineering services provided to the Borough for review

Respectfully submitted,

Barry Isett & Associates



5420 Crackersport Road, Allentown, PA 18104

610.398.0904 610.481.9098

barryisett.com

August 31, 2026

Project # 399923.002

Macungie Borough Council
Kalman A. Sostarecz, Jr., Borough Manager
21 Locust Street
Macungie, PA 18062

Dear Kal and Council Members,

RE: LUMBER STREET DEVELOPMENT
Traffic Impact Assessment

We reviewed the Traffic Impact Assessment (TIA) and supporting data, prepared by Traffic Planning & Design, Inc., dated August 6, 2026, against the requirements of the Borough of Macungie Code Chapter 305 – the Subdivision and Land Development Ordinance (SALDO) and standard traffic engineering principals.

The 3.02±-acre tract is located between Lumber Street and Creek Street and between Lehigh Avenue and Main Street (note the property does not have any frontage on Main Street but abuts the rear lot line of the properties that front on Main Street) and is in the TC Town Center District. The site is mostly vacant land but does contain a two-story garage accessed from Creek Street, and a parking lot accessed from Lumber Street.

The plan proposes two multi-family low-rise apartment buildings, containing 49 units. The apartment building is proposed to have two full access driveways on Lumber Street.

In addition to the two site driveways on Lumber Street, the TIA studied the following two intersections:

1. E Main Street (SR 0100) and Lumber Street
2. Lehigh Street and Lumber Street/Private Driveway

The proposed development is expected to generate approximately 30 new trips during the AM Peak Hour and 31 new trips during the PM Peak Hour.

The study intersections currently operate at Levels of Service A and are expected to continue to operate at Levels of Service A with the addition of the proposed development. The site driveways are both expected to also operate at Levels of Service A.

The TIA recommends the following:

1. Lumber Street & Proposed Driveway #1 (Southern) Site Driveway
 - a. Construct a full-access driveway to Lumber Street.
 - b. Provide a stop sign (PennDOT designation R1-1) to control exiting traffic on the site driveway approach.
 - c. Provide proper pavement markings and signage at the site driveway to facilitate safe and efficient ingress and egress movements to/from the proposed site.
2. Lumber Street & Proposed Driveway #2 (Northern) Site Driveway
 - a. Construct a full-access driveway to Lumber Street.
 - b. Provide a stop sign (PennDOT designation R1-1) to control exiting traffic on the site driveway approach.
 - c. Provide proper pavement markings and signage at the site driveway to facilitate safe and efficient ingress and egress movements to/from the proposed site.
3. Pedestrians
 - a. To accommodate pedestrians, sidewalks are proposed along the site frontage on Lumber Street between the existing sidewalk on the west side of Lumber Street and the sidewalk at the intersection with Lehigh Street.
 - b. Crosswalks and ADA ramps are proposed to be constructed at the proposed site driveway intersections on Lumber Street.

This review was conducted with the understanding that all features are accurately displayed on the submitted plan and that they comply with all current laws, regulations, and currently acceptable professional land surveying and engineering practices.

We concur with the findings and recommendations presented in the Transportation Impact Assessment; no further analysis is recommended.

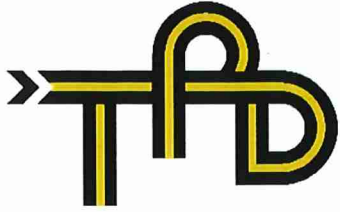
Please do not hesitate to contact us if you have any questions regarding this letter.

Sincerely yours,



Jesse Smith, IMSA II, RSP 1
Transportation Operations Manager

cc: Joshua Fry, Borough Engineer
Patrick M. Armstrong, Esq., Borough Solicitor
Margaret D. Young, Applicant
Donald S. and Debra R. Young, Owner
Catherine E. N. Durso, FL&B Attorneys at Law
Matthew I. Hammond, P.E., TP&D, Inc.



August 6, 2026
TPD# YOUN.00002

info@TPDinc.com

Lumber Street Development

Transportation Impact Assessment
Borough of Macungie, Lehigh County, PA

For Submission To:
Borough of Macungie

LUMBER STREET DEVELOPMENT TRANSPORTATION IMPACT ASSESSMENT

FOR SUBMISSION TO:

Borough of Macungie, Lehigh County, PA

Prepared For:

Margaret Young

August 6, 2026

TPD # YOUN.00002



Prepared By:

TPD

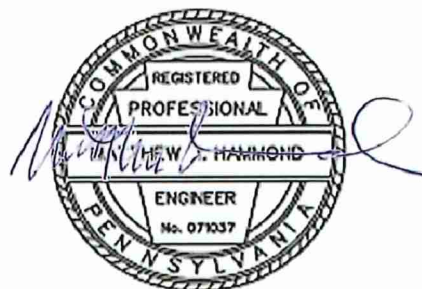
1720 Spillman Drive, Suite 260
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E-mail: info@TPDinc.com

Website: www.TPDinc.com



Matthew I. Hammond, P.E.

Executive Vice President

Pennsylvania License Number 071037

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FIGURES 1 – 6

TECHNICAL APPENDICES

Appendix A:	Project Correspondence
Appendix B:	Study Area Photographs
Appendix C:	Traffic Count Printouts and PennDOT TIRe Data
Appendix D:	Traffic Volume Development Data
Appendix E:	Critical and Follow-up Headway Data
Appendix F:	Capacity Analysis Worksheets
Appendix G:	Auxiliary Turn Lane Warrant Analyses

EXECUTIVE SUMMARY

The purpose of this study is to examine the potential traffic impact associated with the proposed development in the Borough of Macungie, Lehigh County, PA. Based on this evaluation, the following conclusions were reached:

1. The study area intersections included in this Transportation Impact Assessment (TIA) are listed below:
 - » E Main Street (S.R. 0100) & Lumber Street;
 - » Lehigh Street & Lumber Street/Private Driveway;
2. The project site is bound by Lumber Street to the east, Creek Street to the west, existing properties and Lehigh Street to the north, and existing properties to the south.
3. The proposed development will consist of two (2) multifamily (low-rise) residential buildings, containing a total of 49 residential units.
4. The proposed development will be served by two (2) full-access driveways to Lumber Street.
5. The measured sight distances at the site driveway intersections exceed PennDOT's acceptable sight distance requirements.
6. The proposed development will generate approximately **30 new trips** during the weekday A.M. peak hour and **31 new trips** during the weekday P.M. peak hour.
7. Under 2029 projected conditions with the development of the proposed site, the study area intersections will all operate at **overall intersection level of service (ILOS) A** during the weekday A.M. and P.M. peak hours.
8. All approaches and turning movements at the site driveway intersections will operate at **LOS A** under 2029 projected conditions during the weekday A.M. and weekday P.M. peak hours.
9. Traffic Planning and Design, Inc. (TPD) has made the following recommendations in relation to the proposed development in the Borough of Macungie:

Lumber Street & Proposed Driveway #1 (Southern) Site Driveway

- » Construct a full-access driveway to Lumber Street.
- » Provide a stop sign (PennDOT designation R1-1) to control exiting traffic on the site driveway approach.
- » Provide proper pavement markings and signage at the site driveway to facilitate safe and efficient ingress and egress movements to/from the proposed site.

Lumber Street & Proposed Driveway #2 (Northern) Site Driveway

- » Construct a full-access driveway to Lumber Street.
- » Provide a stop sign (PennDOT designation R1-1) to control exiting traffic on the site driveway approach.
- » Provide proper pavement markings and signage at the site driveway to facilitate safe and efficient ingress and egress movements to/from the proposed site.

Pedestrian Connections

- » Sidewalks are proposed to be constructed along the site frontage between the existing sidewalk on the west side of Lumber Street and the existing sidewalk at the corner of Lehigh Street and Lumber Street.
- » Crosswalks and ADA ramps are proposed to be constructed at the proposed site driveway intersections on Lumber Street.

10. Levels of Service (LOS) for the study area intersections have been summarized in matrix form. **Table I** details the overall intersection LOS for each study area intersection.

TABLE I
OVERALL INTERSECTION LEVEL OF SERVICE SUMMARY

Intersection	Time Period	Existing	Opening Year 2029		Meets LOS Requirements?
			Base	Projected	
E Main Street (S.R. 0100) & Lumber Street	A.M. Peak	A (0.4)	A (0.4)	A (0.7)	YES
	P.M. Peak	A (0.8)	A (0.8)	A (1.0)	YES
Lehigh Street & Lumber Street/Private Driveway	A.M. Peak	A (5.2)	A (5.2)	A (5.3)	YES
	P.M. Peak	A (4.9)	A (4.9)	A (4.9)	
Lumber Street & Proposed Driveway #1 (Southern)	A.M. Peak	--	--	A (2.0)	YES
	P.M. Peak	--	--	A (1.2)	
Lumber Street & Proposed Driveway #2 (Northern)	A.M. Peak	--	--	A (1.3)	YES
	P.M. Peak	--	--	A (0.6)	

Base = No-Build scenario / Projected = Build scenario

Unsignalized ILOS calculated in accordance with Figure 5 of Policies and Procedures for Transportation Impact Studies

INTRODUCTION

Traffic Planning and Design, Inc. (TPD) has completed a Transportation Impact Assessment (TIA) for the proposed development in the Borough of Macungie, Lehigh County, Pennsylvania. The project site is bound by Lumber Street to the east, Creek Street to the west, existing properties and Lehigh Street to the north, and existing properties to the south, as shown in **Figure 1**. As shown in **Figure 2**, the proposed development will consist of two (2) multifamily (low-rise) residential buildings, containing a total of 49 residential units.

This report has been prepared in accordance with PennDOT's *Policies and Procedures for Transportation Impact Studies*, dated June 2025. All relevant correspondence pertaining to this project has been included in **Appendix A**.

Site Access Locations

The proposed development will be served by two (2) full-access driveways to Lumber Street.

EXISTING ROADWAY NETWORK

A field review of the existing roadway system in the study area was conducted. The existing roadway characteristics within the study area are summarized in **Table 1**. Photographs of the study area intersections are included in **Appendix B**.

TABLE 1
ROADWAY CHARACTERISTICS WITHIN STUDY AREA

Roadway	Ownership	Functional Classification/ Roadway Type	Predominant Directional Orientation	Average Daily Traffic ¹	Posted Speed Limit
E Main Street (S.R. 0100)	State	Minor Arterial	East-West	14,158	35 mph
Lehigh Street	Borough	Collector	East-West	N/A	35 mph
Lumber Street	Borough	Local	North-South	N/A	Not Posted ²

¹ = AADT Data from PennDOT Traffic Information Repository (TIRe) website

² = Speed limit not posted. Assumed to be 25 mph.

Land Use Context

In Section 1.1 of the Design Manual, Part 2, Contextual Roadway Design, there is guidance pertaining to defining the land use context(s) for a given area. Based upon review of this information, the land uses surrounding the proposed site best fits the Suburban designation, as described below:

Suburban, areas with low to medium density (where single-family structures predominate, along with some multi-family and multistory commercial structures); mixed residential neighborhood and commercial clusters (including town centers, commercial corridors, big box commercial, and light industrial); and varied setbacks with some sidewalks and mostly off-street parking.

Roadway Type

In Section 1.2.1 of the Design Manual, Part 2, Contextual Roadway Design, there is guidance pertaining to defining the transportation context(s) for a given area. Comparing the existing condition roadway characteristics to the various options presented in Table 1.2, the study area roadways best fit the following

categories, as described below:

Minor Arterial, corridors of regional or community importance connecting centers of activity.

» E Main Street (S.R. 0100).

Collector, roadways of lower community importance providing connections between arterials and local roads.

» Lehigh Street.

Local, roadways with no regional importance, providing local circulation and access. Local roadway type refers to the function of the road, not the ownership. For example, a collector might be locally owned but that does not make it a local roadway.

» Lumber Street.

Bicycle and Pedestrian Facilities

Based on observations during field visits at the study area intersections, sidewalks are provided on the north and south sides of E Main Street (S.R. 0100), along the east side of Lumber Street between E Main Street (S.R. 0100) and Lehigh Street, on the west side of Lumber Street along the site frontage of the property located to the south of the project site, and on the south side of Lehigh Street within the study area. Crosswalks and ADA ramps are provided across Lumber Street on the northern leg at its intersection with E Main Street (S.R. 0100) and on the southern leg at its intersection with Lehigh Street.

Sidewalks are proposed to be constructed along the site frontage to create a continuous pedestrian connection between the existing sidewalk on the west side of Lumber Street and the existing sidewalk at the corner of Lehigh Street and Lumber Street. Crosswalks and ADA ramps are also proposed to be constructed at the proposed site driveway intersections on Lumber Street.

EXISTING TRAFFIC CONDITIONS

Intersection Turning Movement Counts

Intersection turning movement counts were conducted on 15-minute intervals during the weekday morning (7:00 to 9:00 A.M.) and weekday evening (4:00 to 6:00 P.M.) peak periods. Data pertaining to heavy vehicles, pedestrians and transit vehicles were also recorded. Peak hours and count dates for the study area intersections are identified in **Table 2**.

TABLE 2
TRAFFIC COUNT INFORMATION

Intersection	Date of Traffic Counts	Time Period	Intersection Peak Hour ¹
E Main Street (S.R. 0100) & Lumber Street	Thursday, July 23, 2026	Weekday A.M.	7:15 to 8:15 A.M.
		Weekday P.M.	5:00 to 6:00 P.M.
Lehigh Street & Lumber Street/Private Driveway	Thursday, July 23, 2026	Weekday A.M.	7:30 to 8:30 A.M.
		Weekday P.M.	4:15 to 5:15 P.M.

¹ = Peak Hour consists of the four consecutive 15-minute intervals where the highest traffic volumes occur.

Existing condition traffic volumes (raw counts) for the weekday A.M. and weekday P.M. peak hours are illustrated in **Figure 3a**.

Existing Traffic Count Adjustments

Because the traffic counts were conducted while local schools were not in session, TPD reviewed historical traffic counts available from the PennDOT TIRe (Traffic Information Repository) in the vicinity of the study area intersection.

For the purposes of this analysis, TPD utilized the traffic count data recorded in March 2026 at TMS Site 30510 (On W Main Street (S.R. 0100), near the intersection of Pine St), which is less than ½ mile west of Lumber Street. As such, TPD balanced the applicable turning movement volumes at the E Main Street (S.R. 0100) & Lumber Street intersection to determine the traffic volumes traveling along E Main Street (S.R. 0100) to/from the west.

Traffic count comparisons for E Main Street (S.R. 0100) are shown in **Table 3**.

TABLE 3
TRAFFIC COUNTS COMPARISON
E MAIN STREET (S.R. 0100)

Peak Hour	Traffic Volume Data	Total Traffic Volumes
Weekday A.M.	March 2026 TIRe Counts (TMS Site 30510)	954
	July 2026 Traffic Counts (TPD)	873
	Count comparison (July 2026 vs. March 2026)	-81
	Difference (%)	-9%
Weekday P.M.	March 2026 TIRe Counts (TMS Site 30510)	1,262
	July 2026 Traffic Counts (TPD)	1,211
	Count comparison (July 2026 vs. March 2026)	-51
	Difference (%)	-4%

As shown in **Table 3**, TPD determined that the July 2026 traffic volumes were **9% lower** during the weekday A.M. peak hour and **4% lower** during the weekday P.M. peak hour on E Main Street (S.R. 0100) compared with the March 2026 TIRe traffic volumes.

As such, TPD utilized a 9% traffic growth factor for the weekday A.M. peak hour and a 4% traffic growth factor for the weekday P.M. peak hour and applied them to all applicable turning movements at the study area intersections to obtain the 2026 existing counts for this analysis.

The existing volume growth and the adjusted existing traffic volumes are shown in **Figures 3b and 3c**, respectively. Traffic count data sheets and the PennDOT TIRe data are provided in **Appendix C**.

BASE (NO-BUILD) CONDITIONS

Annual Background Growth

A background growth factor for the roadways in the study area was developed based on growth factors for August 2025 to July 2026 obtained from the PennDOT Bureau of Planning and Research (BPR). In Lehigh County, the PennDOT BPR suggests using a background growth trend factor of 0.43% per year for urban non-

interstate roadways. As such, the background growth factor was applied annually to yield overall growth percentages of 1.30% (0.43% per year, compounded over three (3) years) for the 2029 opening year.

Base (No-Build) Conditions Volume Development

The additional traffic volumes due to background growth were added to the existing traffic volumes to produce 2029 base (no-build) condition traffic volumes. The 2029 base condition traffic volumes for the weekday A.M. and weekday P.M. peak hours are illustrated in **Figure 4**.

SCHEDULED ROADWAY IMPROVEMENTS

Programmed Improvements

Based on a review of the Pennsylvania Statewide Transportation Improvement Program (STIP), there are no programmed roadway improvements within the study area.

PROPOSED SITE ACCESS

The proposed development will be served by two (2) full-access driveways to Lumber Street.

PennDOT Sight Distance Analysis

A sight distance analysis was prepared for the proposed site driveway. In general, recommended safe sight distances depend upon the posted speed limit and roadway grades. The existing sight distances at the proposed driveways were measured in accordance with PennDOT *Publication 282 Highway Occupancy Permit Operations Manual* and compared to PennDOT's desirable sight distance standard, which is identified in 67 PA Code Chapter 441.8(h), "Access to and Occupancy of Highways by Driveways and Local Roads." In addition, measured sight distances at the proposed driveways were compared to PennDOT's safe stopping sight distance standard, which is calculated by the following equation:

$$SSSD = 1.47VT + V^2/[30(f \pm g)]$$

SSSD = safe stopping sight distance (acceptable sight distance)

V = Vehicle Speed

T = Perception Reaction Time of Driver (2.5 seconds)

f = Coefficient of Friction for Wet Pavements

g = Percent of Roadway Grade Divided by 100

Table 4 shows the measured, desirable, acceptable (SSSD), and required sight distances at the site driveways for vehicles entering and exiting the site.

TABLE 4
SIGHT DISTANCE ANALYSIS
PROPOSED SITE DRIVEWAYS

	Direction	Speed Limit	Grade ¹	Sight Distances (feet)		
				DES	SSSD	EXIST
Lumber Street & Proposed Driveway #1 (Southern)						
Exiting Movements	Looking to the left	25 mph	+1%	250	145	250+
	Looking to the right	25 mph	-1%	195	148	170
Entering Left Turns	Approaching same direction	25 mph	-1%	--	148	250
	Approaching opposite direction	25 mph	+1%	190	145	250
Lumber Street & Proposed Driveway #2 (Northern)						
Exiting Movements	Looking to the left	25 mph	+1%	250	145	255
	Looking to the right	25 mph	-1%	195	148	300+
Entering Left Turns	Approaching same direction	25 mph	-1%	--	148	300+
	Approaching opposite direction	25 mph	+1%	190	145	290

DES = PennDOT Desirable Sight Distance

EXIST = Existing (measured) Sight Distance

SSSD = PennDOT Acceptable Sight Distance

¹ = Roadway Grade Approaching Driveway

As shown in **Table 4** above, the measured sight distances at Proposed Driveway #2 (Northern) exceed PennDOT's desirable sight distance requirements.

In addition, the measured sight distances at Proposed Driveway #1 (Southern) exceed PennDOT's desirable sight distance requirements except for the exiting sight distance looking to the right. These sight distances are limited due to vegetation on the neighboring property and the horizontal curve on Lumber Street. It should be noted that vehicles entering Lumber Street from E Main Street (S.R. 0100) will turn at a reduced speed from E Main Street (S.R. 0100). Therefore, it is TPD's opinion that based on the location of the proposed full-access driveway and the approaches from E Main Street (S.R. 0100), the sight distance is acceptable.

TRIP GENERATION

Trip generation rates were obtained from the *Trip Generation Manual*, Twelfth Edition, 2025, an Institute of Transportation Engineers (ITE) Informational Report. The data are categorized by Land Use Codes, with total vehicular trips for a given land use estimated using an independent variable and statistically generated rates or equations.

For the proposed development, Land Use Code 220 (Multifamily Housing (Low-Rise)) from *Trip Generation* was used to calculate the number of vehicular trips the development will generate during the following time periods: (1) average weekday; (2) weekday A.M. peak hour; and (3) weekday P.M. peak hour.

Table 5 shows the rates/equations and directional percentages for the analyzed time periods.

TABLE 5
ITE TRIP GENERATION DATA

Land Use	Land Use Subcategory	ITE #	Time Period	Equations/Rates	Entering %	Exiting %
Multifamily Housing (Low-Rise)	Not Close to Rail Transit	220	Average Weekday	$T = 5.63*(X) + 120.45$	50%	50%
			Weekday A.M. Peak Hour	$T = 0.35*(X) + 12.93$	24%	76%
			Weekday P.M. Peak Hour	$T = 0.48*(X) + 7.35$	62%	38%

T = number of site-generated vehicular trips:
X = Independent Variable (Dwelling Units)

Table 6 summarizes the number of trips that will be generated by the development during the weekday A.M. peak hour, weekday P.M. peak hour, and the average weekday.

TABLE 6
PROPOSED TRIP GENERATION SUMMARY

Time Period	Site Trips		
	Total	Enter	Exit
Average Weekday	396	198	198
Weekday A.M. Peak Hour	30	7	23
Weekday P.M. Peak Hour	31	19	12

Based on the trip generation analysis summarized in **Table 6**, the proposed development will generate approximately **30 new trips** during the weekday A.M. peak hour and **31 new trips** during the weekday P.M. peak hour.

TRIP DISTRIBUTION

The distribution of trips generated by the proposed development was based on the local road network, the existing traffic patterns, the site driveway locations, and parking locations. The new trips for the proposed development were distributed to the local roadway network based on the percentages shown in **Table 7**.

TABLE 7
TRIP DISTRIBUTION PERCENTAGES

Direction (To/From)	Assignment (To/From)	Distribution Percentage
East	E Main Street (S.R. 0100)	45%
	Lehigh Street	6%
West	E Main Street (S.R. 0100)	46%
	Lehigh Street	3%

The assignment of site-generated trips for the proposed development during the weekday A.M. and weekday P.M. peak hours are shown in **Figure 5**. The trip distribution and assignment percentage supporting documentation are included in **Appendix D**.

PROJECTED (BUILD) CONDITION TRAFFIC VOLUMES

The site-generated trips for the proposed redevelopment were added to the 2029 base (no-build) condition traffic volumes to develop 2029 projected (build) condition traffic volumes.

Projected condition traffic volumes for the opening year of 2029 for the weekday A.M. and weekday P.M. peak hours are shown in **Figure 6**. Traffic volume development worksheets are contained in **Appendix D**.

LEVELS OF SERVICE FOR AN INTERSECTION

For analysis of intersections, level of service is defined in terms of delay, which is a measure of driver discomfort and frustration, fuel consumption, and lost travel time. LOS criteria is stated in terms of control delay per vehicle for a one-hour analysis period. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The criteria are shown in **Table 8**. Delay, as it relates to level of service, is a complex measure and is dependent upon a number of variables. For signalized intersections, these variables include the quality of vehicle progression, the cycle length, the green time ratio, and the volume/capacity ratio for the lane group in question. For unsignalized intersections, delay is related to the availability of gaps in the flow of traffic on the major street and the driver's discretion in selecting an appropriate gap for a particular movement from the minor street (straight across, left or right turn).

TABLE 8
LEVEL OF SERVICE CRITERIA
UNSIGNALIZED AND SIGNALIZED INTERSECTIONS¹

Level of Service	Control Delay Per Vehicle (Seconds)	
	Signalized	Unsignalized
A	< 10	< 10
B	> 10 and < 20	> 10 and < 15
C	> 20 and < 35	> 15 and < 25
D	> 35 and < 55	> 25 and < 35
E	> 55 and < 80	> 35 and < 50
F	> 80 or v/c > 1.0	> 50 or v/c > 1.0

¹ Obtained from Exhibits 19-8 and 20-2 of the Transportation Research Board's Highway Capacity Manual 7th Edition

CAPACITY ANALYSIS METHODOLOGY

Capacity analyses were conducted for the weekday A.M. and weekday P.M. peak hours at the study area intersections. These analyses were conducted according to the methodologies contained in the *Highway Capacity Manual, 7th Edition* (HCM) using *Synchro 12* software, a Trafficware product.

The following conditions were analyzed, as applicable:

- » Existing conditions;
- » 2029 Base conditions (Build-out year without development);
- » 2029 Projected conditions (Build-out year with development).

The following items should be noted with respect to the capacity analyses:

- » The Pennsylvania default values for two-way stop-controlled intersections in a Suburban land use context contained in Chapter 10 of PennDOT's *Publication 46* were utilized for the base critical headway and base follow-up headways. The critical and follow-up headway data are included in **Appendix E**.
- » Per PennDOT standards, a peak hour factor of 0.90 was utilized for the proposed site driveway intersections on the study area roadways under the projected (build) conditions.
- » Per PennDOT standards, a heavy vehicle percentage of 2% was utilized for all turning movements to/from the proposed site driveways.

The capacity analysis worksheets are included in **Appendix F**.

LEVELS OF SERVICE IN THE STUDY AREA

Level of service (LOS) matrices for the study area intersections are shown in **Table 9** for the weekday A.M. and weekday P.M. peak hours.

TABLE 9
LEVEL OF SERVICE DELAY (SECONDS) SUMMARY

Intersection	Movement	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour		
		Existing Condition	Opening Year 2029		Existing Condition	Opening Year 2029	
			Base	Projected		Base	Projected
E Main Street (S.R 0100) & Lumber Street	EB L	A (9.5)	A (9.6)	A (9.6)	B (10.2)	B (10.2)	B (10.3)
	EB T	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	WB TR	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)	A (0.0)
	SB LR	B (12.2)	B (12.3)	B (12.9)	B (13.9)	B (14.0)	B (14.7)
	ILOS	A (0.4)	A (0.4)	A (0.7)	A (0.8)	A (0.8)	A (1.0)
Lehigh Street & Lumber Street/ Private Driveway	EB LTR	A (8.1)	A (8.1)	A (8.1)	A (0.0)	A (0.0)	A (0.0)
	WB LTR	A (8.2)	A (8.2)	A (8.2)	A (8.2)	A (8.2)	A (8.2)
	NB LTR	A (8.7)	A (8.7)	A (8.7)	A (8.7)	A (8.7)	A (8.7)
	SB LTR	A (9.2)	A (9.2)	A (9.2)	A (0.0)	A (0.0)	A (0.0)
	ILOS	A (5.2)	A (5.2)	A (5.3)	A (4.9)	A (4.9)	A (4.9)
Lumber Street & Proposed Driveway #1 (Southern)	EB LR	--	--	A (8.3)	--	--	A (8.4)
	NB LT	--	--	A (8.1)	--	--	A (8.2)
	SB TR	--	--	A (0.0)	--	--	A (0.0)
	ILOS	--	--	A (2.0)	--	--	A (1.2)
Lumber Street & Proposed Driveway #2 (Northern)	EB LR	--	--	A (8.2)	--	--	A (8.4)
	NB LT	--	--	A (8.1)	--	--	A (8.2)
	SB TR	--	--	A (0.0)	--	--	A (0.0)
	ILOS	--	--	A (1.3)	--	--	A (0.6)

Base = No-Build scenario

Projected = Build scenario

ILOS = Overall Intersection Level of Service; Unsignalized ILOS calculated in accordance with Figure 5 of Policies and Procedures for Transportation Impact Studies.

As shown in **Table 9**, under 2029 projected conditions with the development of the proposed site, the study area intersections will all operate at **overall intersection level of service (ILOS) A** during the weekday A.M.

and P.M. peak hours. Furthermore, all overall intersection delays fall within PennDOT's allowable 10-second variance between no-build and build condition scenarios.

In addition, all approaches and turning movements at the site driveway intersections will all operate at **LOS A** under 2029 projected conditions during the weekday A.M. and P.M. peak hours.

QUEUE ANALYSIS

Queue analyses were conducted at the study area intersections using *Synchro 12* software. For this analysis, the 95th percentile queue is defined as the queue length that is exceeded in 5% of the signal cycles. As an example, for a signal with a 90-second cycle, this means that the 95th percentile queue length will be exceeded during 2 of the 40 signal cycles that occur during the peak hour. The queue analysis results are summarized in **Table 10** for the analyzed peak hours.

TABLE 10
95TH PERCENTILE QUEUE ANALYSIS (FEET)

Intersection	Movement	Storage	Weekday A.M. Peak Hour		Weekday P.M. Peak Hour	
			Opening Year 2029		Opening Year 2029	
			Base	Projected	Base	Projected
E Main Street (S.R 0100) & Lumber Street	EB LT	TWLT	<25	<25	<25	<25
	WB TR	--	<25	<25	<25	<25
	SB LR	--	<25	<25	<25	<25
Lehigh Street & Lumber Street/Private Driveway	EB LTR	--	<25	<25	<25	<25
	WB LTR	--	<25	<25	<25	<25
	NB LTR	--	<25	<25	<25	<25
	SB LTR	--	<25	<25	<25	<25
Lumber Street & Proposed Driveway #1 (Southern)	EB LR	--	-	<25	-	<25
	NB LT	--	-	<25	-	<25
	SB TR	--	-	<25	-	<25
Lumber Street & Proposed Driveway #2 (Northern)	EB LR	--	-	<25	-	<25
	NB LT	--	-	<25	-	<25
	SB TR	--	-	<25	-	<25

Base = No-Build scenario / Projected = Build scenario

TWLT = Two-Way Left-Turn Lane

Queue analysis worksheets are included with the capacity analysis worksheets provided in **Appendix F**.

AUXILIARY TURN LANE ANALYSIS

Methodology

TPD evaluated auxiliary turn lane warrants at the study area intersections, as applicable. The warrant analysis was conducted according to the methodologies contained in Chapter 11 of PennDOT's *Publication 46*, utilizing the posted speed limits.

Findings

Table 11 summarizes the results of the auxiliary turn lane analysis.

TABLE 11
AUXILIARY TURN LANE ANALYSIS SUMMARY

Intersection	Auxiliary Lane	Warrant Satisfied?		Required Lane Length	Proposed Lane Length
		A.M.	P.M.		
Lumber Street & Proposed Driveway #1 (Southern)	NB Left-Turn Lane	No	No	--	--
	SB Right-Turn Lane	No	No	--	--
Lumber Street & Proposed Driveway #2 (Northern)	NB Left-Turn Lane	No	No	--	--
	SB Right-Turn Lane	No	No	--	--

Based on the criteria outlined above, under 2029 projected conditions, left-turn and right-turn lane warrants **are not satisfied** for movements into the site via the proposed site driveways on Lumber Street.

Auxiliary turn lane warrant analysis worksheets are contained in **Appendix G**.

RECOMMENDATIONS AND CONCLUSIONS

The recommendations and conclusions of this Transportation Impact Assessment are identified in the Executive Summary.



FITZPATRICK
LENTZ & BUBBA
ATTORNEYS AT LAW

kdurso@flblaw.com

Direct Dial: (484) 788-0606

May 28, 2024

Revised July 3, 2024

Revised March 27, 2026

Revised August 10, 2026

Borough of Macungie
21 Locust Street
Macungie, PA 18062
Attn: Borough Manager, Council, and Engineer

Re: Lumber Street Development Project Borough of Macungie, Lehigh County, Pennsylvania Preliminary/Final Land Development Plan – Waiver Requests

Dear Kal, Josh, and Council Members:

As a follow-up to our appearance before Borough Council on July 6, 2026, on behalf of the Applicant, Margaret Young, the following waivers from the Borough's Subdivision & Land Development Ordinance (SALDO) are requested:

1. A waiver from SALDO Section §305-15A.A plan scale requirements to allow a plan scale of 1"=40'. In order to adequately depict the project with necessary detail, a plan scale other than those listed in the Borough's SALDO is needed.
2. At the request of Borough Council, the Applicant engaged a traffic engineer who prepared a Traffic Study following confirmation of the scope with the Borough Engineer which has been submitted. The Executive Summary within the Traffic Study confirms the proposed development remains at the current LOS A at the noted intersections. Because the Traffic Study was submitted, a waiver from SALDO Section §305-15A.F(12) to allow the project to proceed without conducting a traffic study is no longer required and is withdrawn.
3. Applicant will be constructing sidewalks along the frontage of Lumber Street to comply with SALDO Section 305-21.A.B to drive pedestrian access to and from the property towards the front of the property. As confirmed by the Borough Engineer and Manager, Creek Street is below the requirements to require curbing or sidewalks. A waiver from SALDO Section §305-21A.B(1) to not construct concrete curb and sidewalk along Creek Street is no longer required and is withdrawn.

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4. A waiver from SALDO Section §305-9A.A to allow a Preliminary/Final Plan to be approved in lieu of separate Preliminary Plan and Final Plan approvals which is a standard SALDO waiver.

5. A waiver from SALDO Section §305-29A.10.d.(1) to permit fewer than one tree per dwelling unit is requested. Upon recommendation from Borough Council and the Borough Engineer, the Applicant will pay \$250.00 for each tree below the required amount. Applicant has provided the maximum number of trees that can reasonably be accommodated given site constraints, including buildings, parking, access, utilities, and stormwater facilities. Additional plantings would create overcrowding and unhealthy competition, adversely affecting long-term viability of plantings. This request represents the minimum modification necessary, as full compliance is not practicable without compromising sound site design. The proposed landscaping plan satisfies the intent of the Ordinance by providing appropriate tree coverage with proper spacing and sustainable planting practices and payment of the fee in lieu is appropriate and will allow the Borough to supplement landscaping in more appropriate areas within the Borough.

6. A waiver from SALDO Section §305-29A.10.b to permit fewer than the required number of street trees. Upon recommendation from Borough Council and the Borough Engineer, the Applicant will pay \$250.00 for each tree below the required amount. The Applicant proposes six (6) new street trees, which, combined with two (2) existing trees along Lehigh Street, results in eight (8) trees where twenty-seven (27) are required. No improvements are proposed along the Creek Street frontage; therefore, no street trees are provided in that location. Additional trees along Lumber and Lehigh Streets cannot be reasonably accommodated due to spacing limitations, utilities, access points, and other site constraints without creating unhealthy growing conditions. This request represents the minimum modification necessary, as strict compliance is not feasible without resulting in an inferior or unsustainable planting design. The proposed plan meets the intent of the Ordinance and payment of the fee in lieu of planting trees that will likely not survive will allow the Borough to supplement landscaping in more appropriate areas within the Borough.

Thank you for your assistance in this matter. Please feel free to contact the undersigned with any questions or comments.

Very truly yours,

FITZPATRICK LENTZ & BUBBA, P.C.



Catherine E. N. Durso

CEND:nmr

cc: Mrs. Margaret Young (via e-mail only)



📍 5420 Crackersport Road, Allentown, PA 18104
☎ 610.398.0904 📠 610.481.9098
🌐 barryisett.com

May 29, 2026
Project # 399923.002

Kalman Sostarecz, Borough Manager
Macungie Borough
21 Locust Street
Macungie, PA 18062

Dear Borough Council,

RE: LUMBER STREET DEVELOPMENT
Land Development Plan

We reviewed the following plans and supporting data, prepared by Ott Consulting Inc., dated August 28, 2023, and last revised April 22, 2026 (unless noted otherwise), against the requirements of the Borough of Macungie Code Chapter 305 – the Subdivision and Land Development Ordinance (SALDO) and the dimensional requirements of Chapter 345 – the Zoning Ordinance (ZO):

1. Preliminary/Final Land Development Plans, 10 plan sheets (Plan).
2. Erosion and Sediment Control Plan Set, 3 plan sheets (E&S Plan).
3. Post Construction Stormwater Management Plan Set, 7 plan sheets (PCSM Plans).
4. Revised Traffic Assessment, dated October 2, 2025.
5. Stormwater Management and PCSM Report, dated February 17, 2026.
6. Erosion & Sediment Control Plan Narrative, dated September 26, 2025.
7. Stormwater Infiltration & Carbonate Assessment Letter, dated October 23, 2023, and last revised April 12, 2024.
8. Emergency Access Easement Closure Calculations, not dated.
9. Description of Emergency Access Easement, dated December 21, 2022.
10. Waiver Request Letter, dated May 28, 2024 and last revised March 27, 2026..
11. Subdivision and Land Development Application for Young Mixed Use Development, dated September 26, 2025.
12. Borough Response Letter.
13. Lumber Street Development Building #1 Cost Estimate.
14. Lumber Street Development Building #2 Cost Estimate.
15. LVPC Subdivision and Land Development Review Application, not dated.
16. LVPC Response Letter.
17. Subdivision and Land Development Application, not dated.
18. Borough Letter of Transmittal.
19. LVPC Letter of Transmittal.
20. Access Easement Plan, dated April 30, 2024. (Cursory Review Only)
21. Highway Occupancy Permit Plans, dated May 30, 2024. (Cursory Review Only)

The 3.02±-acre tract at 102 Lehigh Street (Parcel ID 547388858061) is located in Lehigh County between Lumber Street and Creek Street and between Lehigh Avenue and Main Street (note the property does not have any frontage on Main Street but abuts the rear lot line of the properties that front on Main Street) and is in the TC Town Center District. The site is mostly vacant land but does contain a two-story garage and small parking area accessed from Creek Street, and a parking lot accessed from Lumber Street. The parking areas on the lot serve the neighboring buildings that front on Main Street.

On May 20, 2024, Council approved a separate plan to create an access easement which includes a paved driveway and parking areas behind the properties on Main Street. Access to the easement area is from Main Street and Lumber Street.

The Plan proposes a 2-story multi-family building, containing 16 units with a building footprint of 8,350 square feet along Creek Street; and a 3-story multi-family building, containing 33 units with a building footprint of 12,040 sf. Off-street parking for the proposed multi-family dwelling units would mainly be provided between the two buildings and accessed from two driveways on Lumber Street, with a 13 space parking lot on the southerly driveway and a 15 space parking lot on the northerly driveway. The proposed use and total number of dwelling units are permitted under Borough of Macungie Code §345-20.F(2)(h).

On July 15, 2024, Council approved a similar project under a separate application. The current application includes the following changes from the original:

- The building fronting Lumber Street was changed from Commercial Use to the proposed 2-story multi-family building.
- Proposed parallel parking spaces along Lumber Street are no longer proposed.
- Building sizes changed nominally.
- Underground Basin 003 was originally designed to allow for future parking on top of the basin. This basin is now proposed as an above-ground basin that can no longer be used to provide additional parking in the future.

This application was discussed at the April 21st, 2026, Planning Commission meeting. However, the Planning Commission could not act on the application because they did not reach a quorum. The May 19th, 2026, Planning Commission meeting was cancelled due to lack of quorum. Council will be considering this application without a recommendation from Planning Commission.

The following comments are offered for your consideration.

PLANNING AND ZONING

1. All handicap-accessible spaces must conform to the minimum dimensional requirements of §345-23.C(4)(c), and the plan (Drawing C-1.1) shall clearly depict these dimensions.

WAIVERS REQUESTED

2. The applicant has requested the following waivers from the SALDO:
 - a. A waiver is requested from SALDO §305-9A.A, which requires a Final Plan be submitted after Preliminary Plan approval. *We have no objections to this request.*
 - b. A waiver is requested from SALDO §305-15A.A, which requires the plans to be submitted at a certain scale. The submitted plans are drawn to a scale of 1"=40'. *We have no objections to this request.*
 - c. A waiver is requested from SALDO §305-15A.F(12), which requires a traffic impact study and report for any use generating 250 or more trips per day. The applicant provided a trip generation report identifying 370 proposed trips per day. *Additional justification should be provided by the applicant to support this waiver request. The current request is based on an approval received for a separate application.*
 - d. A waiver is requested from SALDO §305-21A.B(1), which requires the installation of sidewalk and curbing or grassed swales. The waiver requests an exemption from the installation requirement along Creek Street. *We do not recommend approval of this request.*
 - e. A waiver from SALDO Section §305-29A.10.d.(1) to permit fewer than one tree per dwelling unit. The Developer has provided the maximum number of trees that can reasonably be accommodated given site constraints. *We note that neighbors have requested trees not be added in portions of this project. We have no objections to this request and recommend that the Borough charge a fee for each tree below the required amount.*
 - f. A waiver from SALDO Section §305-29A.10.b to permit fewer than the required number of street trees. The Developer proposes six (6) new street trees, which, combined with two (2) existing trees along Lehigh Street, results in eight (8) trees where twenty-seven (27) are required. *We have no objections to this request*

STORMWATER

3. Rim elevations, pipe lengths, inverts, and slopes should be consistent between the plans, profiles, and conveyance calculations.

LANDSCAPING AND LIGHTING

4. Elevation of parking lot and surrounding properties should be taken into consideration to buffer parking lot glare, particularly along the Northern property boundary adjacent to existing residential dwellings, per ZO § 345-21
5. Per SALDO § 305-29A.10.d.(1), one tree is required per dwelling unit with a minimum diameter of 1.5 inches measured 4 and a half feet above the ground, therefore 46 trees are required, and only 16 trees are listed. The plans should be revised accordingly.
6. A total of 27 street trees should be provided per SALDO § 305-29A.10.b., none are proposed along Creek Street. 8 street trees are shown on the plan.

POLICY & INFORMATION

7. All outstanding issues in the Post Construction Stormwater Management plan identified by the Lehigh Valley Planning Commission (LVPC) should be resolved and a determination of compliance with the Little Lehigh Creek Act 167 Watershed Plan should be obtained from the LVPC per SALDO §305-22C.
8. The developer should sign and record a maintenance agreement approved by the Borough Solicitor addressing all stormwater control facilities that are to be privately owned per SALDO §305-24A.D(3). Other items may be included in the agreement where it is determined necessary to guarantee the satisfactory maintenance of all facilities. The maintenance agreement may be subject to review and approval of the Borough Council.
9. The Applicant/Developer should post an Improvements and Maintenance Security per SALDO §305-30A and §305-31A and maintain an escrow account for inspections.
10. Written approval by the DEP or the Lehigh County Conservation District should be provided prior to any earth disturbance activities per SALDO §305-14.D.
11. Recreation area should be provided as part of this development per SALDO § 305-27A.C. The recreation area for the residential portion of building #1 should be (33 units x 2,000 sf/unit) = 66,000 s.f. or 1.515 acres. The recreation area for the residential portion of building #2 should be (16 units x 2,000 sf/unit) = 32,000 s.f. or 0.735 acres.
12. At the sole discretion of Borough Council, cash in lieu of recreation land may be paid to the Borough at \$2,000 per dwelling unit, or \$66,000 for building #1, or \$32,000 for building #2.
13. PADEP Sewer Planning will need to be addressed as part of the proposed development. Since the sewer for the site flows through the Borough Collection System to reach the LCA system; Lower Macungie, the Borough of Macungie, LCA (conveyance), and LCA-Allentown (treatment) will all be required to sign off on the sewer planning elements.
14. Written documentation should be provided stating that the Fire Chief confirms that the proposed parking lots and circulation drives are adequate for the circulation of the largest fire truck and that the fire hydrant location and water service are otherwise acceptable for fire safety purposes.
15. All resubmissions should be accompanied by a detailed letter explaining how each comment has been addressed.

All comments above are made with the understanding that all features are accurately displayed on the submitted plan and that they comply with all current laws, regulations, and currently acceptable professional land surveying and engineering practices.

Please do not hesitate to contact us if you have any questions regarding this letter.

Respectfully,

A handwritten signature in black ink, appearing to read "Taylor Walter", with a stylized flourish at the end.

Taylor Walter, CZO
Borough Zoning Officer

A handwritten signature in black ink, appearing to read "Joshua Fry", with a stylized flourish at the end.

Joshua Fry, P.E.
Borough Engineer

cc: Patrick M. Armstrong, Esq., Borough Solicitor
Margaret D. Young, Applicant
Donald S. and Debra R. Young, Owner
Jeff Ott, P.E., M.B.A., S.E.O., C.P.E.S.C., Ott Consulting Inc.

LOWER MACUNGIE FIRE DEPARTMENT

ALBURTIS

BRANDYWINE

WESCOSVILLE

May 27.2026

Kalman A. Sostarecz Jr./ Borough Manager
Borough of Macungie
21 Locust St.
Macungie, PA 18062

RE: Plan Review Fire Protection/Site

Lumber Street Development, Borough of Macungie, PA 18062

I, LMFD Fire Marshal Haight have conducted a plan review of the Site Layout Plan for the Marget Young Land Development (Lumber St.) plans dated 08/28/23 rev. 4/22/26 located at Lumber St. Macungie, PA 18106. The plans were reviewed using the 2021 International Fire Code (IFC). The following comments are in regard to the review of documents provided.

I remind the applicant that the FDC (Fire Department Connection) for the automatic sprinkler system needs to be within 100 feet of a fire hydrant and that the FDC connection should be a 5" Storz connection. I also request that a Knox Box be attached to the building.

Due to the access to the residential building located in a parking lot, I am requesting an additional hydrant be placed by the 2-story residential building. Ideally, the hydrant would be located in the area where the cluster mailbox is labeled on the land development plan.

Should you have any questions or concerns, please do not hesitate to contact me at dhaight@firestation30.org or 610-398-0996 extension 7.

Sincerely,



David Haight
Fire Marshal
Lower Macungie Fire Department

P.O. Box 3002
WESCOSVILLE, PA 18106



(610) 398 - 0996
WWW.FIRESTATION30.ORG



BOROUGH COUNCIL ISSUE BRIEFING

DEPARTMENT MANAGER: Kal Sostarecz, Borough Manager

MEETING DATE: September 8, 2026

AGENDA ITEM: Appointing Officer Todd Bernhard as Officer-in-Charge of Macungie Police Department

I. Action/Motion to Be Considered:

Motion to appoint Officer Todd Bernhard as the Officer-in-Charge of the Macungie Police Department with an additional temporary stipend of \$1.00 per hour retroactive to August 7, 2026.

II. Reason Why This Issue Needs Consideration:

The Macungie Police Department's only two ranking officers are currently unavailable for duty, and the appointment of an Officer-in-Charge will provide necessary day-to-day supervisory leadership and a clear chain of command within the Department during this period. Establishing an interim command structure is particularly important while the Borough's police consultation study is underway, as it will help ensure continuity of operations, provide a designated point of contact for the consultant, and allow the Department to function effectively while the Borough evaluates its current and future policing needs.

III. Current Policy or Practice:

Borough Council authorizes changes in rank or compensation.

IV. Other Background Information:

N/A

V. Financial Impact:

The current police budget has sufficient reserves to absorb the impact of the stipend.

VI. Recommendations:

Pass the motion as presented.



BOROUGH COUNCIL ISSUE BRIEFING

DEPARTMENT MANAGER: Kal Sostarecz, Borough Manager

MEETING DATE: September 8, 2026

AGENDA ITEM: Authorizing Conditional Offer of Employment for a Zoning/Code Enforcement Officer

I. Action/Motion to Be Considered:

Motion to authorize a conditional offer of employment for Nathan Brown as Full-Time Zoning & Code Enforcement Officer at the hourly rate of \$40.86, pending successful completion of all background checks and clearances.

II. Reason Why This Issue Needs Consideration:

The Borough currently utilizes a third-party agency, Barry Isett & Associates, to handle Zoning & Code Enforcement. Having an in-house person is beneficial for several reasons including financial – currently the Borough compensates BIA \$90.00 per hour, much of which is not reimbursed to the Borough through fees. Additionally, having a staff person administer these functions allows for consistent response to inquiries and a more proactive approach to enforcement.

The Zoning/Code Enforcement Officer will be responsible for:

- Zoning related inquiries, permits, inspections, and zoning hearing board administration and attendance.
- Code Enforcement related inquiries, complaints, and inspections, including a proactive approach to code enforcement, not just reactive.
- Would function as the permit coordinator, handling intake, processing, tracking, and coordination with third-party BCO's for plan review and inspections. Handle required county, state, and federal reporting duties related to permits.
- Process and track land development applications.
- Recommend updates to the Borough's Zoning and SALDO

III. Current Policy or Practice:

Borough Council authorizes the hiring of all employees.

IV. Other Background Information:

N/A

V. Financial Impact:

The position is funded in the 2026 budget.

VI. Recommendations:

Pass the motion as presented.



BOROUGH COUNCIL ISSUE BRIEFING

DEPARTMENT MANAGER: Kal Sostarecz, Borough Manager

MEETING DATE: September 8, 2026

AGENDA ITEM: Authorizing Appraisal of Easements Regarding Hickory Street Bridge Replacement

I. Action/Motion to Be Considered:

Motion to authorize an appraisal of the easements required for the Hickory Street Bridge replacement project by Indian Valley Appraisals at a cost not to exceed \$8,400.00.

II. Reason Why This Issue Needs Consideration:

The Hickory Street Bridge Replacement project will require several temporary and permanent easements. To determine the value of those easements an appraisal is required.

III. Current Policy or Practice:

Borough Council authorizes all significant purchases and agreements.

IV. Other Background Information:

Quotes were requested from three other appraisal firms – two of them declined to provide a quote due to workload, and the third provided a quote of \$15,000.00.

V. Financial Impact:

There are sufficient unallocated funds to cover the cost of the appraisals.

VI. Recommendations:

Pass the motion as presented.



BOROUGH COUNCIL ISSUE BRIEFING

DEPARTMENT MANAGER: Kal Sostarecz, Borough Manager

MEETING DATE: September 8, 2026

AGENDA ITEM: Authorizing Inspection of Cotton Street Bridge

I. Action/Motion to Be Considered:

Motion to authorize the execution of an agreement with Wilson Consulting Group to perform an inspection of the Cotton Street Bridge at a cost not to exceed \$5,515.00 pending satisfactory review by the Borough Manager and Solicitor.

II. Reason Why This Issue Needs Consideration:

The Cotton Street Bridge which crosses the Mountain Creek has never been evaluated for a weight rating. Because the bridge is on a non-PennDOT roadway and its span is shorter than 20 feet, the responsibility for the inspection and rating of the bridge falls upon the Borough. The bridge did undergo a significant refurbishment approximately five years ago.

III. Current Policy or Practice:

Borough Council approves contracts and bids for services or goods.

IV. Other Background Information:

This item was discussed at the August 17th Council meeting and a proposal was requested to be brought back for action quickly. Wilson Consulting Group was highly recommended by the Borough Engineer, and the proposal cost has come in well below their initial estimate.

V. Financial Impact:

Unallocated funds would be utilized for this project.

VI. Recommendations:

Pass the motion as presented.



September 3, 2026

WCG ID: 2026.46

Macungie Borough
21 Locust Street
Macungie, PA 18062

Attention: Kalman A. Sostarecz, Jr., Borough Manager – *VIA EMAIL*

RE: Cotton Street over Mountain Creek (40.511332, -75.551624)
INITIAL Short Span Bridge Inspection – Proposal
Macungie Borough | Lehigh County | Pennsylvania
Legal Name: Wilson Consulting Group, PC | Principal: William L. Wilson, PE, Vice President
PENNDOT Business Partner #002071 | FID # 43-1968698

Kal,

As requested, I am sending you this letter proposal for inspection of the above referenced bridge, which is less than the required NBIS Length (< 20').

This letter along with attachments forms the Engineering Agreement for the above-mentioned project.

SCOPE OF WORK

We will provide the following services:

Task ID	Description	Units	Rate	Sub-Total
1.	Field Inspection and Written Report WCG will provide the engineering, technical, and administrative services necessary to complete a Routine Level INITIAL Bridge Inspection of the above referenced Non-NBI Bridge. All work will be performed by two (2) Certified Bridged Safety Inspectors (CBSI) in accordance with PennDOT Publications 238 and 100A. The Team Leader will be a Professional Engineer. The Bridge Conditions and Maintenance Needs will be documented in the field. Inspection findings will be summarized in a Final Bridge Inspection Report. The report will include a Location Map, General Description, Photographs, Conditions Narrative, Load Rating Summary (if applicable), Recommendations, Sketches (Plan, Elevation, Typical Section, and Stream & Scour), Structural Analysis (if applicable), and Correspondence (if applicable). The Report will be sealed by a Professional Engineer and will be submitted electronically to Macungie Borough. Deliverables ✓ Final Bridge Inspection Report	1	\$4,180.00	\$4,180.00
2.	Load Rating Analysis (Optional) WCG will inform the Owner if a Load Rating Analysis is recommended based on inspection findings. <u>NO</u> analysis will be performed without written approval from the Owner. WCG assumes that <u>NO</u> existing plans are available, therefore the analysis will be performed based on field measurements and in accordance with Pub 238. Based on limited photo information provided by Barry Isett & Associates, the existing structure appears to be a reinforced concrete slab supported on stone masonry abutments. <i>Loading ratings based on Engineering Judgement for Concrete Structures without plans will likely be the appropriate method of analysis.</i> Deliverables ✓ Load Rating Analysis (Optional)	1	\$1,190.00	\$ 1,190.00
Direct Costs				
	Mileage (based off the federal rate)	200	\$0.725	\$145.00

SCHEDULE

Delivery of the Final Report will not be required any sooner than six (6) weeks of an executed agreement unless agreed to otherwise in writing.

CLARIFICATIONS & ASSUMPTIONS

- Travel time is included in the Lump Sum Fee.
- NO work outside this Scope will be performed unless directed by the Owner in writing.
- Any additional work performed outside this proposal will be performed on a Time and Materials Basis at an average rate of \$160/hour.
- This bridge does not have a PennDOT BMS3 record and one will not be created.
- NO existing plans, shop drawings, or load rating analysis are available.
- WCG will submit the Final Bridge Inspection Reports electronically to Macungie Borough.
- Comments on draft deliverables, if any, shall be provided within 30 days of submission.

EXCLUSIONS

- Field survey of any kind.
- Creation of BMS Number or BRKEY.
- Submission to PennDOT of any kind.
- Coordination with PennDOT
- **Inspection or assessment of the adjacent timber pedestrian bridge**
- Load Rating Analysis unless requested by the Owner in writing.
- Preparation of a Bridge Load Posting Recommendation.*
- Preparation or submittal of Critical Deficiency Letters defining Critical or High Priority Maintenance Needs.*
- Engineered solutions to observed deficiencies.
- Cost opinions on maintenance, rehabilitation, or replacement needs.

**Work will be performed on a T&M basis if needed or requested in writing by the Owner.*

TERMS AND CONDITIONS

The attached General Terms and Conditions are considered a part of this Agreement and will need initialed and dated.

The work is strictly limited to the tasks detailed in the Scope of Work. Any unforeseen work required to complete this phase of the project will be done by others or will require a supplement to this agreement.

If you find this proposal to be acceptable, please sign, date, and return one (1) copy to me. A fully executed Agreement will be considered our Notice to Proceed.

If you have questions, please contact our office.

Sincerely,
Wilson Consulting Group, PC

Accepted:
Macungie Borough



9/3/2026

David E. Kapura, PE, CBSI
Senior Project Manager
davek@WilsonEP.com | (717)-553-0959

Date

Printed:
Title:

Date

Enclosures:

Document	Copies
▪ E-mail chain with RFP	1
▪ E-mail chain with Existing Bridge Information	1
▪ General Terms and Conditions (Initial and Return)	1



WILSON CONSULTING GROUP, PC
GENERAL TERMS AND CONDITIONS

1. Proposals are valid for a period of forty-five days. After 45 days Wilson Consulting Group (hereinafter WCG) reserves the right to revise proposals to allow for changing costs and workloads.
2. The technical and pricing information in proposals is the confidential and proprietary property of WCG and is not to be disclosed or made available to third parties without the written consent of WCG.
3. Invoices will be submitted on a monthly basis unless agreed otherwise in writing and are due upon receipt. Past due balances will carry interest charges at the rate of 1.5 percent per month. WCG may, after giving seven (7) days written notice to the Client, suspend services and refuse to release any work until the Client has paid in full all amounts due, including interest charges.

All documents prepared by WCG shall be the sole property of WCG until payment is made in full. Client agrees that if payment is not made in full, client shall have no proprietary interest in any document prepared by WCG and WCG reserves the right to require the return of any documents submitted to the client or others.

Client must submit in writing, to WCG within ten (10) days of the date of invoice, any dispute on the invoice, otherwise the invoice will be considered correct.

4. The proposed fees and schedule constitute WCG's best estimate of the charges and time required to complete the project. Except as provided in Paragraph 5, the project scope will not be altered without written mutual agreement. As the project progresses, the facts uncovered may dictate revisions in scope, schedule and fee. WCG will inform the Client of such situations so that revisions can be accomplished.
5. Fee and commitments will be subject to change for delays caused by the Client's failure to provide specified facilities or information, or for delays caused by unpredictable occurrences or force majeure, such as fires, floods, riots, strikes, unavailability of labor or materials, delays or defaults by suppliers of materials or services, process shutdown, acts of God or of the public enemy, or acts or regulations of any governmental agency.
6. Where the method of payment is based on time-and-material, the Client agrees that the following will apply:
 - a. The minimum time segment for charging of field work is four (4) hours. The minimum time segment for charging office work is one-quarter hour. There is no premium charge for overtime unless specifically agreed upon. Where applicable rental and testing charges will be applied to the project to cover the cost of pilot-scale facilities or sophisticated apparatus, instrumentation or other technical machinery, the Client will be advised of same prior to the start of an assignment.
 - b. Expenses which are reimbursable include travel and living expenses of personnel when away from the home office on business connected with the project; identifiable communications, shipping and reproduction costs; identifiable drafting and stenographic supplies; expendable materials and supplies purchased specifically for the project. A ten (10) percent administrative and handling charge will be added.
7. No cancellation of this project by the Client will be effective unless seven (7) days prior written notice thereof has been received by the Project Manager of WCG, together with the reasons and details and an opportunity for consultation has been given. If cancelled, a final invoice will be calculated on the first or fifteenth of the month (whichever comes first) following receipt of such cancellation notice and the elapse of the seven (7) day cancellation period (the effective date of cancellation).
 - a. Where the method of payments is "Lump Sum," Client agrees that the final invoice will be based on the percentage of work completed to the effective date of cancellation, plus an equitable adjustment to provide for costs WCG incurred for commitments made prior to cancellation.

Client Initials

Date

- b. Where the method of payment is time and materials, Client agrees that the final invoice will include all services and direct expenses up to the effective date of cancellation plus an equitable adjustment to provide for costs WCG incurred for commitments made prior to cancellation.
8. WCG will maintain at its own expense, Workman's Compensation insurance, Comprehensive General Liability insurance and Professional Liability insurance and upon request will furnish the Client a certificate to verify the same.

CLIENT AND WCG HAVE DISCUSSED THE RISKS, REWARDS AND BENEFITS OF THE PROJECT AND THE TOTAL FEE FOR SERVICES, AND AGREE THAT TO THE FULLEST EXTENT PERMITTED BY LAW, THE TOTAL LIABILITY, IN THE AGGREGATE, OF WCG AND ITS OFFICERS, DIRECTORS, EMPLOYEES, AGENTS AND INDEPENDENT PROFESSIONAL ASSOCIATES AND CONSULTANTS, (TO THE CLIENT AND ANYONE CLAIMING BY, THROUGH OR UNDER THE CLIENT FOR ANY AND ALL INJURIES, CLAIMS, LOSSES, EXPENSES OR DAMAGES WHATSOEVER RELATED TO WCG SERVICES, INCLUDING BUT NOT LIMITED TO THE NEGLIGENCE, ERRORS, OMISSIONS, STRICT LIABILITY OR BREACH OF CONTRACT), SHALL NOT EXCEED THE TOTAL COMPENSATION RECEIVED BY WCG UNDER THIS AGREEMENT OR THE TOTAL AMOUNT OF \$50,000.00, WHICHEVER IS GREATER.

A REQUEST BY THE CLIENT TO INCREASE THE LIMIT OF LIABILITY MUST BE MADE TO WCG IN WRITING AT THE SAME TIME OF THE CLIENT'S ACCEPTANCE OF THE PROPOSAL. WCG MAY AGREE TO INCREASE THE LIMIT OF LIABILITY IN CONSIDERATION OF ADDITIONAL PAYMENT BY THE CLIENT. THE INCREASED LIMIT OF LIABILITY WILL BECOME EFFECTIVE UPON AGREEMENT ON THE FEE AND EXECUTION OF THE CONTRACT.

9. If subsequent to execution of an agreement to provide professional services, WCG finds that specialized equipment must be obtained to perform the services, the Client will be notified of the cost of such equipment and, if agreed, the cost will be added to the project as a reimbursable expense, or the equipment will be obtained by the Client.
10. WCG warrants that its work will be performed in accordance with generally accepted professional standards. THERE ARE NO OTHER WARRANTIES, EXPRESSED OR IMPLIED. This warranty is solely for the benefit of the Client and its successors. It gives no rights to any third-party beneficiary and WCG contemplates that there will be no intended third-party beneficiary of any agreement between WCG and the Client unless specifically agreed to, in writing, by WCG.

WCG does not represent or warrant that any permit or approval will be issued by any governmental body. WCG will endeavor to prepare any application for any such permit or approval in conformance with all applicable requirements, but, in view of the complexity and the frequent changes in applicable rules and regulations and interpretations by the authorities, WCG cannot guarantee that any such application will be complete or will conform to all applicable requirements. Clients desiring further assurance regarding their applications for permits or approvals are advised to obtain legal or other appropriate counsel.

11. Any dispute arising out of the provision of services by WCG pursuant to this proposal or any modification thereof shall be submitted to arbitration in Harrisburg, Pennsylvania, under the Commercial Arbitration Rules then in effect of the American Arbitration Association. The arbitrator shall have the authority to award preliminary and final equitable relief as well as money damages. Any award of the arbitrator shall be binding on the parties, and judgment or an appropriate decree may be entered thereon in any court having jurisdiction thereof.
12. The Client agrees to indemnify WCG against and hold it harmless from all loss of liability, including reasonable attorneys' fees and other costs of defense, arising out of reliance by WCG on information provided to it by the Client.
13. Any express terms and/or conditions in the proposal/contract, that are inconsistent or contradictory, take precedence over these General Terms and Conditions.

Client Initials

Date

BOROUGH OF MACUNGIE
Lehigh County, Pennsylvania

RESOLUTION #2026-18
(Duly Adopted September 8, 2026)

**A RESOLUTION OF THE MACUNGIE BOROUGH COUNCIL GRANTING
APPROVAL AND AUTHORIZATION TO DISPOSE OF CERTAIN PUBLIC
RECORDS OF THE BOROUGH OF MACUNGIE, LEHIGH COUNTY,
PENNSYLVANIA**

WHEREAS, by virtue of this Resolution the Borough of Macungie declares its intent to follow the schedules and procedures for the disposition of records as set forth in the Municipal Records Manual approved on December 16, 2008, as amended March 28, 2019; and,

WHEREAS, in accordance with Act 428 of 1968, each individual act of disposition shall be approved by resolution of the governing body of the municipality.

NOW, THEREFORE, BE IT RESOLVED that the Council of the Borough of Macungie, Lehigh County, Pennsylvania, in accordance with the above-cited Municipal Records Manual, hereby authorizes the disposition of the following public records:

FINANCE RECORDS

- | | |
|----------------------------|--|
| 2018 (and all prior years) | Accounts Payable: Invoice History Reports, Cancelled Checks, Purchase Orders, Invoices, Open/Paid Invoice Reports, Warranties, and Service Contract Agreements |
| 2018 (and all prior years) | All Funds: Cancelled Checks, Bank Statements, Daily Cash Records, Deposit Slips, Cash Receipts, Detailed Trail Balances, Year End Processing Reports |
| 2018 (and all prior years) | Utility Billing: Utility Billing Records, Receipts, Usage Reports, Certifications |
| 2018 (and all prior years) | Payroll: Timecards, Attendance Records, Cancelled Checks, Year-to-Date Summary Reports, Payroll Check Registers |
| 2018 (and all prior years) | Real Estate: Assessment Changes (Lehigh County Board of Assessment) |

ADMINISTRATIVE RECORDS

- | | |
|----------------------------|--|
| 2020 (and all prior years) | Ethics Commission Statements of Financial Interest |
|----------------------------|--|

2018 (and all prior years) Insurance Policies
TAX COLLECTOR RECORDS

2018 (and all prior years) Monthly Reports, Real Estate Tax Records, Tax “Duplicates”

2022 (and all prior years) Tax Bills, Paid Receipts, Tax Certifications

ATTEST

MACUNGIE BOROUGH COUNCIL

KALMAN SOSTARECZ, Borough Secretary

CARL SELL, JR, Council President



BOROUGH COUNCIL ISSUE BRIEFING

DEPARTMENT MANAGER: Kal Sostarecz, Borough Manager

MEETING DATE: September 8, 2026

AGENDA ITEM: Authorizing Purchase of Additional Microphones for Macungie Institute Sound System

I. Action/Motion to Be Considered:

Motion to authorize the purchase of four (4) additional microphones and related equipment for the Macungie Institute Auditorium from ESG Systems at cost of \$1,858.27.

II. Reason Why This Issue Needs Consideration:

The Macungie Institute Auditorium is the location for all borough meetings including Council, Water Authority, Planning Commission, and Zoning Hearing Board. Residents in the audience have a difficult time hearing those who are speaking from the dais.

III. Current Policy or Practice:

Borough Council authorizes purchases.

IV. Other Background Information:

A new audio system and four microphones were purchased earlier this year which greatly increased capabilities; however, one microphone per table is not enough and the system can accommodate four more which will help significantly.

V. Financial Impact:

\$1,858.27 which would be applied to the Miscellaneous line item.

VI. Recommendations:

Pass the motion as presented.



August 17, 2026

QUOTATION NBR. 226-08-3797

Macungie Institute
 Kal Sostarecz
 510 E Main St
 Macungie, PA 18062

Quote Prepared by Nate Hunsicker - nateh@esg-1.com

Quotation Summary		
Subtotal:	\$	1,858.27
Tax Exempt:	\$	-
Total:	\$	1,858.27
Initial Deposit:	\$	920.38
TERMS:	50/50	

4-mic add on for portable system

LINE	QTY	MFG	MODEL NBR	DESCRIPTION	UNIT PRICE	TOTAL
1	4	Shure	MX418D/C	18" Gooseneck Microphone with base	383.64	1,534.56
2	1	Hosa	DNX-345F	Ethercon to 4x XLR Breakout Box	34.93	34.93
3	1	Hosa	ETC-125	25' Ethercon Cable	51.36	51.36
4						
5						
6						
7						
8						
9	1	ESG	Freight	Inbound Freight	99.91	99.91
10						
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32						
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34						
35						
36						
37						
38	1	ESG	LABOR	Delivery & onsite testing	137.50	137.50

Quotation Total:	\$	1,858.27
Tax Exempt:	\$	-
Total Estimate:	\$	1,858.27



ESG SYSTEMS LLC

A Division of Entertainment Services Group Inc.

TERMS & CONDITIONS

1) **Scope of Work** - ESG hereby proposes to furnish the equipment, materials and labor in accordance with the above specifications. All materials are guaranteed to be as specified. All work will be completed in a workmanlike manner according to standard practices. The proposed quotation and integration of the above specifications will address the following areas:

- i Due to market volatility, prices only valid 15 days from quote date. Please contact us to confirm pricing after 15 days
- ii A 3.5% processing fee will be added to all Credit Card/Electronic payments
- iii All items to be assembled and tested by ESG before delivery
- iv System configured for 4 mics to start, expandable to 8 channels by adding 4 more mics, 1 more ethercon cable and 1 more ethercon breakout
- v n/a

Any alterations or deviations from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the quotation.

2) **Responsibility of Others** - Unless otherwise noted in the proposal, the Owner shall be responsible for all electrical work such as but not limited to AC power, conduit systems, and outlet boxes. All finishes will be supplied as standard manufacturer's finish. All other work necessary to the completion of the project and not specifically defined in the proposal as being furnished by ESG shall be the responsibility of the Owner.

3) **Existing Equipment** - Unless otherwise noted in the proposal, all existing equipment shall remain the property of the Owner and will be incorporated into the new system as proposed. ESG shall remove and may reuse such equipment as necessary for the purposes of this Agreement.

4) **Time of Commencement and Substantial Completion** - The work to be performed under the terms of this Agreement shall be commenced upon receipt of the signed Agreement and down payment and shall be substantially completed as a useable system as the construction schedule allows. The substantial completion date shall be subject to extensions due to conditions beyond the control of the ESG such as acts of nature, delays in material delivery, accessibility to the facility, and delays of work by others where such work is necessary to the completion of the project.

5) **Payment** - The Agreement sum shall be paid as follows: 50/50, FIFTY PERCENT (50%) down payment due with the signed Agreement, FIFTY PERCENT (50%) due upon final acceptance or first beneficial use whichever occurs first. Any costs that are incurred due to changes in the completion date at the request of or caused by the Owner shall be the responsibility of the Owner and shall be due upon receipt of invoice for same. ESG reserves the right to file a lien against the Owner's property if the Owner fails to make complete payment. The full balance shall become due on default of payment with the Owner paying all reasonable legal fees and costs of collection. Upon default, ESG shall have the right to retake the goods, hold or dispose of them and collect expenses together with any deficiency due from the Owner, but subject to the Owner's right to redeem pursuant to the law.

6) **Title to Goods** - Title to goods is retained by ESG until payment of the full Agreement sum subject to allocation of payments and release of security as required by law. The Owner agrees to keep the goods safe, free from other liens and at the address of the installation.

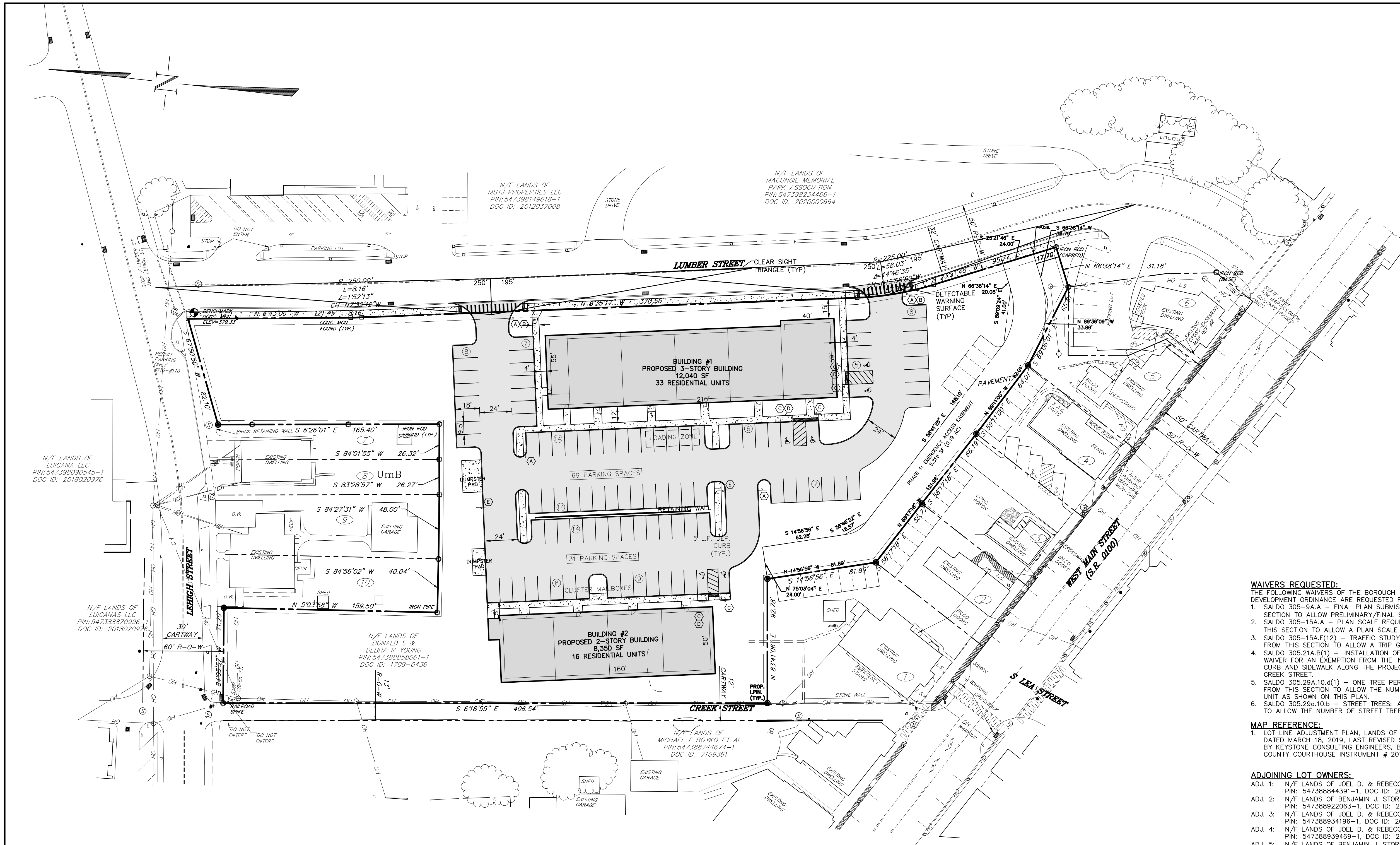
7) **Warranty** - ESG guarantees all equipment and workmanship provided under this Agreement to be free of defects for a period of NINETY (90) DAYS from the date of final acceptance or first beneficial use whichever occurs first (with the exception of existing and/or Owner provided equipment and wiring). Contractor will repair or replace, at its option, any defective equipment and will correct any defective workmanship during normal business hours while the warranty is in effect at no cost to the Owner. All equipment warranties provided by equipment manufacturers that extend beyond NINETY DAYS become warranties between the Owner and the equipment manufacturer and the Contractor has no liability beyond the stated NINETY DAY period. This warranty does not apply in case of abuse, misuse, neglect, acts of nature, or readjustment of system settings when they have been changed by anyone other than ESG.

8) **Labor Calculation** - In this quotation ESG has calculated all labor based on the following: A standard work week which is Monday thru Friday between the hours of 7 AM and 6 PM, NO NIGHTS, NO WEEKENDS or NO HOLIDAYS. The hourly labor rate is based on the use of NON UNION labor. If required; nights, weekends, holidays and union labor are available at an additional cost, and ARE NOT INCLUDED in this quotation.

9) **Acceptance of Proposal** - I have read this document and accept the prices, specifications and conditions stated. I understand that upon signing, this quotation becomes a binding contract. You are authorized to do the work as specified. Payment will be made according to the above listed terms.

Signature: _____
Kal Sostarecz

Date: _____



UTILITY CONTACTS LIST:
MACUNGIE BOROUGH
21 LOCUST STREET
MACUNGIE, PA 18062

PPL ELECTRIC UTILITIES CORPORATION
437 BLUE CHURCH RD
PAXINOS, PA 17860

BUCKEYE PARTNERS
6161 HAMILTON BLVD
ALLENTOWN, PA 18106

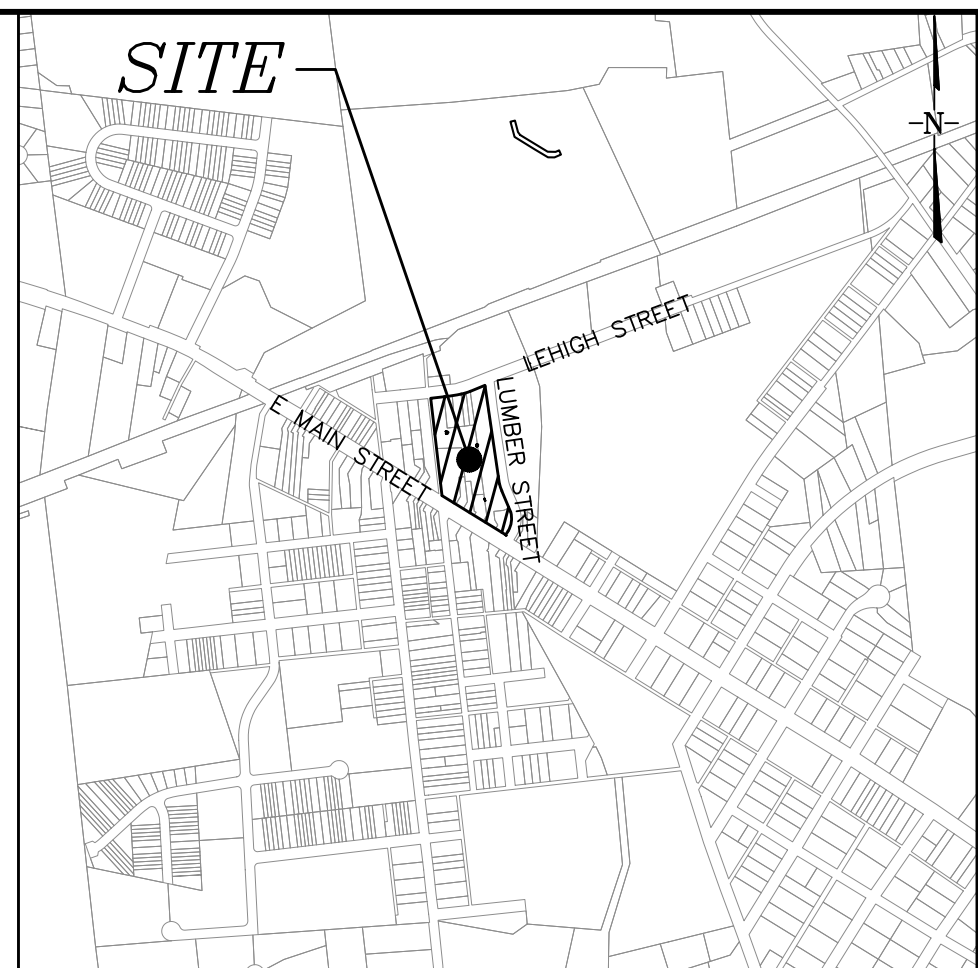
VERIZON NORTH
31 S BEAVER ST
YORK, PA 17401

SERVICE ELECTRIC CABLE TV INC
2260 AVENUE A
LVP 1
BETHLEHEM, PA 18017

LUMEN FORMERLY LEVEL 3
1025 ELDORADO BLVD
BROOMFIELD, CO 80021

UGI UTILITIES
2121 CITY LINE RD
BETHLEHEM, PA 18017

LEHIGH COUNTY AUTHORITY
1053 SPRUCE RD
ALLENTOWN, PA 18016



SOURCE: LVPC GIS
LOCATION MAP: SCALE: 1" = 1000'
BOROUGH PLANNING COMMISSION:
RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF MACUNGIE BOROUGH, LEHIGH COUNTY, PENNSYLVANIA, ON THE _____ DAY OF _____ 20____

(CHAIRMAN) (SECRETARY)

BOROUGH COUNCIL:
APPROVED BY THE BOROUGH COUNCIL OF MACUNGIE BOROUGH, LEHIGH COUNTY, PENNSYLVANIA, ON THE _____ DAY OF _____ 20____

(PRESIDENT) (SECRETARY)

LEHIGH VALLEY PLANNING COMMISSION:
REVIEWED: BY THE LEHIGH VALLEY PLANNING COMMISSION.

PLANNER DATE

PROOF OF RECORDING:
PLAN RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF LEHIGH COUNTY, PENNSYLVANIA, IN DOCUMENT ID# _____ ON THE _____ DAY OF _____ 20____, WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20____

RECORDER OF DEEDS

WAIVERS REQUESTED:
THE FOLLOWING WAIVERS OF THE BOROUGH SUBDIVISION AND LAND DEVELOPMENT ORDINANCE ARE REQUESTED FROM THE BOROUGH:
1. SALDO 305-9A.A - FINAL PLAN SUBMISSION: A WAIVER FROM THIS SECTION TO ALLOW PRELIMINARY/FINAL SUBMISSION CONCURRENTLY.
2. SALDO 305-15A.A - PLAN SCALE REQUIREMENTS: A WAIVER FROM THIS SECTION TO ALLOW A PLAN SCALE OF 1" = 40'.
3. SALDO 305-15A.F(12) - TRAFFIC STUDY AND REPORT: A WAIVER FROM THIS SECTION TO ALLOW A TRIP GENERATION REPORT.
4. SALDO 305.21A.B(1) - INSTALLATION OF SIDEWALK AND CURBING: A WAIVER FOR AN EXEMPTION FROM THE INSTALLATION REQUIREMENT OF CURB AND SIDEWALK ALONG THE PROJECT FRONTAGE, SPECIFICALLY CREEK STREET.
5. SALDO 305.29A.10.d(1) - ONE TREE PER DWELLING UNIT: A WAIVER FROM THIS SECTION TO ALLOW THE NUMBER OF TREES PER DWELLING UNIT AS SHOWN ON THIS PLAN.
6. SALDO 305.29a.10.b - STREET TREES: A WAIVER FROM THIS SECTION TO ALLOW THE NUMBER OF STREET TREES AS SHOWN ON THIS PLAN.

MAP REFERENCE:
1. LOT LINE ADJUSTMENT PLAN, LANDS OF DONALD S. & DEBRA R. YOUNG, DATED MARCH 18, 2019, LAST REVISED SEPTEMBER 16, 2019, PREPARED BY KEYSTONE CONSULTING ENGINEERS, BEING RECORDED IN THE LEHIGH COUNTY COURTHOUSE INSTRUMENT # 2019032136.

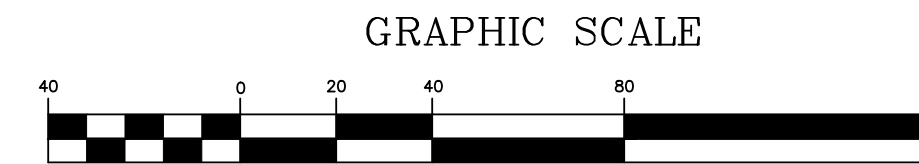
ADJOINING LOT OWNERS:
ADJ. 1: N/F LANDS OF JOEL D. & REBECCA M. IVORY
PIN: 547388844391-1, DOC ID: 2020028852
ADJ. 2: N/F LANDS OF BENJAMIN J. STORMS & MARGARET D. YOUNG
PIN: 547388922063-1, DOC ID: 2020036465
ADJ. 3: N/F LANDS OF JOEL D. & REBECCA M. IVORY
PIN: 547388934196-1, DOC ID: 2022042312
ADJ. 4: N/F LANDS OF JOEL D. & REBECCA M. IVORY
PIN: 547388939469-1, DOC ID: 2022042317
ADJ. 5: N/F LANDS OF BENJAMIN J. STORMS & MARGARET D. YOUNG
PIN: 547398034765-1, DOC ID: 2020036465
ADJ. 6: N/F LANDS OF TOMLIN MAIN STREET PROPERTIES
PIN: 547398102590-1, DOC ID: 2013009086
ADJ. 7: N/F LANDS OF WENDY L. HORN
PIN: 547388966582-1, DOC ID: 1701/0473
ADJ. 8: N/F LANDS OF DONALD J. & NANCY R. MOYER
PIN: 547388964416-1, DOC ID: 1021/0485
ADJ. 9: N/F LANDS OF MICHAEL P. & BRENDA L. DECKER
PIN: 547388960440-1, DOC ID: 1319/0053
ADJ. 10: N/F LANDS OF BRAD M. & SUSAN M. PLOUFFE
PIN: 54738886376-1, DOC ID: 1586/1133

OWNER'S CERTIFICATION - DONALD S. & DEBRA R. YOUNG
I, _____, BEING DULY SWORN ACCORDING TO LAW DEPOSE AND SAY THAT I AM THE SOLE OWNER OF THIS PROPERTY IN PEACEFUL POSSESSION OF THE SAME AND THAT THERE ARE NO SUITS PENDING AFFECTING THE TITLE THEREOF AND ALSO I HEREBY OFFER TO DEDICATE ALL PUBLIC IMPROVEMENTS AND NOTED ROAD RIGHT-OF-WAY SHOWN ON THIS PLAN FOR PUBLIC USE AND WE HEREBY AGREE TO EMPLOY A PROFESSIONAL LAND SURVEYOR TO PLACE ALL PROPERTY CORNERS AND MONUMENTS IN THE LOCATIONS SHOWN ON THESE PLANS IN ACCORDANCE WITH THE MINIMUM STANDARDS OF THE "MINIMUM STANDARDS OF THE PROFESSIONAL LAND SURVEYORS MANUAL OF PRACTICE IN THE COMMONWEALTH OF PENNSYLVANIA".

OWNERS SIGNATURE

SWORN AND SUBSCRIBED BEFORE THIS _____ DAY OF _____ 20____

NOTARY PUBLIC



1 inch = 40 ft.
ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREON CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER/SURVEYOR, AND ARE SUBJECT TO INTELLECTUAL PROPERTY RIGHTS. REPRODUCTION OF THIS DRAWING FOR THE PURPOSE OF COPYING THIS WORK, OR REPRODUCING THIS DRAWING SHALL IN NO CIRCUMSTANCES BE ALLOWED WITHOUT THE EXPRESS PRIOR WRITTEN AUTHORIZATION OF THE OWNER OF SUCH INTELLECTUAL PROPERTY RIGHTS.

GENERAL NOTES:
1. THE INTENT OF THIS PLAN IS TO DEPICT THE CONSTRUCTION OF A 33 UNIT RESIDENTIAL BUILDING AND A 16 UNIT RESIDENTIAL BUILDING WITH ASSOCIATED SITE IMPROVEMENTS.
2. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR AND/OR ENGINEER. "CERTIFY" DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY.
3. ANY DISCREPANCIES, ERRORS, OR CONFLICTS DISCOVERED BY THE CONTRACTOR AND/OR OWNER MUST BE IMMEDIATELY REPORTED IN WRITING TO THE ENGINEER BEFORE PROCEEDING WITH ANY CONSTRUCTION.
4. DWELLING UNITS SHALL BE A MINIMUM OF 600 S.F. OF HABITABLE FLOOR AREA.
5. WETLANDS ARE NOT PRESENT ON SITE.
6. THE ZONING OFFICER SHALL HAVE THE AUTHORITY TO ENFORCE CONTROL OF LIGHT AND GLARE PER ZONING ORDINANCE SECTION 345-22.1, INCLUDING SENDING AN ENFORCEMENT NOTICE THAT REQUIRES THAT THE LIGHTING BE BROUGHT INTO COMPLIANCE WITHIN A SPECIFIED PERIOD OF TIME.
7. THE PROPOSED RESIDENTIAL BUILDINGS WILL REQUIRE FIRE SUPPRESSION (SPRINKLERS).
8. THERE ARE NO PRIVATE WATER SUPPLY WELLS WITHIN 100 FEET OF THE PROJECT.
9. IMPROVEMENTS ASSOCIATED WITH THE YOUNG ACCESS EASEMENT (PHASE 1: EMERGENCY ACCESS EASEMENT) MUST BE COMPLETED PRIOR TO USE AND OCCUPANCY CERTIFICATES FOR THE APARTMENTS ARE ISSUED.
10. AFTER CONSTRUCTION, AN AS-BUILT SURVEY OF ALL STORMWATER BMPs SHOULD BE PROVIDED ALONG WITH AN EXPLANATION OF ANY DISCREPANCIES FROM THE APPROVED DRAINAGE PLAN PER SALDO SECTION 305-23D.

PARKING CALCULATIONS:
REQUIREMENTS:
DWELLING UNITS - 2 SPACES PER UNIT
49 DWELLING UNITS = 98 SPACES
REQUIRED: 98 SPACES
PROVIDED: 100 SPACES

ENGINEER'S/SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN AND SURVEY ARE CORRECT IN ALL DETAILS TO MY BEST KNOWLEDGE AND BELIEF, AND THAT MONUMENTS WILL BE ACCURATELY PLACED AS SHOWN ON THE PLAN.



PROFESSIONAL LAND SURVEYOR
INVALID FOR RECORDING WITHOUT ORIGINAL SEAL

PROFESSIONAL ENGINEER
INVALID FOR RECORDING WITHOUT ORIGINAL SEAL

ZONING DATA:
ZONING DISTRICT: TC-TOWN CENTER
MINIMUM LOT SIZE: 131,517 S.F.
MINIMUM LOT WIDTH: 648 FEET
MINIMUM YARDS: FRONT: N/A FEET
SIDE: N/A FEET
REAR: N/A FEET
MAX. BUILDING HEIGHT: 15.5%
MAX. LOT COVERAGE: 49.0%
SEWER DISPOSAL: PUBLIC
WATER: PUBLIC

SITE DATA:
RECORD OWNER: DONALD S. & DEBRA R. YOUNG
119 EAST MAIN STREET
MACUNGIE, PA 18062
DEED REFERENCE: 102 LEHIGH STREET
MACUNGIE, PA 18062
PARCEL ID#: DB 1709/PG 0436
GROSS TRACT AREA: 547388858061-1
EXISTING USE: 3.0201 ACRES
PROPOSED USE: VACANT RESIDENTIAL USE

SHEET TITLE	DATE	LAST REVISED
LAND DEVELOPMENT PLAN SET		
*1 OF 10 OVERALL RECORD PLAN	08-28-23	4-22-26
2 OF 10 EXISTING FEATURES/DEMOLITION PLAN	08-28-23	4-22-26
3 OF 10 GRADING/UTILITY PLAN	08-28-23	4-22-26
4 OF 10 LANDSCAPE AND LIGHTING PLAN	08-28-23	4-22-26
5 OF 10 PROFILE PLAN	10-31-23	4-22-26
6 OF 10 PROFILE PLAN	10-31-23	4-22-26
7 OF 10 PROFILE PLAN	10-31-23	4-22-26
8 OF 10 DETAILS PLAN	08-28-23	4-22-26
9 OF 10 DETAILS PLAN	08-28-23	4-22-26
10 OF 10 TRUCK TURNING DIAGRAMS	08-28-23	4-22-26

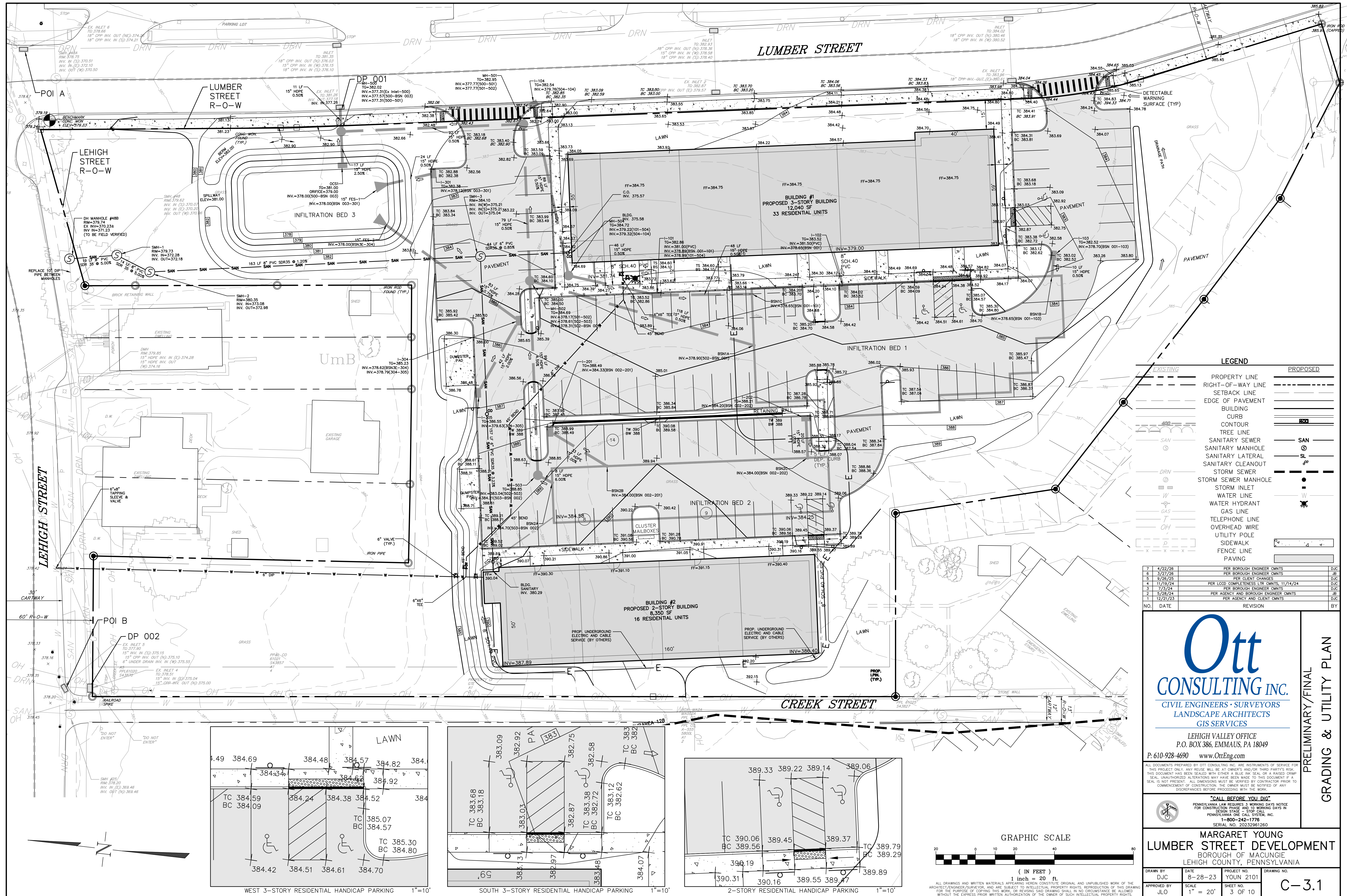
EROSION AND SEDIMENT CONTROL PLAN SET	DATE	LAST REVISED
1 OF 3 EXISTING FEATURES PLAN	08-28-23	4-22-26
2 OF 3 MAXIMUM DURING CONSTRUCTION DRAINAGE PLAN	08-28-23	4-22-26
3 OF 3 EASPC DETAILS	08-28-23	4-22-26
4 OF 4 EASPC DETAILS	08-28-23	4-22-26

POST CONSTRUCTION STORMWATER MANAGEMENT PLAN SET	DATE	LAST REVISED
*1 OF 5 EXISTING FEATURES PLAN	08-28-23	4-22-26
*2 OF 5 PCSM PLAN	08-28-23	4-22-26
*3 OF 5 PCSM DETAILS	08-28-23	4-22-26
*4 OF 5 PCSM DETAILS	08-28-23	4-22-26
*5 OF 5 PCSM DETAILS	10-31-23	4-22-26
*6 OF 7 PRE-DEVELOPMENT WATERSHED PLAN	08-28-23	4-22-26
*7 OF 7 POST-DEVELOPMENT WATERSHED PLAN	08-28-23	4-22-26

SIGN TABULATION				
PROPOSED (ALL SIGNS ARE TO MEET PENNDOT SPECS. AND BE MOUNTED ON PENNDOT TYPE 'B' BREAKAWAY POSTS)				
PLAN SYMBOL	MESSAGE	PENNDOT SERIES	SIZE	QTY.
(A)	"STOP"	R1-1	30"x30"	4
(B)	"PARKING FOR RESIDENTS AND CUSTOMERS ONLY"	N/A	12"x18"	2
(C)	"HANDICAPPED PARKING" W/ FINES	R7-8	12"x18"	6
(D)	"VAN ACCESSIBLE"	R7-8P	12"x18"	3
(E)	"PARKING FOR RESIDENTS ONLY"	N/A	12"x18"	2

CLOSEST FIRE HYDRANT LOCATIONS
1) ON THE CORNER OF E MAIN ST AND CREEK ALLEY ~120 FEET FROM THE SOUTHWEST CORNER OF THE PROPERTY.
2) ACROSS LEHIGH STREET ON THE CORNER OF LEHIGH STREET AND CREEK STREET ~40 FEET FROM THE NORTHWEST CORNER OF THE PROPERTY.
3) ON THE CORNER OF E MAIN STREET AND LUMBER ST ~220 FEET FROM THE SOUTHEAST CORNER OF THE PROPERTY.

LEGEND	
EXISTING	PROPOSED
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SETBACK LINE
---	EDGE OF PAVEMENT
---	BUILDING
---	CURB
---	TREE LINE
---	INLET
---	SANITARY SEWER
---	SANITARY MANHOLE
---	WATER LINE
---	WATER HYDRANT
---	GAS LINE
---	TELEPHONE LINE
---	OVERHEAD WIRE
---	UTILITY POLE
---	SIDEWALK
---	FENCE LINE
---	PAVING
---	PERVIOUS PAVERS



LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
SETBACK LINE	SETBACK LINE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
BUILDING	BUILDING
CURB	CURB
CONTOUR	CONTOUR
TREE LINE	TREE LINE
SANITARY SEWER	SANITARY SEWER
SANITARY MANHOLE	SANITARY MANHOLE
SANITARY LATERAL	SANITARY LATERAL
SANITARY CLEANOUT	SANITARY CLEANOUT
STORM SEWER	STORM SEWER
STORM SEWER MANHOLE	STORM SEWER MANHOLE
STORM INLET	STORM INLET
WATER LINE	WATER LINE
WATER HYDRANT	WATER HYDRANT
GAS LINE	GAS LINE
TELEPHONE LINE	TELEPHONE LINE
OVERHEAD WIRE	OVERHEAD WIRE
UTILITY POLE	UTILITY POLE
SIDEWALK	SIDEWALK
FENCE LINE	FENCE LINE
PAVING	PAVING

NO.	DATE	REVISION	BY
7	4/22/26	PER BOROUGH ENGINEER COMMENTS	DJC
6	3/22/26	PER BOROUGH ENGINEER COMMENTS	JL
5	9/28/25	PER CLIENT CHANGES	
4	11/19/24	PER LCDD COMPLETENESS LTR COMMENTS, 11/14/24	DJC
3	7/3/24	PER BOROUGH ENGINEER COMMENTS	DJC
2	5/28/24	PER AGENCY AND BOROUGH ENGINEER COMMENTS	JL
1	12/21/23	PER AGENCY AND CLIENT COMMENTS	DJC

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CIVIL ENGINEERS • SURVEYORS
LANDSCAPE ARCHITECTS
GIS SERVICES

LEHIGH VALLEY OFFICE
P.O. BOX 386, EMMAUS, PA 18049
P: 610-928-4690 www.OttEng.com

PER BOROUGH ENGINEER COMMENTS

PER BOROUGH ENGINEER COMMENTS

PER CLIENT CHANGES

PER LCDD COMPLETENESS LTR COMMENTS, 11/14/24

PER BOROUGH ENGINEER COMMENTS

PER AGENCY AND BOROUGH ENGINEER COMMENTS

PER AGENCY AND CLIENT COMMENTS

NO.

DATE

REVISION

BY

THIS PROJECT ONLY. ANY REUSE WILL BE AT OWNER'S AND/OR THIRD PARTY'S RISK.

THIS DOCUMENT HAS BEEN SEALED WITH EITHER A BLUE INK SEAL OR A RAISED GRIMP SEAL. UNAUTHORIZED ALTERATIONS MAY HAVE BEEN MADE TO THIS DOCUMENT IF A SEAL IS NOT PRESENT. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

CALL BEFORE YOU DIG

PENNSYLVANIA LAW REQUIRES 3 WORKING DAYS NOTICE FOR CONSTRUCTION PHASE AND 10 WORKING DAYS FOR DESIGN PHASE - STOP CALL - STOP CALL - STOP CALL

DESIGN STAGE - STOP CALL - STOP CALL - STOP CALL

CONSTRUCTION STAGE - STOP CALL - STOP CALL - STOP CALL

1-800-242-1776

SERIAL NO. 20232961260

MARGARET YOUNG

LUMBER STREET DEVELOPMENT

BOROUGH OF MACUNGIE

LEHIGH COUNTY, PENNSYLVANIA

DRAWN BY

DATE

PROJECT NO.

DRAWING NO.

DJC

8-28-23

YOUN 2101

APPROVED BY

SCALE

SHEET NO.

JLO

1" = 20'

3 OF 10

C-3.1

PRELIMINARY/FINAL
GRADING & UTILITY PLAN

