

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

Chairman Gibson called the May 8, 2025 Emmaus Planning Commission Meeting to Order at 7:00 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
Brad Youst	Borough Engineer
Brent Reed	Codes Official
Eric Fuhrmann	Director of Codes

Commissioner Grice was absent. Also in attendance was Attorney Jeffrey Fleischaker, Gross McGinley.

2. READING OF THE MINUTES

Motion by Commissioner Toth, seconded by Commissioner Watt to dispense with the reading of the April 10, 2025 meeting minutes. There were 6 ayes. Motion approved 6-0. Motion carried.

Motion by Commissioner Watt, seconded by Commissioner Didra to approve the April 10, 2025 meeting minutes as drafted. There were 6 ayes. Motion approved 6-0. Motion carried.

3. COMMUNICATIONS – None.**4. UNFINISHED BUSINESS - None.****5. NEW BUSINESS****a) Act 537 Plan**

Brad Youst, Hanover Engineering presented an overview of the Act 537 Plan to the Commission. Mr. Youst entertained questions from the Commission. Commissioner Watt asked if the Planning Commission will be issuing a formal recommendation. Chairman Gibson responded that the Planning Commission will not be issuing a formal recommendation on the item. Commissioner Watt asked if Borough Council can vote yes or no for the Plan. Attorney Fleischaker responded that Borough Council can vote yes or no, but it would be best to vote yes as PA DEP could issue violations if the Borough votes no. Chairman Gibson stated that he believes it would be in the best interest of the Borough to participate in the Plan and to continue to make stormwater repairs. Commissioner Didra questioned the allocation method on Page 8, Appendix 17 of the Plan. Mr. Youst responded that it is a multimunicipal plan. He explained

that Hanover Engineering has been involved in Act 537 meetings for years and the Plan is very important for growth and development of the communities. Mr. Youst reviewed many of the different projects that the Borough has undertaken to eliminate I&I infiltration conditions. Commissioner Watt asked why the Borough's financial allocation towards the Plan is so high in 2040 and commented that it is similar to South Whitehall Township. Commissioner Gibson responded that he believes South Whitehall Township has already made significant improvements towards their sewer system and their peak flows have decreased. Mr. Youst explained that higher peak flows may have a greater financial load due to a greater burden on the infrastructure. Mr. Youst presented a chart showing the dates with the Borough's significant high flows to the Allentown Plant. Commissioner Watt asked how many EDU's the Borough has remaining. Mr. Youst responded 137. There were no further questions or comments.

6. BILL REVIEW

Hanover Engineering Invoices

No comments.

Norris McLaughlin Invoices

No comments.

Ott Engineering Invoices

No comments.

Motion by Commissioner Didra, seconded by Commissioner Toth to approve the submitted bills. There were 6 ayes. Motion approved 6-0. Motion carried.

7. CHAIRMAN'S BUSINESS

Commissioner Gibson asked for the status of the South Mountain Town Houses. Mr. Reed responded that the walking trail has not been completed.

Chairman Gibson reminded the Commission that the 2028 Comprehensive Plan will be on the agenda moving forward.

8. ADJOURNMENT

Motion by Commissioner Raynock, seconded by Commissioner Toth to adjourn the May 8, 2025 Planning Commission Meeting. There were 6 ayes. Motion approved 6-0. Motion carried.

The Planning Commission Meeting was adjourned at 8:43 p.m.

Respectfully submitted by:
Paula Weiant, Administrative Assistant
May 8, 2025