

July 5, 2022

REPORT TO THE CITY CLERK
AND THE
ALLENTOWN CITY PLANNING COMMISSION
REQUEST FOR STREET VACATION

RE: Request for the vacation of N Lumber Street from Clay Street to Whitehall Street and the vacation of N Refwal Street from Clay Street to vacated Whitehall Street.

Requested by:
Johnny Khoury
Owner of 911-925 N Lumber St

1533 W. Walnut St, LLC
Owners of 912-926 N Lumber St

Prepared by Brian L. Borzak, PLS, Chief Surveyor/Designer
City of Allentown Department of Public Works

CONTENTS:

Report and Recommendations
Location Map -- Portion of City Block Plan 81
Photos
Polls

HISTORY OF THE STREETS PROPOSED TO BE VACATED:

The subject portion of N Lumber Street is in the 8th Ward. N Lumber Street has a 40.0 wide Right of Way and was opened and adopted by the City Ordinance Volume 1 Page 82 Section 5 on January 16, 1870.

The subject portion of N Refwal Street is in the 8th Ward. N Refwal Street has a 10.0 wide Right of Way and was created and located by the Joseph Balliet Subdivision dated January 1898 and recorded in the City Map File #174.

LOCATION AND CONDITION:

The subject portion of N Lumber Street is an opened dead end public street. There are existing public utility facilities within the subject right of way.

The subject portion of N Refwal Street is an unopened street. There are existing public utility facilities within the subject right of way.

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City Clerk and Allentown City Planning Commission
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SUBJECT: N Lumber & N Refwal Street Vacation Request

POLLS CITY OF ALLENTOWN:

Charles Roca, Chief of Police has not replied.

Efrain Agosto, Fire Chief has no objection to the street vacation.

Dennis Weatherhold, Communications has not replied.

Michael Lichty, Stormwater Engineer has no objection to the street vacation.

Nelson Varughese, Traffic Control Superintendent has no objection to the street vacation.

POLLS UTILITIES:

Verizon Communications, has not replied.

PPL Electric Utilities objects to the street vacation due to existing facilities and will need an easement.

UGI Utilities, Inc. objects to the street vacation due to existing facilities and will need an easement.

LCA objects to the N Lumber street vacation due to existing facilities and will need an easement but does not object the N Refwal Street vacation.

POLL ADJOINING OWNERS:

Gary Grey for 801 Greenleaf L.P., owners of 801 Greenleaf Street object to the street vacation, " not in the best interest of our use of the property.

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RECOMMENDATIONS:

The Bureau of Engineering has no objection to the N Lumber street vacation with the condition that the City of Allentown reserves an easement over the vacated area for drainage and for passage of public utilities, together with right of entry thereon for repairs, construction and reconstruction of the drainage facilities and the public utilities without any liability for damages on the part of the City. Where the easement is reserved, no construction, temporary or permanent, shall be made over or across without the approval of the City of Allentown.

The Bureau of Engineering objects to the N Refwal street vacation due to the inability to secure easements from the objecting adjoining owner,

Very truly yours

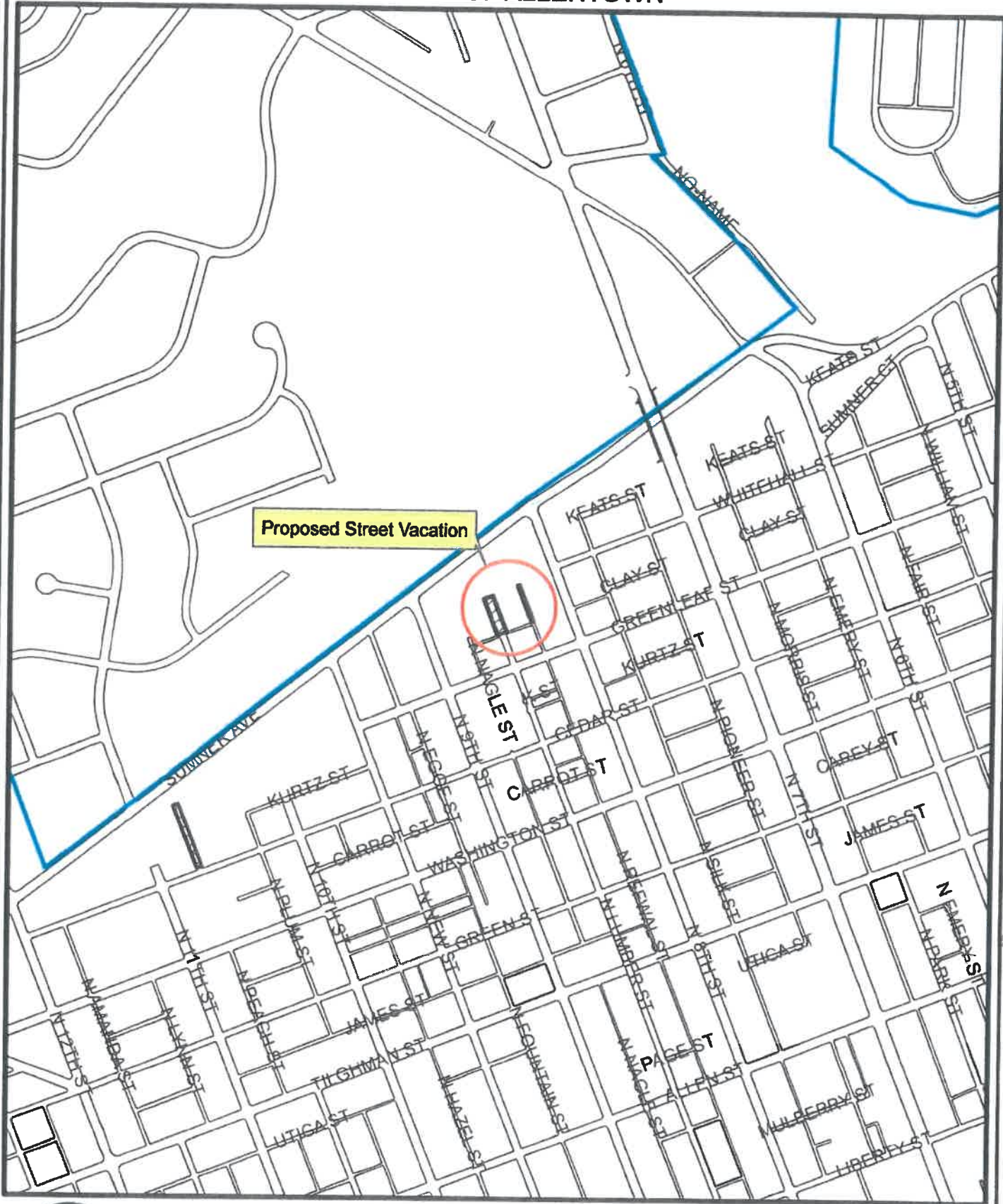


Mark Shahda
Public Works Director

Attachments

xc: Mark Hartney, Planning Director
Matt Kloiber, City Solicitor
Michael P. Hanlon, City Clerk
Mark Shahda, Public Works Director

CITY OF ALLENTOWN



Proposed Street Vacation

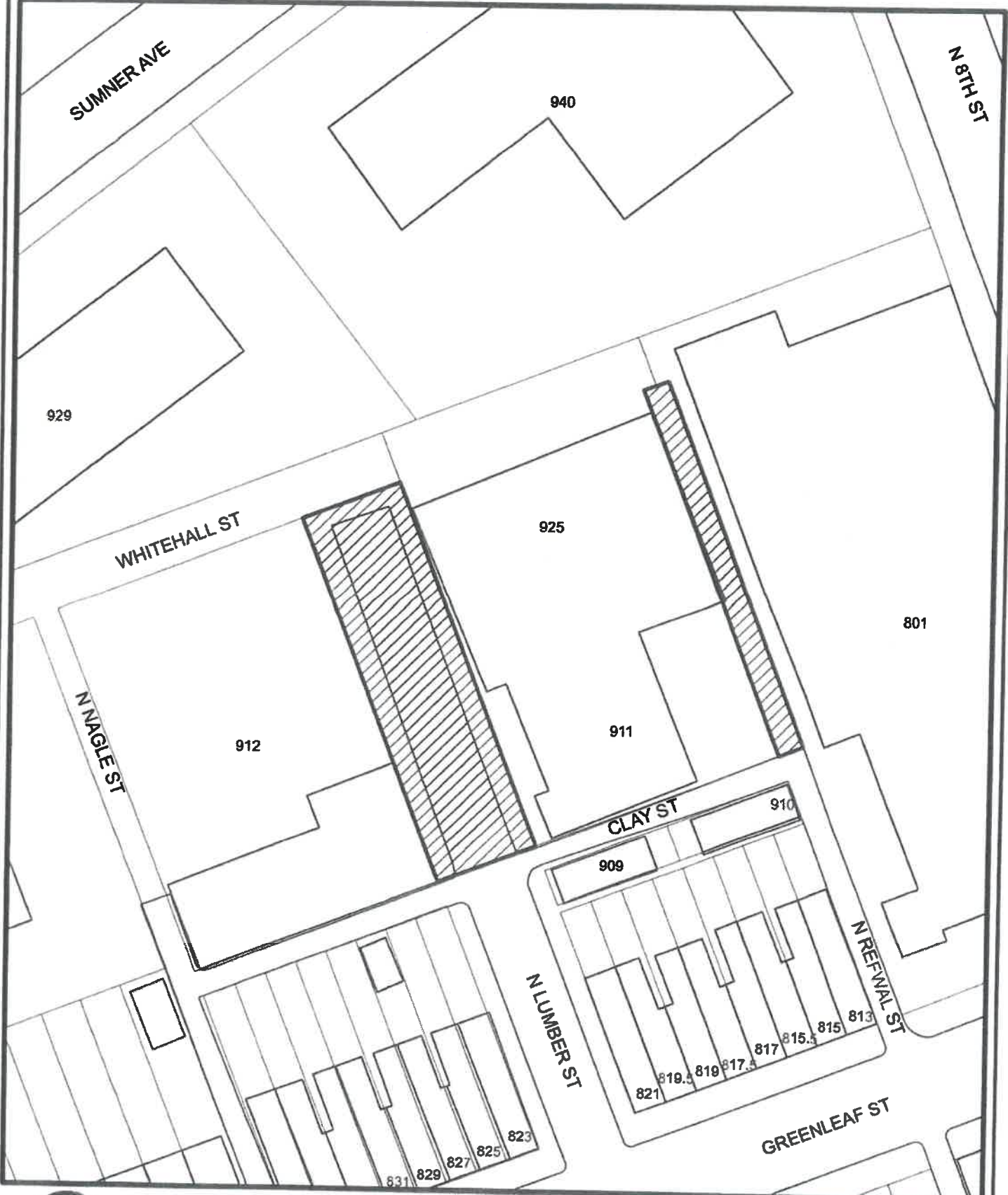
Proposed Street Vacation
N. Lumber St.
From Clay St. to Whitehall St.

Proposed Street Vacation
N. Refwal St.
From Clay St. to Whitehall St.

SCALE:
1" = 200'



CITY OF ALLENTOWN



Proposed Street Vacation
 N. Lumber St.
 From Clay St. to Whitehall St.

Proposed Street Vacation
 N. Refwal St.
 From Clay St. to Whitehall St.

SCALE:
 1" = 20'



CITY OF ALLENTOWN



Proposed Street Vacation
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From Clay St. to Whitehall St.

Proposed Street Vacation
N. Refwal St.
From Clay St. to Whitehall St.

SCALE:
1" = 20'



909 N Lumber St



Google

Image capture: Oct 2014 © 2022 Google

Allentown, Pennsylvania

Google

Street View - Oct 2014

145



St Ave

Cedar St
-4 St

N LUMBER ST.
LOOKING NORTH

Google Maps 917 N Refwal St



Image capture: Oct 2014 © 2022 Google

Allentown, Pennsylvania

Google

Street View - Oct 2014

145



87 AVE

Cedar St
- St

N REFWAL ST
LOOKING NORTH