

**MACUNGIE BOROUGH COUNCIL**  
**MEETING MINUTES**  
General Business Meeting  
Monday, June 1, 2026 - 7:30 P.M.

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

The Macungie Borough Council meeting was called to order on June 1, 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; Stan Landis, Member; Bob Sell, Jr., Mayor; Patrick Armstrong, Esq., Solicitor; Joshua Fry, Engineer; Matthew Rieger, Engineer; and Kalman Sostarecz, Jr., Borough Manager. Lynette Sell – Absent.

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. Organization of Council**

**A. Election of Vice President**

**Motion by Mr. Reinbold to nominate Stan Landis as Vice President, seconded by Ms. Megan Sell. Motion passed 4-0; Landis – Abstain, L. Sell – Absent**

**B. Election of Pro Tempore**

Mr. Hutchison stated that he is resigning from his position of Pro Tempore effective immediately.  
**Motion by Ms. Megan Sell to accept the resignation of Mr. Hutchison as Pro Tempore, seconded by Vice President Landis. Motion passed 5-0; L. Sell – Absent**

**Motion by Vice President Landis to nominate Mr. Reinbold as Pro Tempore, seconded by Ms. Megan Sell. Motion passed 4-1; Hutchison – No, L. Sell - Absent**

**III. Announcement of Executive Sessions**

Mr. Sostarecz announced that an executive session was held on May 27, 2026 at 7:00 p.m. and June 1, 2026 at 6:30 p.m., both regarding legal matters.

**IV. Approval of Minutes**

**A. May 18, 2026**

**Motion by President Sell to approve the minutes of May 18, 2026, seconded by Vice President Landis. Motion passed unanimously.**

**V. Engineer’s Report**

**A. Hickory Street Bridge Project**

Borough Engineers Josh Fry and Matt Rieger presented an update to the Hickory Street Bridge project. Changes from the previous design include a new 18” stormwater pipe conveying water from the swale along Hickory which is larger than the 14” pipe which runs under Hickory and has significantly deteriorated, as well as revised guide rails along the bridge to prevent automobiles from veering off the roadway and into the creek. Easements still need to be obtained, both temporary and permanent, in order for PennDOT to approve the project. After approval is obtained the project will be bid out. Because both the bridge and the reconstruction of Church Street are within the same grant submission, it must all be approved at the same time.

President Sell asked if any of the permitting is going to run out because of the delay in obtaining easements. Mr. Rieger stated that we will need to obtain an extension from DEP for the bridge replacement.

Mr. Reinbold asked when Church Street would be paved. Mr. Rieger stated that UGI will be returning this summer to mill and overlay the roadway as a result of their recent work.

Tim Romig, business owner, asked if the design of the bridge has changed since the beginning of the project. Mr. Rieger stated that the original design was a steel bridge, but through the design process it was determined that a pre-cast culvert was more cost effective while also serving the same purpose. The size of the bridge remains the same and it eliminates a center pier in the stream below. Mr. Romig asked what the project duration would be once it starts. Mr. Rieger stated that the Hickory Street portion last anywhere from 2 – 5 months, but the significant impacts will just be a couple of weeks while the current bridge is demolished and the new one put in place. Mr. Romig asked if the GVW of the new bridge will be higher than the one being replaced. Mr. Fry stated that there are no records for the old bridge, but given its age and condition, the new bridge will be significantly better than the old one.

Vice President Lands asked if the width of the bridge will be wider than the old bridge. Mr. Rieger stated that it will be similar.

Janet Sell, resident, stated that the handicap ramps that were put in several years ago along Church Street have failed, and if any work will be completed. Mr. Fry stated that this project does not address the curbs or sidewalks. Karen Billger, resident, stated that when roads are repaved the Borough inspects the curbs and sidewalks and requires the residents to repair them. Janet Sell stated that it was done a few years ago along Church Street but all the ramps have failed. Mr. Hutchison said that in the past there were grant monies used to replace the ramps. Mr. Fry stated that BIA does have a grant team available that can assist the Borough with obtaining new grants, at no cost, to assist with the future repairs. Mr. Sostarecz stated that he will work with the engineer to survey the ramps along Church Street to determine which ones are deficient, what work needs to be done to repair them, and whether it would make more sense to correct them prior to the Church Street project proceeding. President Sell stated that the current ramps were only installed six years ago and in his opinion no residents should have to pay for repairs.

Mayor Sell stated that there is a temporary dam in the creek during the project and asked if there would be any concern about a heavy rainstorm and flooding. Mr. Rieger stated that there needs to be a dam while they work in the creek and a pump would pump the water around. Flooding during a storm is a valid concern and they will be sure to have language in the bidding documents for the contractor to consider it in their proposals.

Mr. Fry then reviewed the written Engineer's Report. Regarding the Mavis project, Mr. Hutchison asked how the stormwater retention worked. Mr. Fry stated that all four properties drain to the same basin, which then slowly releases the rainwater to the storm sewer system.

Regarding the Lumber Street project, DEP has signed off on the project. The developer used two different models to estimate future flows and using both, including one that has a higher flow level, they indicated that the water would stay within the streambank. DEP indicated that no permit is required.

Mr. Hutchison asked if UGI is covering the Borough with gas lines. Mr. Fry stated that he knows UGI is doing a lot of replacements, but does not know if they are installing new mains where none exist now.

President Sell stated that the property that used to be Turkey Hill which is under new ownership, he believes a tree was removed and would like to know if it needs to be replaced. Mr. Fry stated it would be looked into.

Mr. Romig commented on BIA keeping the Borough up to date on projects when they are coming close to their deadlines. He also commented on the ability of Mavis to obtain a Certificate of Occupancy without the project being completed.

Virginia Voros, resident, commented on the amount of the bond still remaining for Fields at Brookside.

## **VI. Financial Reports**

### **A. Approval of Paid Bills Detail Report in the Amount of \$87,922.24**

**Motion by President Sell to pay the bills in the amount of \$87,922.24, seconded by Mr. Reinbold. Motion passed unanimously.**

## **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**

Mr. Hutchison asked Mayor Sell if police officers used bodycams on August 5, 2025. Mayor Sell stated that four officers that were on-duty were issued and were wearing bodycams.

## **VIII. Reports**

### **A. Police Department Report for April 2026**

Mayor Sell reviewed the written report. President Sell requested that information on traffic stops be provided.

### **B. Council**

Vice President Landis thanked Mick Seislove for putting flags out around the Borough. He also attended the Macungie Ambulance Open House and thought it was terrific.

President Sell attended the Memorial Day event at Macungie Park and said it was well attended and fantastic.

### **C. Mayor**

Mayor Sell commented on the Healing Hands CPR event coming up, a car show, and that the Borough's volunteer boards need members. Bernie Reinert, resident, commented on information about the boards, and Council not appointing people who are interested.

### **D. Solicitor**

None

### **E. Borough Manager**

None. Tim Romig commented on a Right to Know request and advertisements for Planning Commission members.

## **IX. Unfinished Business**

None

## **X. New Business**

### **A. Lumber Street Residential Development, 102 Lehigh Street – Consideration of Preliminary/Final Land Development Approval**

Ms. Megan Sell commented on outside agency approvals. Solicitor Armstrong stated that plans are routinely approved conditioned on several items, including outside agency approvals.

Mr. Sostarecz stated that the same property received a plan approval under a different application; that application had a commercial element on the first floor with residential above. The new application has residential on all floors.

Jason Buchta, engineer for the project, described the project.

President Sell asked if overflow parking is every considered for projects. Mr. Fry stated that it is sometimes required for specific uses.

Vice President Landis commented on the scope of the project.

Mr. Buchta reviewed the waivers they are requesting and their justification, and Mr. Fry reviewed BIA's review letter.

Margaret Young commented on the sidewalks for Creek Street, stating that their property does not go all the way to Main Street, so if a sidewalk were to be constructed on their property, it would end and pedestrians would then need to walk on private property or the roadway.

Mr. Hutchison asked if there are any paper streets that cross the property being developed. Mr. Fry stated he does not believe there are any.

Solicitor Armstrong stated that in order for Council to review the requested waivers and their plans more thoroughly, he requests the applicant provide an extension to act on the plan, potentially until after the second Council meeting in July. Ms. Young stated she would be acceptable to that.

Ms. Reinert commented on when the plan was submitted as well as the requirement for a Traffic Impact Study.

Jeff Hartmann, resident, commented on the zoning of the property, the requirement for a Traffic Impact Study, and the tree requirements.

Ms. Billger commented on the parking requirements.

Ms. Voros commented on the amount of impervious surface is planned for.

Mr. Romig commented on the requested waivers for trees, the Traffic Impact Study, and sidewalks. He stated that the laws in place were decided long ago to help regulate developments in the future. Richard Moyer, resident, commented on the impervious coverage, parking, and traffic.

Terry Buss, resident, commented on the traffic.

Bob Bogert, resident, commented that the Council is to protect the residents of the Borough.

**B. Authorization to Proceed with 2026 Paving Projects**

Mr. Sostarecz stated that the Public Works Department is requesting to move forward with the budgeted paving projects for 2026. Planned are South Buttonwood Street and South Walnut Street; the Public Works Departments would complete the work with Alburdis Borough assistance, and materials would be procured from COSTARS vendors. President Sell and Ms. Megan Sell stated that it would not make sense to complete the South Walnut work prior to the development occurring. Mr. Sostarecz stated he would speak with Public Works about choosing an alternative roadway.

**Motion by President Sell to proceed with the 2026 paving projects, seconded by Vice President Landis. Motion passed unanimously.**

Discussion ensued regarding the bumpouts on Rt. 100 and the need to have a solution as they have not been maintained for several years. Mr. Sostarecz stated that he recently became aware of a plan to redesign them from BIA last year, but those designs were never brought to Council. He will discuss with both BIA and PW and bring it before Council at a future meeting.

Council recessed for a break at 9:49 p.m. and resumed at 9:54 p.m.

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

Terry Buss, resident, commented on the UGI work being done on her street and damage done to her property. Mr. Sostarecz stated that if she does not receive satisfaction from UGI she should contact him and he can reach out to his contact person.

Janet Sell, resident, commented on the bookshelves which were constructed for Friends of the Institute and need to be moved to the hallway.

Paul Licata, business owner, commented on the fire protection of the Borough, the train tracks that run across Rt. 100, and his concern of fire response that would be delayed by trains. He is collecting statistics and will bring it to Council at a future meeting.

Tim Romig, business owner, commented on the bumpouts on Rt. 100.

Bob Bogert, resident, commented on legal fees and Council members having discussions outside of a public meeting.

Dennis Fritz, resident, commented on the lawsuit and comments that Mr. Hutchison made at a Water Authority meeting.

**X. Adjournment**

**President Sell made a motion to adjourn the meeting at 10:11 p.m., seconded by Mr. Hutchison. Motion passed unanimously.**

Respectfully Submitted,



Kalman A. Sostarecz, Jr.  
Borough Secretary