

EMMAUS PLANNING COMMISSION

1. **CALL TO ORDER**

Chairman Gibson called the September 11, 2025 Emmaus Planning Commission Meeting to Order at 7:00 p.m., with the following members present:

Michael Gibson	Chairman
Christian Didra	Member
Nigel Watt	Member
Robert Toth	Member
J.P. Raynock	Member
Jeffrey Ott	Borough Engineer
Jeffrey Fleischaker	Borough Solicitor
Brent Reed	Codes Official
Eric Fuhrmann	Director of Codes

Commissioner Ackerman and Commissioner Grice were absent.

Chairman Gibson called for a moment in silence in remembrance of 9/11.

2. **READING OF THE MINUTES**

Motion by Commissioner Didra, seconded by Commissioner Toth to dispense with the reading of the August 14, 2025 meeting minutes. Motion approved 5-0. Motion carried.

Motion by Commissioner Watt, seconded by Commissioner Raynock to approve the August 14, 2025 meeting minutes as drafted. Motion approved 5-0. Motion carried.

3. **COMMUNICATIONS** – None.

4. **UNFINISHED BUSINESS**

- a.) 216 S. 2nd Street Land Development – 10 Unit Apartment Building, 90-Day Waiver Request.
- b.) 318 E. Harrison Street – Apartments, 90-Day Waiver Request
- c.) House & Barn Miniature Golf Course – Tabled. Chairman Gibson asked Solicitor Fleischaker if the developer should submit a 90-Day Waiver Request. Solicitor Fleischaker answered affirmatively.
- d.) 130 S. 6th Street – Lot Line Adjustment

The applicant, Tom Walsh, thanked Chairman Gibson, Mr. Ott, and the Solicitor for holding a meeting to review the items that needed to be updated on the resubmission for 130 S. 6th Street. He stated that the items have been addressed, and the updated information was submitted. He explained that the issue with the paper alley has been resolved. Attorney Fleischaker stated that the alley in question has not been claimed by the Borough in the past 21 years and is owned by Operation of Law. He advised

Mr. Walsh not to build in the alley. Borough Engineer Jeffrey Ott, explained that most of the items in Ott Consulting's review letter dated September 10, 2025, are drafting issues and reviewed the letter. Chairman Gibson noted that Lot #1 was missing set back lines for Minor Street, but they are now showing on the plan.

Page 3 - #7 – Written Request for Minor Plan. Waivers have been provided.

Motion by Commissioner Watt, seconded by Commissioner Didra to consider the plan as Preliminary/Final. Motion approved 5-0. Motion carried.

Motion by Commissioner Watt, seconded by Commissioner Toth to approve waiver request to §22-311 – Minor Plan Filing Requirements and Review Procedure. Motion approved 5-0. Motion carried.

Motion by Commissioner Watt, seconded by Commissioner Didra to approve the waiver request to §22-311.C.1. – Contours. Motion approved 5-0. Motion carried.

Motion by Commissioner Toth, seconded by Commissioner Didra to recommend as part of approval by Borough Council of the Preliminary/Final plans the conditions and Ott Consulting's letter dated September 10, 2025: Covenant of Mutuality of Lot #1 & #2: 1. Easement language reviewed by Borough Council. 2. Restrictive covenant, only 1 entity can own both lots. Motion approved 5-0. Motion carried.

Motion by Commissioner Watt, seconded by Commissioner Didra to recommend approval to Borough Council of the Preliminary/Final plans with the conditions noted above. Motion approved 5-0. Motion carried.

5. NEW BUSINESS – None.

6. BILL REVIEW

Hanover Engineering Invoices

No comments.

Norris McLaughlin

No comments.

Motion by Commissioner Watt, seconded by Commissioner Toth to approve the submitted bills. There were 5 ayes. Motion approved 5-0. Motion carried.

7. CHAIRMAN'S BUSINESS

Chairman Gibson explained that the Planning Commission is due for restructuring in 2026 and stated his current term will expire on April 1, 2026 and he will not be renewing his

term. He asked that anyone who is interested in becoming Chairman of the Planning Commission discuss the matter with him.

8. ADJOURNMENT

Motion by Commissioner Raynock, seconded by Commissioner Toth to adjourn the September 11, 2025 Planning Commission Meeting. There were 5 ayes. Motion carried.

The Planning Commission Meeting was adjourned at 7:22 p.m.

Respectfully submitted by:
Paula Weiant, Administrative Assistant
September 12, 2025