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October 15, 2024

Michael P. Hanlon
435 West Hamilton Street
Allentown PA 18101
Michael.Hanlon@AllentownPA.gov

RE: **Street Vacation Petition**

- **Portion of land associated with 14th Street between Tilghman Street and West Green Street, City of Allentown, Lehigh County**

The Lehigh Valley Planning Commission (LVPC) will consider the subject street vacation petition at its Transportation Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments or revisions.

- LVPC Transportation Planning Committee Meeting
 - October 24, 2024 at 5:30 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - October 24, 2024 at 7:00 PM
 - <https://lvpc.org/meetings.htm>

Mr. Hanlon,

The proposed street vacation petition was reviewed for recommendations under Section 304 of the Pennsylvania Municipalities Planning Code, and for general consistency with the intent of *FutureLV: The Regional Plan*.

The proposed street vacation application was submitted by the City of Allentown on behalf of Norris McLaughlin, P.A. Attorneys at law on behalf of Gary D. and John H. Daniels in the city of Allentown. The proposed street vacation requests vacating a certain tract of land formerly known as North Clinton Street in the Eighth Ward.

The strip of land petitioned to be vacated was deeded to the City of Allentown as rights of way condemned by the City of Allentown for the widening of 14th Street. The City of Allentown did not move forward with the widening of 14th Street and the petitioner wishes to re-consolidate its property. It is of note that the petitioner provided a copy of the Allentown City ordinance vacating the area and is dated 1957.

The certain strip of land runs along the frontage of 14th street between Tilghman Street and West Green Street. The petitioner's business Daniels Collison Center is the sole structure and business on the block and thus would not affect any other properties as they are not adjacent to

the area to be petitioned. The location petitioned to be vacated is currently acting as part of the business parking lot with sidewalk.

It is recommended utilities that are above or below ground remain accessible as they are today in the event of maintenance or repair that may be required to maintain the essential power and telecommunications utilities as well as any City of Allentown or Lehigh County utilities and infrastructure required to sustain the public health, safety and welfare of the community. It is also recommended that any emergency access to utilities and to access properties be maintained to ensure proper response by emergency services personnel
(*FutureLV: The Regional Plan, Policy 5.4*)

If the petition is granted the city should ensure that the sidewalk remains in place to provide accessibility for all people and to promote alternative modes of transportation options is recommended to provide alternative modes of transportation and for continuity and connectivity for the community, especially in a primarily walking Allentown School District. (*FutureLV: The Regional Plan, Policy 2.2 and 2.3*)

The vacating of certain rights of way by the City of Allentown for the described certain tract of land in the Eighth Ward along the frontage of 14th street between Tilghman Street and West Green Street would not negatively affect current traffic circulation as the area's general transportation network is intended to remain the same as it currently exists.

The LVPC appreciates the City of Allentown's consideration of the goals and policies of *FutureLV: The Regional Plan* in as much as it relates to the street vacation petition submitted

Please feel free to reach out to me with any questions or concerns you may have regarding the LVPC review.

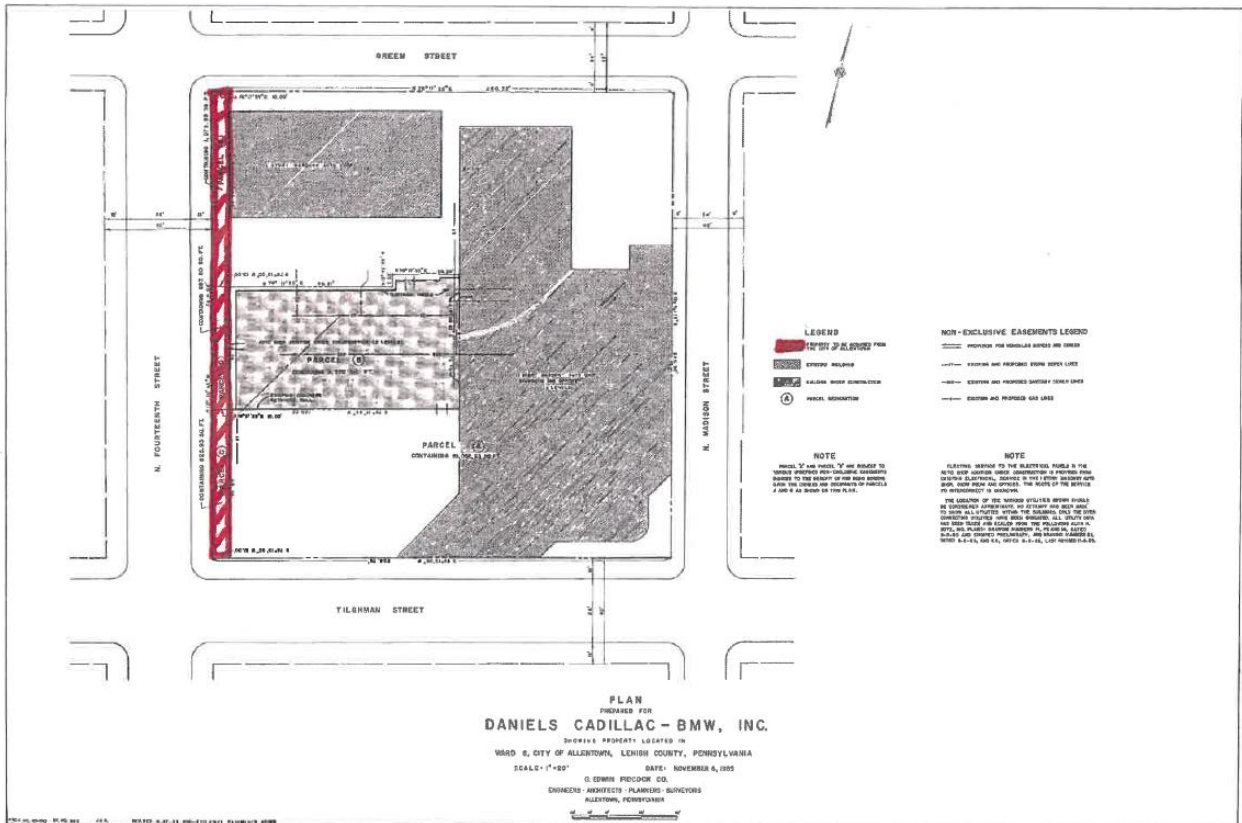


Brian Hite
Transportation Planner

Attachments



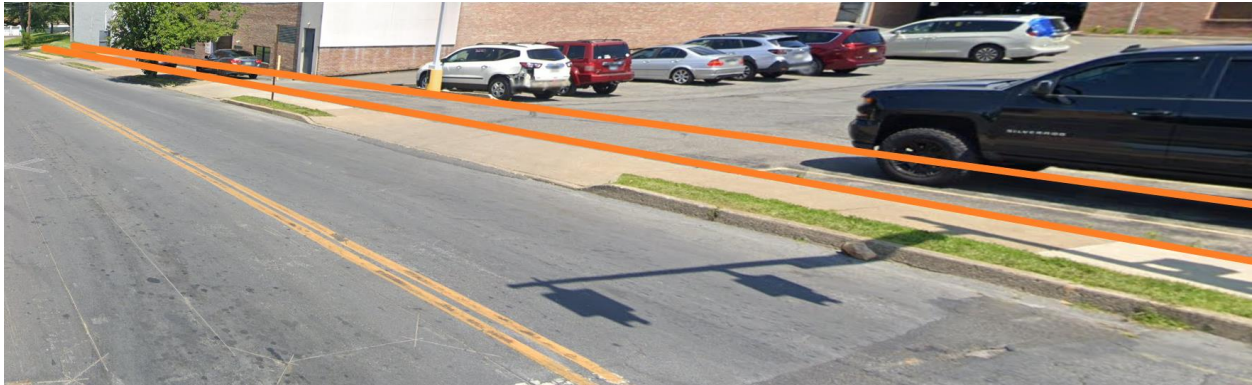
Courtesy Google Earth, Aerial view of the area petitioned to be vacated.



Plan submitted with Street Vacation petition depicting the area to be vacated



View of the frontage of 14th Streer looking south from West Green Street courtesy of Google StreetView



View of the frontage of 14th Streer looking North from Tilghman Street courtesy of Google StreetView

ORDINANCE No. **8531** ✓
CITY COUNCIL

Bill No. 221-1957

Read in place by Messrs.

[Handwritten signatures]

AN ORDINANCE

Providing for the vacation of North Clinton Street from Tilghman Street to Green Street in the 8th Ward of the City of Allentown.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ALLENTOWN:

SECTION 1. That North Clinton Street from Tilghman Street to Green Street be and the same is hereby vacated, subject to provisions of the following sections.

SECTION 2. That the City Engineer is hereby authorized and directed to strike the above named street from the City Plan.

SECTION 3. That the City reserves unto itself perpetual rights for the passage of public utilities, such as light, telephone, water, sewer, gas, drainage, etc. with the right of entry for repairs, construction and reconstruction of the utilities mentioned, without any damages to the City.

SECTION 4. That any existing utilities or drainage shall be protected or reconstructed in such a manner that will be satisfactory to the City.

SECTION 5. That this ordinance shall not become effective until releases are executed and accepted by the City for a ten (10) foot strip of land on the east side of North Fourteenth Street from Tilghman Street to Green Street for the widening of North Fourteenth Street.

SECTION 6. That all ordinances or parts of ordinances inconsistent herewith be and the same are hereby repealed.

SECTION 7. That this ordinance is hereby declared to be urgent and is to become effective immediately upon the passage thereof.

*The Evening Chronicle
Legal
November 2, 9 & 16, 1957*

12 OCT 29 1957

	Yeas	Nays
Fenstermacher	/	
Grammes	/	
Marcks	/	
Ritter	/	
Hock, Mayor	/	
Total		

Ind DEC 10 1957

	Yeas	Nays
Fenstermacher	/	
Grammes	/	
Marcks	/	
Ritter	/	
Hock, Mayor	/	
Total		

Copy of ordinance provided by the petitioner that the City of Allentown enacted in 1957