



# Macungie Borough Council General Business Meeting Agenda

**Monday, June 1, 2026**

**7:30 p.m.**

**Macungie Institute**

- I. Call to Order – Pledge of Allegiance**
- II. Organization of Council**
  - A. Election of Vice President
  - B. Election of Pro Tempore (if necessary)
- III. Announcement of Executive Sessions**
- IV. Approval of Minutes**
  - A. May 18, 2026
- V. Engineer's Report**
  - A. Hickory Street Bridge Project
- VI. Financial Reports**
  - A. Approval of Paid Bills Detail Report in the Amount of \$87,922.24
- VII. Correspondence**
  - A. Letters of Interest for Council Vacancy
    1. Thomas Ashelman
    2. Bernie Reinert
    3. Ricky Moyer
    4. Usame Tunagur
  - B. Information from Mayor Sell on Police Bodycams
- VIII. Reports**
  - A. Police Department Report for April 2026
  - B. Council
  - C. Mayor
  - D. Solicitor
  - E. Borough Manager
- IX. Unfinished Business**
- X. New Business**
  - A. Lumber Street Residential Development, 102 Lehigh Street – Consideration of Preliminary/Final Land Development Approval
  - B. Authorization to Proceed with 2026 Paving Projects
- XI. Public Comment on Non-Agenda Items**
- XII. Adjournment**

**MACUNGIE BOROUGH COUNCIL**  
**MEETING MINUTES**  
General Business Meeting  
Monday, May 18, 2026 - 7:30 P.M.

**I. Call to Order – Pledge of Allegiance**

The Macungie Borough Council meeting was called to order on May 18, 2026 at 7:30 p.m. at the Macungie Institute, 510 E. Main Street, Macungie, PA 18062. In attendance were Carl Sell, Jr., President; Greg Hutchison, Member; Megan Sell, Member; Greg Reinbold, Member; Lynette Sell, Member; Stan Landis, Member; Bob Sell, Jr., Mayor; Patrick Armstrong, Esq., Solicitor; Joshua Fry, Engineer; and Kalman Sostarecz, Jr., Borough Manager. Absent – Ronald Karboski Vice President.

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 May 18, 2026 at 6:00 p.m. regarding legal and personnel matters.

**III. Approval of Minutes**

**A. May 4, 2026**

President Sell requested an addition be made in the Public Comment portion regarding Michael Mullen's comments. He would like it added that Mr. Mullen stated that he had filed an ethics complaint against President Sell.

**Motion by Mr. Hutchison to approve the minutes of May 4, 2026 with the addition as stated, seconded by Mr. Reinbold. Motion passed unanimously.**

**IV. Financial Reports**

**A. Treasurer's Report for April 2026**

Mr. Landis asked for a few clarifications regarding taxes, rents, rental inspections, yard waste passes, police department staffing, and the flower park, of which he said the volunteers recently did an excellent job and it looks great.

Ms. Billger, resident, asked if the expenditure listed for Macungie Holidays was for last year's event; Mr. Sostarecz stated that it was.

**Motion by President Sell to accept the Treasurer's Report as submitted, seconded by Mr. Hutchison. Motion passed unanimously.**

**B. Approval of Paid Bills Detail Report in the Amount of \$65,524.50**

**Motion by Mr. Hutchison to pay the bills in the amount of \$65,524.50, seconded by Mr. Landis. Motion passed unanimously.**

**V. Correspondence**

**A. Letter of Resignation from Ronald Karboski**

**B. PSAB-MRT Monthly Report of Municipal Net Assets**

**C. Macungie Ambulance Monthly Report for April 2026**

**VI. Reports**

**A. Council**

Mr. Reinbold reminded everyone that election day was occurring the following day.

President Sell thanked the flower park volunteers and stated it looks great.

**B. Mayor**

Mayor Sell stated that the Macungie Memorial Park Pool opens on May 23<sup>rd</sup> and announced some upcoming public events in the Borough including the Memorial Day event at the park.

Mr. Hutchison asked if the information he requested regarding body cameras and Standard Operating Procedures for them is available. Mayor Sell stated that the information has been handed out.

**C. Solicitor**

None

**D. Borough Manager**

None

**VII. Unfinished Business**

None

**VIII. New Business**

**A. Accepting Letter of Resignation from Ronald Karboski**

Solicitor Armstrong stated that Council has 45 days to accept a resignation, and if it is accepted, they have 30 days to appoint someone.

Tim Romig, business owner, stated that he is happy that Mr. Karboski has resigned and listed his reasoning, commented that there are others he feels should resign, and also criticized the local newspaper for not providing proper coverage of Macungie Borough business.

**Motion by President Sell to accept the letter of resignation of Ronald Karboski with regrets, seconded by Mr. Reinbold. Motion passed 4-2; Hutchison & L. Sell - No**

**Motion by Ms. Megan Sell to amend the agenda to add an item to appoint Tom Ashelman to the vacant seat on Council, seconded by Mr. Reinbold. Motion tied 3-3; C. Sell, Hutchison, & Landis – No; Mayor Sell voted “Yes” to break the tie.**

**B. Appointment of Tom Ashelman to Vacant Council Seat (Added to Agenda)**

This item was added to the agenda by the previous motion. Mr. Landis stated that this is something that Council should have time to consider and give other community members an opportunity to submit letters of interest.

Bob Bogert, resident, stated that he would normally agree that others should have an opportunity to be considered, but in this case, Mr. Ashelman was on the ballot and would have won had it not been for Mr. Karboski running for a second seat, even though he was already on Council.

**Motion by Ms. Megan Sell to appoint Tom Ashelman to the vacant Council seat, seconded by Mr. Reinbold. Motion failed 2-4 (C. Sell, Hutchison, Landis, & L. Sell – No)**

**C. Kay Builders – Fields at Brookside – Update on Construction Timeline**

Mr. Fry stated that there have been concerns that the construction schedule submitted by Kay in summer of 2025 was not being followed. Kay has submitted a new schedule which has changed substantially. Additionally, the Developer’s Agreement provided a 24-month time period to construct the public improvements which expires on May 20, 2026, and Kay has requested a one-year extension. Mr. Fry outlined the revised schedule that was submitted, showing final

construction being completed in Summer/Fall of 2027. President Sell asked if anyone was present from Kay Builders, but no one came forward. Mr. Sostarecz stated that they were given several weeks notice about the meeting and were explicitly requested to attend. Mr. Landis stated that they have had two years to complete the work and he finds it incredulous that they did not attend the meeting to answer Council's questions. Discussion was had on the amount of Financial Security being held; there have been five releases the most recent being in October of 2025; the Borough will ask for an increase in security per the MPC.

Kristofer Fair, General Manager of Brookside Country Club, stated that Kay has not held up their end of the bargain and asks that Council holds Kay responsible for completing the improvements, as they would be extremely expensive and burdensome for both the HOA and Country Club to complete.

Mike Fredericks, HOA President from the Ridings at Brookside, stated that they had two sinkholes due to the storm water coming from Fields at Brookside, and they request the walking path be put in to help mitigate it.

Eric Linde, a director of Fields at Brookside HOA, stated that he has a petition from 40 of their residents requesting that an interim extension be granted by Kay and allow 60 days for the HOA and Borough to evaluate the matter.

Mark Mintola, resident, stated that they live in the new development and that their experience with Kay has been horrible. He listed some of the issues that homeowners have had. He stated that he does not want the walking path installed.

Solicitor Armstrong stated that Council does not need to take action at this point and can table to a future meeting. He recommends that staff and consultants take a fresh look at the financial security and come back to a future meeting with a new punch list and revised timeline.

Virginia Voros, resident, asked what happens to Kay Builders immediately if an extension is not granted. Solicitor Armstrong stated that nothing immediately; however, the agreement expires on May 20<sup>th</sup> at which point they could be found in default.

**D. Authorizing Additional Engineering Services for Hickory Street Bridge Replacement**

Mr. Fry stated that there was discussion at a previous meeting that there is a stormwater pipe in the area of the bridge that is in need of replacement. It would be much cheaper to amend the current project to replace the pipe now as opposed to a new project in the future. The pipe size will be increasing from 14 to 18 inches and the outfall location would be adjusted.

**Motion by President Sell to authorize the additional engineering work by Barry Isett & Associates in the amount of \$17,180.00, seconded by Mr. Landis. Motion passed unanimously.**

**E. Resident Request for Relief from Sewer Charges**

Mr. Sostarecz stated that a resident had a very large usage of water in the first quarter of the year and it was discovered that there was a leak outside the home wherein the water was leaking directly into the ground. Since the water did not enter the sewer system, they are requesting for a reduction of the utility bill's sewer charges only. Additionally, Lehigh County Authority confirmed that if Council would give relief, the flows would also not need to be reported to them.

**Motion by Mr. Hutchison to authorize relief from the sewer charges, seconded by President Sell. Motion passed unanimously.**

**F. Authorizing Borough Manager to Seek Interim Police Chief Consultation Services**

Mr. Sostarecz stated that at a previous meeting Council authorized him to seek consultation services for a police study; over the past several weeks it has been proposed that the Borough may be in need of Interim Police Chief Services. The firms provide both types of services and they would be brought to a future meeting for discussion. Mayor Sell asked if DCED provides the services for free; Mr. Sostarecz stated that they do; however, they stopped for the time being as they evaluate their own program.

**Motion by President Sell to authorize the Borough Manager to seek Interim Police Chief Consultation services, seconded by Mr. Hutchison. Motion passed unanimously.**

**IX. Public Comment on Non-Agenda Items**

Terry Lipp, resident, asked if anything was resolved with Kay Builders. Solicitor Armstrong stated that Council did not grant the extension request but the Borough will be in touch with them to move forward.

Tanner Beers, resident, is a member of Breinigsville VFW and asked if there was a Memorial Day Parade in Macungie. Mayor Sell said there is no parade planned.

Eric Linde, resident, asked if the HOA can be involved in the process as it goes forward. Mr. Sostarecz stated that he would be in contact with him.

Paul Licata, business owner, stated that the rail line which runs through the Borough and is very near his property. He contacted the Federal Railroad Association and received very little information about the crossing. He felt he was dismissed when he spoke before Council in the past. He'll be back with a report in the future.

Tim Romig, business owner, stated that Solicitor Armstrong is giving bad advice regarding public comment. He then commented on lawsuits which have recently been filed against the Borough.

Dennis Fritz, resident, stated that he's been a lifelong resident of Macungie, 72 years, and over the last few years it has been the most corrupt Council he has ever experienced, and feels there was a puppet master who may still have influence.

**X. Adjournment**

**President Sell made a motion to adjourn the meeting at 8:49 p.m., seconded by Mr. Hutchison. Motion passed unanimously.**

Respectfully Submitted,

Kalman A. Sostarecz, Jr.  
Borough Secretary



5420 Crackersport Road, Allentown, PA 18104

610.398.0904 610.481.9098

barryisett.com

Macungie Borough Council

June 1, 2026

ENGINEER'S REPORT

MUNICIPAL INFRASTRUCTURE PROJECTS

**Hickory Street Bridge & Church Street**

- Church Street roadway design complete.
  - UGI has rescinded their offer to cost-share the paving work on Church Street.
- Foundation plan has been resubmitted and is currently under review.
- Hickory Street Bridge structural design comments received and addressed, waiting on foundation plan comments before resubmitting the structural plans to PennDOT.
- PennDOT clearances
  - Environmental clearance – obtained
  - ROW clearance – Easements currently being coordinated
  - Utility Clearance – Final clearance document signed
- Foundation plan comments received from PennDOT
- Minor plan modifications to modify guardrail placement and replace existing drainage pipe complete
- Next meeting with PennDOT scheduled for 6/1
- Full plan set with all comments addressed to be resubmitted. We do not expect an additional round of comments.
- Easement locations have been re-staked as requested.

MS4

Meeting held on 5/29 to discuss MS4 permit status and yearly report.

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

**Main Street Commons (MSC)**

- Currently under construction
- Developer working on NPDES NOT. Basin conversion is complete – witnessed by Isett
- Outstanding items:

- Post construction infiltration testing
- Final as-builts

#### **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.
- Meeting held with applicant's engineer 5/29

#### **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.

#### **South Walnut Street Development**

- Project conditionally approved. Construction is expected to start this spring once outstanding conditions are satisfied.
- Borough discussed project with DEP in response 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.
- Development agreement finalization in progress.

#### **Stone Hill Meadows**

- Developer responsible for completing outstanding punch list items within the Borough portion of this project
- The Conservation District and DEP are pursuing NPDES permit violations
- Isett to complete a revised punch list inspection and confirm that recent estimate is accurate.

#### **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

##### Right of Way Opening Permits in progress:

- 102 S Walnut St
- 106 S Walnut St
- 206 S Walnut St
- 210 S Walnut St
- Walnut St UGI project

- Fairview St UGI Project
- Buttonwood UGI Project
- Poplar St UGI Project
- Church St UGI Project

**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

**Borough of Macungie - General Fund**

**Paid Bills Detail**

All Transactions

Type	Date	Memo	Open Balance
<b>Bethlehem Business Forms</b>			
Bill	05/11/2026	Inv #266181- Business Cards	148.98
Bill	05/11/2026	Inv #266183- Envelopes & letterhead	324.98
Total Bethlehem Business Forms			473.96
<b>Campbell Durrant, P.C.</b>			
Bill	05/15/2026	Inv #087323 - Personnel Matters	9,065.00
Total Campbell Durrant, P.C.			9,065.00
<b>Canon Financial Services, Inc.</b>			
Bill	05/12/2026	Inv #43202284 - Police Copier usage	123.29
Total Canon Financial Services, Inc.			123.29
<b>Drabinsky, Diane</b>			
Bill	05/19/2026	Security Deposit Return	75.00
Total Drabinsky, Diane			75.00
<b>Foley, Incorporated</b>			
Bill	05/13/2026	Inv #0798760 - Skid steer maintenance	35.76
Total Foley, Incorporated			35.76
<b>Herbein's Garden Center, Inc.</b>			
Bill	05/13/2026	Inv #27714 - Macungie Flower Park	2,181.06
Total Herbein's Garden Center, Inc.			2,181.06
<b>Isett, Barry &amp; Assoc.</b>			
Bill	05/12/2026	Inv #VI-211309 - UCC Inspection Services, Rental Insepctions, Zoning & Code Enforcement	8,721.20
Total Isett, Barry & Assoc.			8,721.20
<b>Master Supply Line</b>			
Bill	05/15/2026	Inv #8-199010- Flower Park water fountain filter material	4.50
Total Master Supply Line			4.50
<b>Pitney Bowes Global Financial Svc. LLC</b>			
Bill	05/12/2026	Inv #3322532961 - 2nd Quarter 2026 Lease	144.93
Total Pitney Bowes Global Financial Svc. LLC			144.93
<b>PSAB - UC Plan</b>			
Bill	05/13/2026	1st Quarter 2026 UC Contribution	3,582.69
Total PSAB - UC Plan			3,582.69
<b>Service Electric Telephone Co</b>			
Bill	05/10/2026	Acct #0675203872 - Macungie Institute	42.86
Bill	05/10/2026	Acct #0677969959 - Police Department	42.86
Bill	05/10/2026	Acct #0675203880 - Borough Hall	80.04
Bill	05/10/2026	Acct #0675192497 - Garage	24.28
Total Service Electric Telephone Co			190.04
<b>Stratix Systems, Inc.</b>			
Bill	05/18/2026	Inv #889033 - Copier Usage	729.61
Total Stratix Systems, Inc.			729.61
<b>Susquehanna Municipal Trust</b>			
Bill	05/19/2026	Inv #2026-073 - 2nd Quarter Contribution	9,124.25
Total Susquehanna Municipal Trust			9,124.25
<b>Telco, Inc.</b>			
Bill	05/12/2026	Inv #35931- Main & S. Chestnut conduit repair	280.82
Total Telco, Inc.			280.82
<b>TnT Home &amp; Business Cleaning</b>			
Bill	05/18/2026	Inv #3114 - Office Cleaning	1,090.00
Total TnT Home & Business Cleaning			1,090.00
<b>UniFirst Corporation</b>			
Bill	05/13/2026	Inv #1290302772 - Uniform Service	100.18
Total UniFirst Corporation			100.18
<b>TOTAL</b>			<b>35,922.29</b>

9:13 AM

05/19/26

# REFUSE-SANITATION COMPANY

## Paid Bills Detail

### All Transactions

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Type	Date	Memo	Open Balance
Casella Waste Systems Inc Bill	04/30/2026	Inv #1835463 - April Trash & Recycling	51,876.25
Total Casella Waste Systems Inc			51,876.25
<b>TOTAL</b>			<b>51,876.25</b>

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9:15 AM

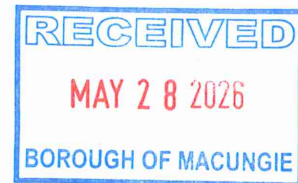
05/19/26

**35-LIQUID FUELS**  
**Paid Bills Detail**  
All Transactions

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Type	Date	Memo	Open Balance
PP&L			
Bill	05/12/2026	Acct #96619-34013 - W Main St	85.17
Bill	05/12/2026	Acct #96229-63007 - Church St & Rte 100	38.53
Total PP&L			123.70
TOTAL			123.70

Thomas D. Ashelman  
976 Hickory Street  
Macungie, PA 18062



May 28, 2026

Macungie Borough Council  
c/o Borough Secretary / Borough Manager  
21 Locust Street  
Macungie, PA 18062

Dear Members of the Macungie Borough Council,

I am writing to respectfully follow up on my letter dated January 12, 2026, in which I expressed strong interest in being appointed to the open seat on the Macungie Borough Council.

I remain very interested in serving on the Council and continuing to contribute to our community. As a Macungie resident for more than 15 years, I am deeply committed to helping maintain and improve the quality of life in our borough through transparent, resident-focused leadership.

I have been engaged and up to date with borough business, attending all council meetings with few if any exceptions since October of 2025. I remain ready to bring dedication, collaboration, and a practical, long-term perspective to the Council. I would welcome the opportunity to meet with you or answer any questions you may have about my qualifications and vision for Macungie.

Please feel free to contact me at \_\_\_\_\_ or by phone if you would like to discuss this further, schedule an interview, or need any additional information.

Thank you again for your consideration. I look forward to the possibility of serving the residents of Macungie.

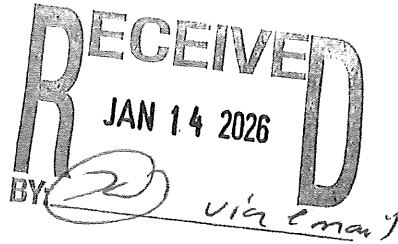
Sincerely,

Thomas D. Ashelman  
Macungie Resident

Thomas D. Ashelman  
976 Hickory Street  
Macungie, PA 18062

January 12, 2026

Macungie Borough Council  
c/o Borough Secretary / Borough Manager  
21 Locust Street  
Macungie, PA 18062



Dear Members of the Macungie Borough Council,

I am writing to express my strong interest in being appointed to fill the current vacancy on the Macungie Borough Council for the term ending in January 2028. As a resident of Macungie for more than 15 years, I have deep roots in our community and a genuine commitment to preserving and enhancing the quality of life that makes our borough such a special place to live, work, and raise a family.

I meet all eligibility requirements under Pennsylvania borough law and have actively contributed to our community in various leadership and volunteer roles, including:

- President, Emmaus Youth Association
- President, Cedar Church Council
- Vice President, EHS Football Booster Club
- Representative, Lehigh Valley League Baseball Organization
- Coach for local teams, including EPEMFA Football and EYA Softball

If appointed, I will bring dedication, open-mindedness, and a collaborative spirit to the council. My focus will be on transparent, resident-centered governance, listening to all voices in our community, and making informed decisions that balance immediate needs with long-term vision. I am committed to working diligently with fellow council members, the mayor, staff, and residents to keep Macungie vibrant, safe, and welcoming for generations to come.

I would welcome the opportunity to discuss my qualifications and vision for Macungie in greater detail. Please feel free to contact me at \_\_\_\_\_ to arrange a conversation or request additional information, such as a resume or references.

Thank you for your service to our borough and for considering my application. I am honored by the chance to contribute more directly to the future of Macungie.

Sincerely,

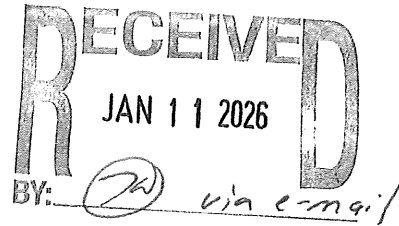
Thomas D. Ashelman

A handwritten signature in black ink, appearing to read 'T. Ashelman', written in a cursive style.

Macungie Resident

2025.11.11

January 11, 2026



To the Members of the Macungie Borough Council,

I am writing to express my interest in the vacant seat on Borough Council. As a lifelong hard worker, a long-time resident of our community, and someone who has spent decades serving people from every background, I believe I can contribute meaningfully to the work of council at a time when transparency, accountability, and community engagement are more important than ever.

I moved to Macungie in 2017 after falling in love with a 160-plus-year-old home in the heart of town. Although I was not then in a position to purchase a home, I convinced the owner to rent to me until I could make it my own, and I became its proud owner in March 2023. Living here on Main Street for the better part of a decade has given me a deep appreciation for the character of our town, the history we are responsible for preserving, and the potential we have to build a stronger, more connected community.

I grew up in Allentown. Out of necessity, I began working at age twelve and spent my teens and early twenties in the food service industry, often holding multiple jobs at once. Those years taught me how to work hard, communicate clearly, and connect with people from all walks of life. Growing up as the hearing child of deaf parents and step-parent, I was immersed in the disability community from birth. That experience shaped my empathy, patience, and commitment to ensuring that every resident — especially those who are often overlooked — has access to the services and support they need.

In my late teens and early twenties, I worked as a sign language interpreter in both paid and volunteer roles, including emergency-room on-call interpreting, supporting deaf students in K–12 classrooms, and assisting deaf employees during onboarding and company meetings. These roles required calm under pressure, strict confidentiality, and the ability to bridge communication gaps — skills that translate directly to public service.

Throughout my late twenties and early thirties, I served as one of the leaders of a grassroots, volunteer-run nonprofit dedicated to making music and art accessible regardless of income. Our projects ranged in size and scope: from free neighborhood art classes for children, to block cleanups in some of the most neglected areas of Allentown, to organizing a multi-day festival that grew to spotlight more than 300 visual and performance artists for over 25,000 attendees. This work strengthened my experience in budgeting, logistics, community outreach, volunteer coordination, and large-scale event planning.

Professionally, I have spent more than twenty years in the insurance industry, beginning with State Farm in 2004 and joining The Yurconic Agency in 2009. Over time, I developed a specialization in process improvement and communication between technical and non-technical teams. I created and now serve in the role of Agency Support Specialist — a model that has since been adopted by agencies across our country. In this position, I train new staff, maintain departmental procedures, manage licensing and compliance, administer software systems, and support our largest and most complex commercial clients.

As part of my client-focused responsibilities, I serve as a key advisor to multiple mid-size to large businesses whose operations span multiple states and industries. One operates in the construction and building-materials sector, generating hundreds of millions in annual revenue. Another is in the complex and ever-growing aging-services sector. Yet another is a major real estate developer. All employ hundreds of people and manage extensive portfolios, and I am one of their key points of contact for reviewing the contracts and agreements into which they enter. This work requires a strong ability to read, interpret, and apply contracts and other legal documents — a skill set I have developed over many years. It has given me a deep understanding of risk, compliance, negotiation, and the long-term consequences of decisions made at the leadership level.

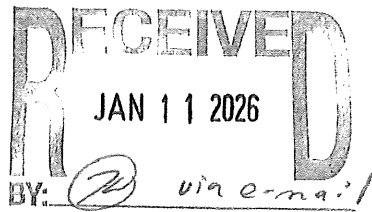
Beyond my professional life, I have also spent the last two decades raising my daughter into a successful, grounded young adult. She will graduate from university this year, having already earned her associate degree cum laude, and she now works full time at an accounting firm while completing her bachelor's degree in accounting. She is on track to become a CPA by age 22 — an achievement made possible through perseverance, discipline, and a strong support system during years when financial resources were limited. I was her primary parent throughout her life, and guiding her into adulthood has been one of my proudest accomplishments. In addition, several years ago I opened our home to one of her childhood friends when he needed stability after high school, and he is now a thriving young man I am proud to call my son. These experiences have reinforced my belief in community, mentorship, and the importance of creating environments where people can succeed.

Across every chapter of my life, I have been driven by the same values: service, fairness, and the belief that communities function best when information is clear, processes are transparent, and every resident feels heard. I would bring that same commitment to Borough Council.

Thank you for your consideration. I would welcome the opportunity to serve and to help strengthen trust, communication, and collaboration within our local government.

**Sincerely,**

**Bernie Reinert**  
142 East Main Street  
Macungie, PA 18062



Ricky Moyer  
217 S. Church St  
Macungie, PA 18062

Letter of Interest – Macungie Borough Council Vacancy

To Macungie Borough Council,

I am interested in serving on the Macungie Borough Council. I believe my background and connection to our community could be valuable.

I have owned my home here for over five years but have always been local to the area. I was born and raised in neighboring Lower Macungie Township and attended East Penn School District. Choosing to live here, improve and maintain my property, and build my future in Macungie reflects my commitment to the community.

My work experience has given me a pretty diverse skillset. I started out for a few years in technical theatre doing carpentry and electrical work. This experience taught me practical construction skills, job-site safety awareness, attention to detail, and an appreciation for how planning, codes, and execution matter. Those lessons stuck with me and are pretty relevant when we are talking about municipal projects and infrastructure.

I also was a restaurant manager for many years in the Trexlertown area. I developed leadership, budgeting, accounting, and people-management skills. Managing staff, controlling costs, resolving issues under pressure, and ensuring a positive experience for the customers and employees.

Currently, for the past 10 years, I have worked in information technology as an IT Systems Lead. I engineer, design, implement, and manage complex systems. The systems need to be secure, resilient, cost-effective, and scalable. This role requires planning, cross-team collaboration, and responsible decision-making with long-term impacts. These skills would translate well to a role on the council with infrastructure planning and fiscal accountability. I regularly lead projects, mentor others, and evaluate various platforms to ensure solutions meet both immediate needs and future growth for the company I work for.

What I would bring to the Council is fresh energy and a unique perspective, but also respect for what makes Macungie special. I genuinely believe we can preserve our small-town character while still embracing smart, sustainable practices for the future. Responsible land use, utilizing modern infrastructure, transparency, fiscal accountability, and long-term planning are all things I value.

If given the opportunity to serve, I would focus on listening to residents, asking the right questions to find the right answers, and working collaboratively with everyone involved. I am all about pragmatic decisions that respect our traditions while keeping us fiscally responsible.

Thanks for taking the time to consider this.

Respectfully, Ricky Moyer

May 29, 2026

Borough of Macungie  
21 Locust Street  
Macungie, PA 18062

Dear Members of Macungie Borough Council,

I am writing to express my interest in serving the vacant seat on the Macungie Borough Council. My family and I have lived in the borough for the past four years, and during that time Macungie has become our home. I care deeply about the future of our town and would be honored to serve the community in a more direct way.

Professionally, I am a journalist, media producer, and communications specialist with a wide range of experience in research, public speaking, project management, and working with people from different backgrounds. I believe those skills would help me study local issues carefully, understand borough regulations, listen to residents, and vote in a fair and thoughtful manner. As someone who has spent his career asking questions, gathering facts, and communicating clearly, I would bring that same care and responsibility to the council.

The great former heavyweight champion Muhammad Ali once said, "service to others is the rent you pay for your room here on earth." I try my best to live by that quote. I also believe my communications background can help Macungie strengthen its public image, share its story more clearly, and build pride in our town. I would be grateful for the opportunity to give back to my immediate community by serving as a member of the Macungie Borough Council.

Sincerely,

A handwritten signature in black ink, appearing to read "Usame Tunagur". The signature is fluid and cursive, with a horizontal line underlining the name.

Usame Tunagur



# USAME TUNAGUR

Broadcasting Professional

Highly collaborative media producer with a keen eye for relevant and compelling content. Works in the media industry in a variety of capacities; Leads teams of varying sizes, delivering projects from ideation to screen.

## WORK EXPERIENCE

### Executive Producer for Post-Production & Digital Content Caucus Educational Corporation

06/2022 - Present

Oversee the post-production needs for [four PBS programs](#) hosted by Steve Aduato:

#### Achievements/Tasks

- Ensure timely delivery of more than 50 segments a month, while increasing the visual quality of the shows that reach more than 10 million viewers in 6 states.
- Book and prepare guests. Line produce on taping days.

### Segment Producer Black News Channel

03/2021 - 04/2022

Produced more than 250 daily segments for [Black News Tonight w/ Marc Lamont Hill](#):

#### Achievements/Tasks


- Pitched and booked high-profile guests for the network's prime time, most-viewed show.
- Researched assigned story, wrote copy and edited video. Conducted pre-interviews.
- Produced 16 of the most viewed 40 segments across the network (above 3M views).

### TV Producer Everest Production

03/2009 - 08/2014

Produced episodic cable series [World in America](#) and [Fresh Outlook](#) and increased the diversity and inclusion metrics of both series:

#### Achievements/Tasks

- Handled all aspects of production for both series from script to screen, including but not limited to booking guests, directing shoots, writing copy and preparing rough cuts. 
- Co-produced a daily live morning [news magazine show](#). Delegated assignments and ensured timely completion. Booked studio guests and managed their particular topics.

### Assistant Professor of Video Production Cabrini University, Communication Department

09/2017 - 05/2020

Taught at a social justice centric college, while advocating for equitable conditions for faculty:

#### Achievements/Tasks

- Taught Visual Journalism, Multimedia Story Creation, Documentary Production, and Video Editing. Co-advised [Loquitur](#), the student-run convergence news media site.

### Co-Owner / Project Manager New York Dub

09/2014 - Present

Oversee English dubbing / voicing of narrative films and animated series:

#### Achievements/Tasks

- Build and maintain global client relations and locate new collaborators.
- Prepare budgets, cast actors and manage scripts for 30+ features and animated series.

## SKILLS

Project management

Video production

High-profile guest booking

Copywriting & copy editing

Video editing

Diversity, equity & inclusion

Public speaking

## AWARDS

Vision Award Best Lifestyle Show

- Nat'l Assoc. for Multi-Ethnicity in Com.

Web Series Production Grant


- National Black Producers Consortium (Corporation for Public Broadcasting)


## EDUCATION


**MFA: Film**  
Ohio University

**BA: Broadcasting & Media**  
Temple University


## SAMPLES

Anti-CRT Activist Chris Rufo 

A Note in a Symphony 

Robot Trains - Netflix 

C. Hughes on Reparations 

Dr. Glaude on James Baldwin 

Rev. Nontombi Naomi Tutu 



*Borough Of Macungie*  
**POLICE DEPARTMENT**

•21 Locust Street Macungie, PA. 18062 •Phone (610)966-2222•Fax (610)965-4878  
•[www.macungiepd.org](http://www.macungiepd.org)

May 18, 2026

Mayor Sell,

After receiving your inquiry regarding; traffic stop violation locations, I have learned that the only way to accomplish accurately determining the violation location would be to access the traffic citation program and query each individual ticket issued to obtain the location of the offense.

To accomplish this a substantial amount of time would need to be dedicated for this sole purpose. At our current manpower attempting to accomplish this would be difficult. When/if time allows I will attempt to gather the information.

Any further questions please ask.

Sgt Kocher



*Borough Of Macungie*  
**POLICE DEPARTMENT**

•21 Locust Street Macungie, PA. 18062 •Phone (610)966-2222•Fax (610)965-4878  
•[www.macungiepd.org](http://www.macungiepd.org)

May 18, 2026

Mayor Sell,

At your request, upon review of the bodycam(s) in use on August 5, 2025. It appears the Police Department possessed (7) bodycams of which 4 were in useable working condition.

The Bodycams used are obsolete and not supported by the manufacturer. We are currently transitioning to other bodycams and are in the process of testing and evaluating.

Sgt Kocher

APRIL 2026

POLICE REPORT



MACUNGIE POLICE MARCH 2026 ACTIVITY REPORT

May 8, 2026

Authored by: Sgt. Travis Kocher

## Contents

1. Activity Report and Numbers
2. Crimes and Charting
3. Lehigh County Radio Dispatch Log
4. Summation/Correspondence



# APRIL 2026



## MACUNGIE POLICE MONTHLY ACTIVITY REPORT

MONTHLY INCIDENTS DISPATCHED 2026	2025 MONTH COMPARISON	MONTH CHANGE	YTD 2026	YTD 2025	YTD CHANGE
155	220	-29.54%	716	844	-15%

Crimes/Month (See Chart on following page for Part "A" and "B" defined)

CRIMES CHARGED	MONTH 2026	2025 MONTH COMPARISON	MONTHLY CHANGE	YTD TOTAL 2026	YTD 2025	YTD CHANGE
Part "A"	0	0	0	2	5	-60%
Part "B"	1	2	-1	3	11	-73%
Juvenile Part "A"	0	0	*	0	0	*
Juvenile Part "B"	0	0	*	0	0	*
<b>TOTAL PERSONS CHARGED</b>	<b>1</b>	<b>2</b>	<b>-1</b>	<b>*6</b>	<b>20</b>	<b>-70%</b>
	MONTH	2025	CHANGE			
TOTAL MONTHLY REPORTED CRIMES	8	10	-2	38	39	-2%

FIGHTS/ DISTURBANCES	MONTH	MONTH 2025	CHANGE	YTD TOTAL 2026	YTD 2025	YTD CHANGE
DISTURBANCE/ FIGHTS	5	0	+5	28	17	+64%

TRAFFIC RELATED ACTIVITY	MONTH	MONTH 2025	CHANGE	YTD TOTAL 2026	YTD 2025	YTD CHANGE
Vehicle Accidents	4	0	+4	23	9	+155%
Vehicle Stops	27	45	-18	109	255	-57%
Cites/Warning/etc.	18	43	-25	89	159	-44%

\*Denotes total number of YTD arrests outlined in chart on following page.

**Crimes:** In the US crimes are classified under the National Incident-Based Reporting System (NIBRS) for reporting purposes. These crimes are separated into 2 offense groups, “A” and “B”.

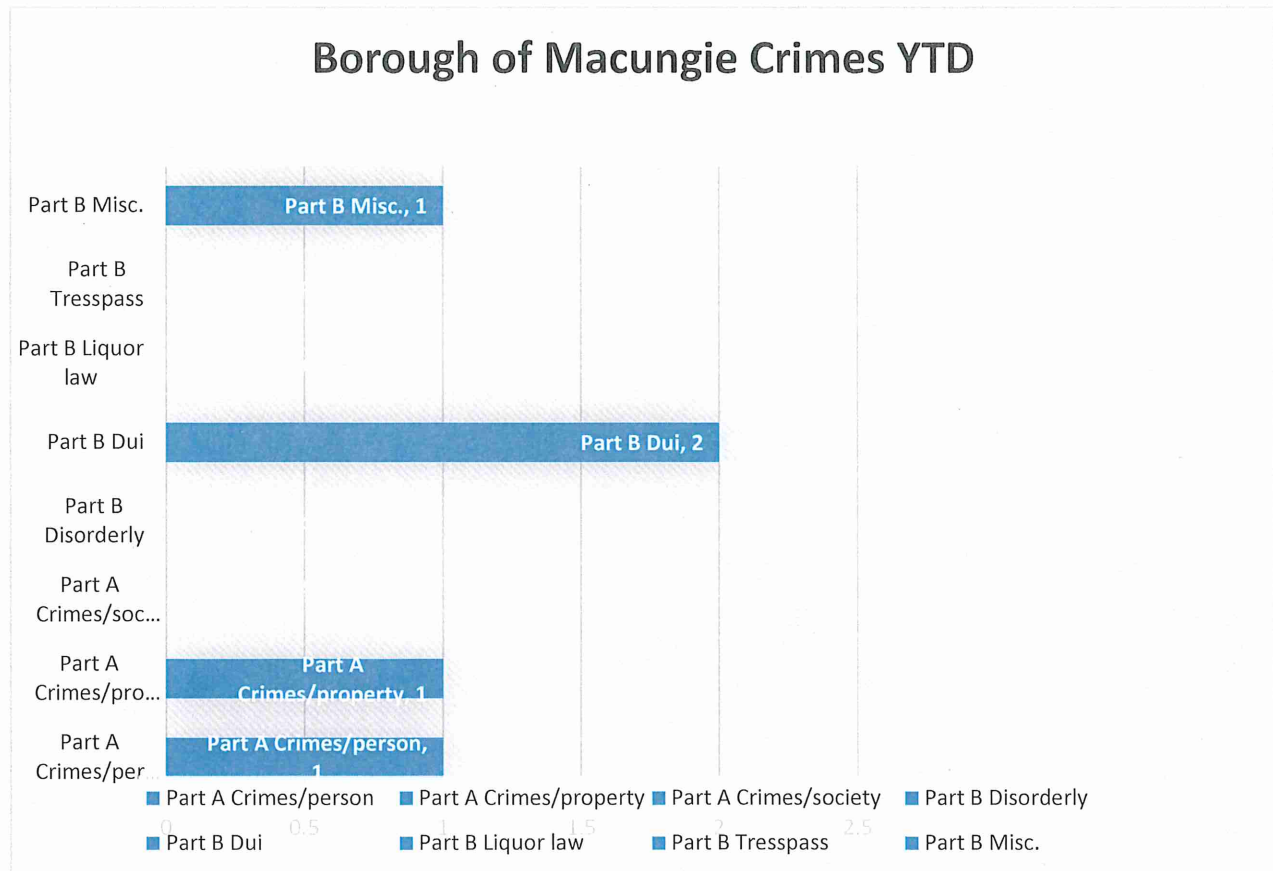
**Group A offenses** are the most serious and are further divided into (3) three main categories:

**1 Crimes against persons:** Homicide, Assault offenses & intimidation, Forcible and non-forcible sex offenses, Kidnapping/Abduction, Human Trafficking.

**2 Crimes against property:** Arson, Burglary/Breaking & Entering, Larceny/Theft offenses (e.g., shoplifting, pocket-picking), Motor Vehicle Theft, Robbery, Fraud offenses (including identity theft and hacking), Vandalism

**3 Crimes against society:** Offenses that represent society's prohibitions against certain activities and do not have a specific victim. Example(s): Drug and narcotic offenses, Gambling offenses, Prostitution offenses, Weapon law violations

**Group B offenses;** are generally less serious offenses. This category includes; Disorderly conduct, (DUI), Liquor law violations, trespassing, misc. offenses/summary violations.



## LEHIGH COUNTY RADIO DISPATCH LOG APRIL 2026

Abandoned Vehicle	2	Lockout of Residence	2
Alarm-Burglar	2	MVA No Injuries	4
Animal Complaint	2	Narcotics	1
Assist Other Department	4	Reckless Driver	1
Burglary	1	Report to HQ	1
Check on Welfare	5	Repossession	3
Citizen Assist	13	Road Hazard	2
Criminal Mischief	3	Subject Stop	1
Disabled Vehicle	2	Suspicious Activity	1
Disturbance-Specify	2	Suspicious Person	2
Domestic Disturbance	3	Suspicious Vehicle	2
EMS Call-Abdominal Pain	2	Unclassified Complaint	2
EMS Call-Back Pain	4	Vehicle Stop	27
EMS Call-Breathing Problem	3	Visitor Present	16
EMS Call-Chest Pain	4	Wire Down-No Sparking	2
EMS Call-Fall Victim	3		
EMS Call-Heart Problem	2	<b>Grand Total</b>	<b>155</b>
EMS Call-Sick Person	3		
EMS Call-Stroke Victim	1		
EMS Call-Traumatic Injury	1		
EMS Call-Unconscious Person	2		
EMS Call-Unknown Problem	1		
Field Contact	1		
Fire Call-Automatic Fire Alarm	2		
Fire Call-Outside Fire	1		
Follow Up	11		
Harassment	2		
Lift Assist-No Injuries	6		



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 21<sup>st</sup>, 2026, Planning Commission meeting. However, the Planning Commission could not act on the application because they did not reach a quorum. The May 19<sup>th</sup>, 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". The signature is fluid and cursive, with a long horizontal stroke at the end.

Taylor Walter, CZO  
Borough Zoning Officer

A handwritten signature in black ink, appearing to read "Joshua Fry". The signature is cursive and somewhat stylized.

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.