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HomeServices

Fox & Roach, REALTORS®

## TAKING CARE OF ALL YOUR EMMAUS REAL ESTATE NEEDS



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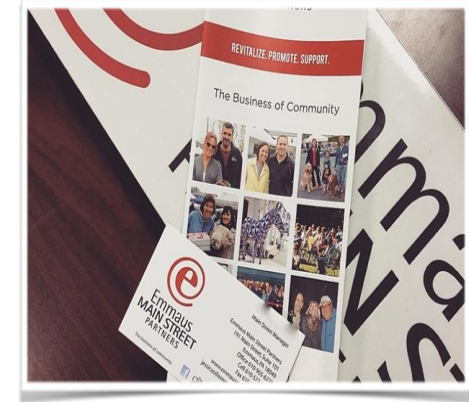


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# EMMAUS

## WE'RE OPEN FOR BUSINESS



### Moving to Emmaus

This information packet is provided to make your move to Emmaus easy and seamless. Enclosed you will find important phone numbers, general information about services provided, useful maps, and other important documents and demographics. While the information contained in this packet is plentiful, it will be updated regularly.

The Emmaus Borough and Emmaus Main Street Partners websites are the best resource for the most up-to-date information. Emmaus is a wonderful blend of old school traditions and modern-day living that appeals to nearly every lifestyle. As you can see in the following sections, there are numerous facets to our community that appeal to many people.

Check out our community videos at [borough.emmaus.pa.us](http://borough.emmaus.pa.us)



# Location, Location, Location!

### Borough of Emmaus:

Emmaus is ideally situated between route I-78/309, the Pennsylvania Turnpike, PA route 29 and many major local roadways. Our central location provides easy, fast access to major markets and many amenities.



Our thoughtful planning has provided a walkable community with easy access to businesses, churches, parks and schools.

If car is your preferred means of travel, Emmaus has ample free parking for business patrons. Park and walk to the diverse and unique types of businesses located within our Borough.

■ Emmaus is also home to East Penn School District, consistently rated as one of the top school districts in the region.



## Code of Ordinances

<http://www.borough.emmaus.pa.us/code-of-ordinances-of-emmaus-pa>

The Borough has recently contracted General Code to provide citizens with an easier way to access our Borough Code. The E360 Code allows you to enter a specific search word and it will provide every part of our Borough Code which contains that word. The program only stores the ordinances that have been codified, and is usually about one to two years behind on current ordinances, therefore, we recommend that you check with Borough Hall if you are researching a more recent Ordinance.

Check the Borough web site for information on (including but not limited to) Building Permits, Inspection requirements, Zoning Permits, Water and Sewage Permits, Moving Permits, Occupancy Permits, and Solicitation Permits.

**Taxes: Dennis Gouldy,  
Tax Collector**

28 S. 4th St, Second Floor  
Emmaus, PA 18049

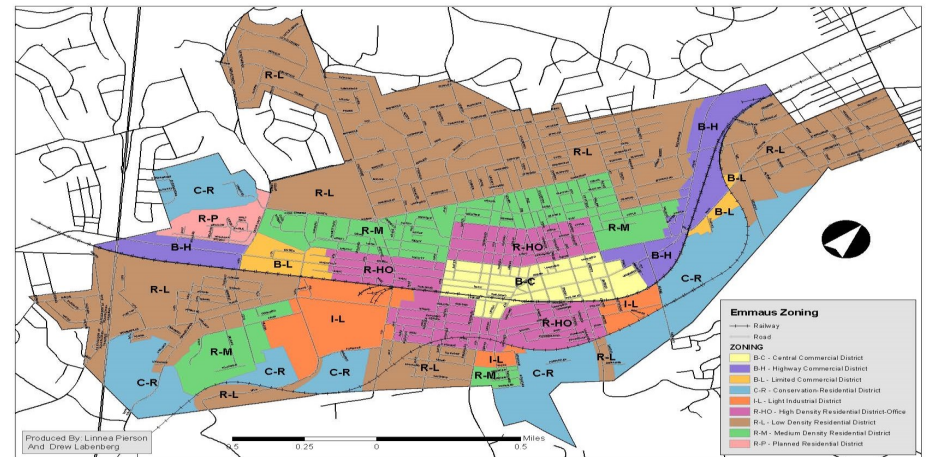
Ph: 610-967-4598

Office Hours: 9am-4pm  
Tuesday & Wednesday

**Required Permits:**

For detailed information on Emmaus Zoning and permit requirements, please call Jim Farnsworth at

610-967-1322





## Emmaus New Business Checklist

- Call the Emmaus Main Street Partners for information about available properties, resources from Emmaus Main Street Partners and Greater Lehigh Valley Chamber of Commerce membership.
- For questions regarding regulations concerning your property (signage, inspections, permits, recycling and zoning), refer to the Code of Ordinances or contact the Borough of Emmaus Codes Office, (610) 967-1322
- Go to the Emmaus Public Library. From demographics to Borough information, it's full of useful information.
- Download the Small Business Administration's helpful Checklist for Going into Business.
- For information on Council meetings and/or various Borough Commissions related to your needs visit the Emmaus website to see the calendar of events and meetings - [borough.emmaus.pa.us](http://borough.emmaus.pa.us)
- For businesses opening a food establishment, information on food safety, equipment regulations and inspections, contact the Borough Health Inspector, Garry Ritter, (610) 966-9026
- For financial assistance programs contact Lehigh Valley Economic Development Corporation (LVEDC) at [lehighvalley.org](http://lehighvalley.org) or Lehigh County at [lehighcounty.org](http://lehighcounty.org)



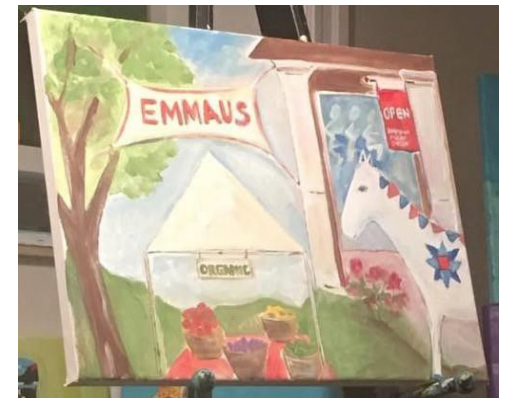
## Popular Things to Do & About Emmaus

There are so many wonderful things to do in our community! We can't name them all, but here is a brief list of some of the "popular things to do / about Emmaus".

- Emmaus Farmers Market
- East Penn School District
- Halloween Parade - the largest in the Lehigh Valley!
- 1803 House, Knauss Homestead, Shelter House, and other historical homes
- Civic Organizations such as the Emmaus Historical Society, Lions Club, Rotary Club, Emmaus Youth Association, East Penn Emmaus Youth Football Association and many, many others!
- Business Organizations such as the Emmaus Main Street Partners, East Penn Chamber of Commerce, and Lehigh Valley Chamber of Commerce
- Recreational Opportunities
- Many fantastic restaurants
- Concerts in the Park and other special entertainment
- Several hundred small businesses
- Culture - small town feel, including a local theater, small businesses, civic organizations and events, artistic organizations, athletic organizations, old charm and modern day homes, churches, and a rich Pennsylvania-Dutch heritage.
- Distance to Philadelphia: approximately 50 miles, Distance to New York City: approximately a 1.5 - 2 hour drive. Close, but just far enough way!
- Unparalleled public services, including police, fire, ambulance, public works, water, sewer, recreation, codes enforcement, and other top-notch governmental services.

# Popular Things to Do & About Emmaus

- Events - there are festivals, celebrations and events occurring in Emmaus every month!
- In 2014, Movato.com named the Borough of Emmaus the 5th safest community in the Commonwealth of Pennsylvania with a population over 10,000 residents, based on the 2012 FBI Uniform Crime report statistics, which included murders, violent crimes, property crimes, and total crimes. The citing stated, "This borough, ranked in recent years one of the "Best Places to Live" in the U.S. by "*Money Magazine*," is well known as a safe and family-friendly community. That's because it is one of the least violent places in the state..."
- November 2013, Nerdwallet.com cited Emmaus as the 6th Best Town in Pennsylvania for Young Families. The rankings were based on public schools, affordability, and if the community is growing and prospering.
- 2013, the Borough was awarded the 2013 Pennsylvania State Association of Boroughs Newsletter of the Year Award, an award that is presented to the borough with the best municipal newsletter. Every borough in Pennsylvania is eligible to receive this award, and we are proud of this recognition.



- In 2008, the Borough was named by Catalogs.com as one of the top 10 places to live in Pennsylvania.
- Named as one of the Top 100 Places to Live in the United States by CNN / Money Magazine on two separate occasions. The borough reached the ranking in both 2007 (#87) and 2009 (#88).
- Awarded 2013 Delaware Valley Green Building Council's Sustainable Community Award for the implementation of initiatives and policies that promote sustainable living. Among the initiatives cited were the implementation of a LED red light replacement program, the implementation of an energy analysis throughout the borough properties, storm water and sewer protection initiatives, recycling and compost efforts, and a watershed rehabilitation project at Leibert's Creek among others.



# Links to Borough Recreation and Community Programs

Emmaus Main Street Partners: [www.lehighvalleychamber.org/emmaus.html](http://www.lehighvalleychamber.org/emmaus.html)

Emmaus Youth Association: [www.eyanews.org](http://www.eyanews.org)

Emmaus Public Library: [www.emmauspl.org](http://www.emmauspl.org)

The Friends of the 1803 House: [www.1803house.org](http://www.1803house.org)

Emmaus Arts Commission: [www.emmausarts.org](http://www.emmausarts.org)

Emmaus Commemorative Gardens Foundation: [www.emmausremembers.org](http://www.emmausremembers.org)

Emmaus Historical Society: [www.emmaushistoric-pa.org](http://www.emmaushistoric-pa.org)

Emmaus Special Entertainment Commission: [www.borough.emmaus.pa.us/parks-and-recreation/special-entertainment](http://www.borough.emmaus.pa.us/parks-and-recreation/special-entertainment)



Triangle Park Concerts



Furnace Dam Park



1803 House

Emmaus Community  
Park Playground



# Why Emmaus?

Emmaus demographics snapshot:

- Over 20,000 vehicles daily through Emmaus
- 2018 population 11,539, 2020 estimated 11,607
- .3% annual employment growth
- Median household income \$62,429
- Median family income \$68,626
- Age Data 2018
  - ⇒ Median age 41.5
  - ⇒ Under 18 years 2,358
  - ⇒ 65 years and over 1,845
- Housing Characteristics 2018
  - ⇒ Total households 5,059
  - ⇒ Persons per household 2.27
  - ⇒ Total housing units 5,165
  - ⇒ Occupied housing units 5,059
  - ⇒ Owner occupied 3,311
  - ⇒ Renter occupied 1,748
  - ⇒ Median rent per month \$863
- Educational Attainment 2018 (persons 25 years & over)
  - ⇒ No high school degree 536 (6.5%)
  - ⇒ High school graduate only 2,807 (34.07%)
  - ⇒ Some college/associate degree 2,122 (25.76%)
  - ⇒ Bachelor's or graduate degree 2,773 (33.67%)
- Average travel time to work 23.1 minutes
- Percent of population employed 98.37%

For more data visit: [pasitesearch.com/demo.aspx](https://pasitesearch.com/demo.aspx)



Community Pool



Remembrance Garden



South Mountain Trails