

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

Chairman Gibson called the June 12, 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
Josh Grice	Member
Brad Youst	Borough Engineer
Jason Buchta	Borough Engineer
Brent Reed	Codes Official
Eric Fuhrmann	Director of Codes

Commissioner Raynock 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 May 12, 2025 meeting minutes. There were 6 ayes. Motion approved 6-0. Motion carried.

Motion by Commissioner Ackerman, seconded by Commissioner Grice to approve the May 12, 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) 160 -162 Main Street and 102 Garden Court**

Phillip Seibert and George Anderson were in attendance for the matter. Mr. Seibert stated that he purchased the property located at 160-162 Main Street in 2001. At that time, the building was being used for office space with an apartment on the 2nd Floor. He explained that he subdivided the land and built 3 Townhouses. He stated that a deed was prepared by the attorney for the seller and the deed was copied incorrectly for a 5' wide strip along the Eastern boundary. He believed at that time that the extra 5' belonged to him. Mr. Anderson stated that he has owned the property located at 102 Garden Court for 21 years and has decided to sell the property. The property was sold on the 1st day and during the title search, it was discovered that there is an overlap of the properties. Ott Consulting's review letter dated June 4, 2025, explained that the lot

line adjustment plan proposes the relocation of the mutual side lot line shared between 160 Main Street and 150 Main Street, as well as the mutual side lot line shared between 102 Garden Court and 150 Main Street. Alison Hudack, 150 Main Street, was in attendance and stated that the deed includes a 5' strip of land and the property line includes part of the foundation for her home. She stated in 1992-1994, she and her husband were sued over the 5' and that after 1 ½ years of litigation, they purchased the land back. She stated that recently she was approached with an offer of money to give up 5' of the land. She also noted that work is already being performed on the stormwater drainage system located in the 5'. Chairman Gibson asked if permits were issued for the work being performed. Code Official Reed replied that permits are not required for this type of work. Mrs. Hudack requested that after the repair, the landscaping is repaired. Mr. Seibert stated that the Borough has requested an easement of 7', and 5' of the 7' are located on Mrs. Hudack's property. Chairman Gibson stated that the Borough has the right to require the homeowner to maintain the easement. Commissioner Grice asked what the purpose of the easement was. Code Official Reed responded that it is very unlikely that the Borough would be interested in a 2' wide easement. Chairman Gibson explained that if the easement remains, Mrs. Hudack must be cleared of the easement prior to the placement of the new easement. Mr. Seibert stated that the instruments of recording have been prepared and are ready to be recorded and the property has been surveyed, and the pins have been moved accordingly. Attorney Fleischaker stated that a corrected deed for both homeowners must be prepared. Mrs. Hudack requested that all expenses be covered by Mr. Seibert and Mr. Anderson. Mr. Anderson responded that he has buyers ready to purchase the home and is willing to help Mrs. Hudack with the expenses.

Motion by Commissioner Didra, seconded by Commissioner Watt to approve the 160-162 Main Street and 102 Garden Court Lot Line Adjustment with the condition that the current easement is vacated and the 2nd easement of 2' is approved by Borough staff. Motion approved 6-0. Motion carried.

6. BILL REVIEW

Hanover Engineering Invoices

No comments.

Norris McLaughlin Invoices

No comments.

Ott Consulting Invoices

No comments.

Gross McGinley Invoices

No comments.

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

7. CHAIRMAN'S BUSINESS

Commissioner Watt asked if there has been any further discussion about the pedestrian bridge located in Upper Milford Township in the Fields at Indian Creek Development and believes that the replacement was a condition on approval of the Development. Code Officer Reed responded that there has been no discussion concerning the bridge. He stated that the Borough can add it to the list of items that must be completed prior to the issues of any CO's. Chairman Gibson responded that he would reach out to Brian Miller in Upper Milford Township for a status on the bridge.

8. ADJOURNMENT

Motion by Commissioner Grice, seconded by Commissioner Watt to adjourn the June 12, 2025 Planning Commission Meeting. There were 6 ayes. Motion approved 6-0. Motion carried.

The Planning Commission Meeting was adjourned at 7:32 p.m.

Respectfully submitted by:
Paula Weiant, Administrative Assistant
July 24, 2025