



City of Allentown  
Staff Report

All comments in the  
report are advisory

**To:** Allentown City Planning Commission  
**From:** Bureau of Planning & Zoning  
Jesus Sadiua  
**Meeting Date:** November 12, 2024

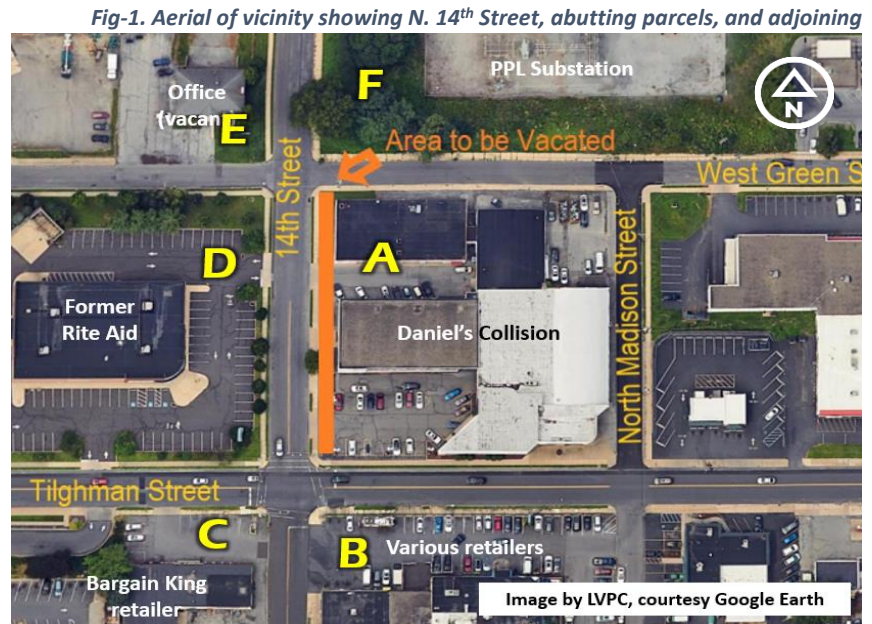
**Proposal:** Petition to vacate a segment of 14th Street, east side, between Tilghman and Green Streets

**Petitioner:** Gary Daniels  
**Case Number:** V-24.07



**Description**

1. The petition comes from Gary Daniels, owner of 1327 Tilghman Street (identified as Parcel A in Fig-1) where the proposed vacation will occur.
2. The petition covers a width of 10' off the west side of Parcel A and stretches the full length of the parcel (260') from West Green to Tilghman.
3. The purpose is to acquire the vacated segment and re-integrate said segment with the petitioner's parcel.



**Findings /Comments**

4. Based on staff reports from Public Works and LVPC, the subject segment was vacated in 1957 (by Ord #8357) to accommodate the planned widening of N. 14<sup>th</sup> Street. The planned street widening, however, was not pursued (reason not known to Staff).
5. The subject portion is improved in segments of concrete, asphalt and grass cover where this strip of land forms part of the current user's driveway, parking lot and buffer zone, respectively. Somehow, this strip of vacated land serves as a "bridging" extension of the parcel to the public ROW, which is the sidewalk and then the street.
6. Technically, there are 6 parcels that abut this strip of land: these are: Parcels A to F as depicted in Figure 1. But only Parcel A (that is, the Petitioner's property) is deemed affected by the proposed vacation since the envisioned action will occur precisely on Parcel A.

7. During the Staff’s site visit (on November 7, 2024), none of the traffic from the abutting parcels – pedestrian or vehicular – were observed to use the subject strip of land to access any of the abutting land uses. To our view, this strip of land is likely used solely by the petitioner.
8. Nonetheless, in accordance with Section 545-36.D of the city’s Codified Ordinances (re: Street Vacations), Planning Staff reviewed the proposed vacation against criteria prescribed therefor:
  - a. **Whether the right-of-way vacation will adversely affect the street pattern or circulation of the immediate area or of the community.**
    - i. No, since this strip of land is not used as a roadway.
  - b. **Whether the public need will be adversely affected.**
    - i. No, since this strip of land, in reality, is not part of N. 14<sup>th</sup> Street in its present form and use.
  - c. **Whether the public right-of-way may be needed for future public use.**
    - i. The Public Works staff report recommends vacating this strip of land.
  - d. **Whether any abutting property owner will become landlocked or will have his access substantially impaired.**
    - i. No. None of abutting properties’ public access will be affected.
9. Meanwhile, Staff Report from the city’s Bureau of Engineering, Public Works Dept informs of the following findings:
  - a. Comments from abutting properties were obtained with the following results:

<b>Parcel Label</b>	<b>Address /Property Owner</b>	<b>Response</b>
A	1327 Tilghman St /John and Gary Daniels -- <b>PETITIONER</b>	Vacate
B	1328 1352 Tilghman St / Leaf Group LLC	Not polled.
C	1402 1412 Tilghman St / Z & H Investments LLC	Not polled.
D	1401 1415 Tilghman St / TCF-Allentown LLC	Not polled.
E	1401 1411 Green St /Tom Williams	Not polled.
F	1328 1362 Washington St / PP&L, Co.	Not polled.

- b. Utility agencies were also polled with the following results:

<b>Utility Agency</b>	<b>Response</b>
PPL	Has not responded.
UGI	Has not responded.
LCA	No objection
Verizon	No objection

- c. City units that have a conceivable interest in vacating the subject street were also polled with the following results:

<b>City Staff /Department</b>	<b>Response</b>
A P D	Has not responded.
A F D	No objection

Traffic Superintendent	No objection
Stormwater Engineer	No objection
Communications /EMS	Has not responded.

10. The Bureau of Engineering recommends that the subject portion of N. 14th Street be vacated.
11. Finally, while LVPC does not object to the proposed vacation, this agency prefers that all public utilities remain accessible and that the sidewalk remain in place.

**Summary**

12. In addition to Planning Staff’s evaluations outlined in Items 6 to 8 – essentially finding no adjoining property will be negatively affected by the proposed vacation – Staff agrees with the recommendations of Public Works and the LVPC to **vacate** the subject roadways as proposed **with easements** retained for existing utility agencies, and that the sidewalks are retained.

