

EMMAUS PLANNING COMMISSION**1. CALL TO ORDER**

Chairman Gibson called the April 10, 2025 Emmaus Planning Commission Meeting to Order at 7:01 p.m., with the following members present:

Michael Gibson	Chairman
Todd Ackerman	Member
Christian Didra	Member
Nigel Watt	Member
Robert Toth	Member
J. P. Raynock	Member
Josh Grice	Member (via Zoom)
Jeffrey Ott	Borough Engineer
Brent Reed	Codes Official

Also in attendance via Zoom were Terry Funk, Gannett Fleming Inc. and Matt Spangenberg.

2. READING OF THE MINUTES

Motion by Commissioner Ackermann seconded by Commissioner Watt to dispense with the reading of the December 12, 2024 meeting minutes. There were 7 ayes. Motion approved 7-0. Motion carried.

Motion by Commissioner Toth, seconded by Commissioner Didra to approve the December 12, 2024 meeting minutes as drafted. There were 7 ayes. Motion approved 7-0. Motion carried.

3. COMMUNICATIONS**a) Waterworks Treatment Facility; Wastewater System Review**

Commissioner Gibson stated that there is no action needed by the Planning Commission on this matter and introduced Terry Funk, Design Engineer, Gannett Fleming. She explained that the Borough has obtained various funding to help eliminate PFAS by placing 4 filters on the wells. She stated that this alternative will protect the environment and ensure compliance with applicable water standards and effluent limitations in both the short-term and long-term. She explained that the Borough will be responsible for the operation and maintenance of the proposed on-site facilities. Commissioner Watt asked if there are levels of PFAS found in the wastewater discharge. Ms. Funk responded that it is minimal. Commissioner Gibson asked about the impact on the Borough's EDU's. Ms. Funk explained that the average flow is 4,438 gallons per day. Commissioner Gibson asked when construction will begin. Ms. Funk responded that the target date to begin construction is July. Commissioner Grice asked if there was any consideration to maintaining the original aesthetic of the building. Commissioner Gibson stated that he will provide the Commission with plans for the building.

b) **Zoning Hearing Board Agenda – April 23, 2025** – No comments on agenda item.

4. UNFINISHED BUSINESS - None.

5. NEW BUSINESS

a) 306 Broad Street – Proposed Amendments to Approved Plan.

Appearing before the Commission were the developers, Jonathan Wilhite, who attended in person, and Matt Spangenberg who attended the meeting via Zoom. Mr. Wilhite explained that the project was originally approved several years ago and was placed on hold until the new Zoning Ordinance was approved. He stated that the proposed revision is minor and that they are proposing to meet the requirements of the new Zoning Ordinance. He stated that the back of the building will not change, the parking will remain the same, but the building footprint will be enlarged in accordance with the new Zoning Ordinance. Commissioner Gibson stated that moving the building closer to the street will align the building with the other properties on Broad Street. Mr. Ott reviewed the asterisk points on Ott Engineering's review letter dated April 4, 2025. Commissioner Grice asked if the previous conditions still apply. Mr. Ott responded yes.

Motion by Commissioner Watt, seconded by Commissioner Didra to recommend the amended 306 Broad Street Land Development Plan, subject to conditions: No roll off dumpster, and all open items on Ott Engineering's review letter dated April 4, 2025, Hanover Engineering's review letter dated April 3, 2025, and Borough's Zoning review letter dated April 1, 2025. There were 7 ayes. Motion approved 7-0. Motion carried.

6. BILL REVIEW

Hanover Engineering Invoices

No comments.

Norris McGlaughlin Invoices

No comments.

Ott Engineering Invoices

No comments.

Motion by Commissioner Didra seconded by Commissioner Toth to approve the submitted bills. There were 7 ayes. Motion approved 7-0. Motion carried.

7. CHAIRMAN'S BUSINESS – None.

8. ADJOURNMENT

Motion by Commissioner Raynock seconded by Commissioner Watt to adjourn the April 10, 2025 Planning Commission Meeting. There were 7 ayes. Motion approved 7-0. Motion carried.

The Planning Commission Meeting was adjourned at 7:24 p.m.

Respectfully submitted by:
Paula Weiant, Administrative Assistant
April 10, 2025