



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Planning Commission

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Tuesday, September 12, 2023

12:15 PM

Council Chambers  
<https://rebrand.ly/ACPC-SEPTEMBER-12>  
(717) 740-2323  
Conference ID: 539 725 656#

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### Call to Order

Approval of Minutes of Public Meeting of August 8th.

### ADAPTIVE RE-USE

2. **Project:** Residential Building  
**Applicant:** State Holding Company  
**Location:** 639 -645 N. 8th Street  
**Description:** Adaptive re-use is proposed to convert the building to 12 residential apartments.  
**File:** 23-6 (SP)

### EXTENSION OF APPROVAL REQUEST

3. **Project:** Allentown Commerce Park (LMA 2016-00005) - Demo + 3 Buildings  
**Description:** requesting an extension of 2 years through November 2025.  
**Location:** 1602 S. 12th Street  
**Applicant:** Allentown Commerce Park Corporation
4. **Project:** Allentown Commerce Park (LMA 2019-00010) - 2 Buildings  
**Description:** requesting an extension of 2 years through November 2025.  
**Location:** 1401-1559 S. 12th Street  
**Applicant:** Allentown Commerce Park Corporation

### STREET VACATION

5. **Applicant:** John J. Wagner c/o Frank N. D'Amore  
**Location:** Skyline Drive  
**Description:** Request to vacate a portion of Skyline Drive  
**File:** (V)-23-03
6. **Applicant:** Michael Dravuschak  
**Location:** North Maxwell Street from E. Turner Street to E. Linden Street  
**Description:** Request to vacate a portion of North Maxwell Street  
**File:** (V)-23-04

### REZONING

7.     **Project:** Northridge Development Project  
      **Applicant:** City Center Investment Corporation  
      **Location:** Hanover Ave  
      **Description:** Zoning Amendment to establish a new "Mixed Use Overlay" to include a mix of residential, and commercial uses and to apply the new district to land formerly occupied by the Allentown State Hospital  
      **File:** (Z) 23-04

## LAND DEVELOPMENT

8.     **Project:** New mixed - use project  
      **Submission:** Preliminary/Final  
      **Applicant:** Gary Newman  
      **Location:** 960 W. Hamilton Street (Edison Lofts - West)  
      **Description:** The proposed building will be a Mixed-Use project with both Retail and Residential elements.  
      **File:** LMA-2023-00015

## FOR INFORMATION

9.     **Public notice from City of Allentown School District** - Potential sale of property:  
      In accordance with the requirements of Section 305 of the PA Municipalities Planning Code, 53 P.S 10305, this is to inform you of the School District's intent to possibly sell School District owned property with the address of 424 N. 9th St in the City of Allentown and was the former Cleveland Elementary School.

**!! APPLICANTS ARE REQUIRED TO ATTEND !!**  
**ANY QUESTIONS? CALL 610-437-7611**