



Allentown

435 Hamilton Street
Allentown, Pa. 18101

Minutes - Final

City Council

Wednesday, March 4, 2026

6:00 PM

Council Chambers

Public Hearing

PUBLIC HEARING NOTICE

INTERMUNICIPAL LIQUOR LICENSE TRANSFER REQUEST

Allentown City Council will conduct a Public Hearing on Wednesday, March 4, 2026 at 6:00 PM in Council Chambers, 435 Hamilton Street, Allentown, PA 18101. The purpose of the Public Hearing is to take public testimony on the request for the transfer of Liquor License Number R-21060 for The Felix Restaurant LLC, 395 S. Cedar Crest Boulevard, Allentown, PA 18103. The license would allow for a first class, full-service, sit-down, restaurant offering primarily American cuisine. There will be a resolution on the council meeting that follows the public hearing that will allow City Council to approve or disapprove the transfer.

Mr. Santo Napoli stated that they will give another minute for Ms. Gerlach. He stated that they will call to Order in a couple of minutes. Thank you.

Mr. Michael Hanlon stated that it is rolling Santo.

Mr. Santo Napoli stated that they are going to call the meeting to order for the Special Meeting. He stated Mr. Hanlon, can you please do a Roll Call.

Mr. Michael Hanlon stated that everyone is here.

Mr. Santo Napoli thanked Mr. Hanlon. He stated the purpose of this Public Hearing is to take public testimony on the request for the Transfer of Liquor License #R-21060 for the Felix Restaurant LLC, 395 S Cedar Crest Boulevard, Allentown, PA 18103. The License would allow for a first class, full service, sit down restaurant, American cuisine. There will be a Resolution, R33 at the Council meeting that follows the Public Hearing that will allow City Councilmembers to prove or disapprove the transfer. THE Public Hearing was advertised in The Morning Call on February 15th and February 22nd and the property was posted by Zoning and notices were sent out. The proof of publication and pictures of the postings are part of the agenda and the Clerk's file. He stated that we are here to primarily take public testimony. Our solicitor Ms. Maria Montero will provide a quick overview of the Transfer process and the Petitioner Attorney Ted Zeller will give a presentation and afterwards will consider Council questions take

public comments. He stated he will hand it off to the Solicitor, Ms. Montero.

Attorney Maria Montero stated that this Hearing is being held as required under Section 461 of the Pennsylvania Liquor Code. As Allentown as the receiving municipality, we must hold at least one Public Hearing if the municipality is over or at the quota of one licensed per 3,000 inhabitants. She stated so Petitioner if you would like to start with your presentation.

Attorney Ted Zeller thanked Ms. Montero. He stated can he please Honorable City Council stating his name is Theodore Zeller with Norris McLaughlin and he is here to represent the Felix Restaurant, LLC. The Felix Restaurant has put in a license bid with what is called the Pennsylvania Liquor Control Board Auctions. Those are dead licenses that have not been renewed by the Pennsylvania Liquor Control Board or have been taken away so they are seeking and the license is formally in South Whitehall Township so as Ms. Montero might have alluded to Pursuant to 461 of the Liquor Code. He stated that we have to go before this honorable body to seek the approval to move the license into the city. Technically, they might be moving the license only 50 feet because that is where South Whitehall Township is. It is right across the street. They are right on the edge of this. For a quick view of the site and everything, it is not a lot because they are still finalizing our building plans. He stated that he has before everybody applicant Exhibit A. He stated that he is just going to talk if you want to page through that while he is talking and stated have at it. He stated that it is the old TGI Fridays site at Cedar Point strip mall. It is at 395 south Cedar Crest Boulevard. The LLC is completely owned by his client Gordon Donny Petridis who is sitting over there at the table. He stated that is his associate Peter Manakos with him today. The formal trade name has not been established yet. It might be an iterations of the LLC name and we have polled the demo permits. Demo permits are going to start soon. He stated that this is a complete redo. He stated that they may be familiar with Donny who owns the Shelby. He also had ownership interest in Blue Restaurant in Easton as well as Melt down at the Promenade and also Hamilton Kitchen. One of the pioneers to our rebirth down in Allentown. The site itself as you can kind of make out from the Plan is going to be 150 seats inside. There is going to be a Phase I and a Phase II. The Plan is depicted and just briefly going through the Exhibit A. A quick snapshot of th street view of the TGI Fridays. They are not demoing the building, but demoing the inside of the building then we just have a quick site Plan of the whole area that is around the restaurant. You will see it is marked with the red dot in the center. The third page is simply the seats. At the bottom of the page, if you are holding it this way and just really quick and stated that if anybody from the public wants to see what he handed up to Council. He stated that he is just going to set this up here and happy to take a look at it. The Phase II is going to be a patio right here

and that is going to be an outside patio. They will still have thoroughfare around it so you can completely circle the sidewalk. That is going to be Phase II and that is about 80 seats planned. He stated again, it is higher end American cuisine and he is not going to completely mimic what he has at the Shelby, but you are going to be rest assured it is going to very high quality food and beverages of varies degrees with wine, soda, nonalcoholic, but a full service restaurant. He stated that this is not a stop and go type of situation where they had any takeout sales, he would expect them to be under one or two percent as far as alcohol beverages goes. He stated that he experienced at the Shelby they accept the same experience. This is simply isn't a to go business. This is a sit down formal restaurant. The hours of operation are going to be seven days a week. It is going to be 10:00 AM to 11:00 PM. A little bit earlier on Saturdays and Sundays to support a brunch which will be great for that area. The security plan is going to be comprised of significant cameras on the outside and on the inside. They are expecting out at least 20 to 30 cameras. There will be live entertainment occasionally at best. He stated that they don't have building permits yet. Building permits are projecting to be submitted to the city in about 60 to 90 days, but again, the process is that we already pulled the demo permit and this is just a reminder for this Hearing. This Hearing is solely for moving the license into the city. They are not here to seek a building permit. They are not here to seek any permit whatsoever or any permission we have to still apply to the Pennsylvania Liquor Control Board. There is a posting of a placard on the building. He stated that other people can comment on it. This is just simply moving the license into the city location. He stated that as he mentioned before Mr. Petridis grew up in the restaurant business. He had several successful restaurants and stated that he is very excited that he has decided to again invest in Allentown. It was a significant investment. He has been operating at the Shelby since February of 2017. He has never received a citation for under age or visibly intoxicated persons, illegal sales, after hours sales, or any type of citations for any type of service issues whatsoever. He stated but for the new Salvaggio Academy that took over the DaVinci Center which he would project it is about 750 feet away across a busy Hamilton Boulevard Bypass. There are no churches or schools. When you combine it with South Whitehall or whatever it is, you are in the middle of retail, trade layout out there. It is hardly a residence that you can see. Employees and stated that he doesn't know if he mentioned that expect 60 to 70 employees or maybe more. He stated over half of those employees are part time. All healthcare is available to all and Mr. Petritis does fund a significant portion of that healthcare. He stated that these are good jobs in the city that are coming. This place has been vacant for several years and even when it was operating it was probably due for a redo. He stated that this is a wonderful opportunity. IT is hard to imagine a less objectionable application and a better user for our city to be going at this site, but

welcomes any questions whatsoever. He stated about where we are in the process. What our plans are? When we respectfully seek your approval. He stated that he is going to ask Donny to come up right now. He stated Donny can you come up right now. He stated so quick question and asked did he get all that right.

Mr. Donny Petridis stated yes.

Attorney Ted Zeller stated alright and stated that he did his job. He stated so please fire away any questions. He stated that he probably know what the first one is. He is going to ask him the first one first ok. He asked when is it going to open.

Mr. Donny Petridis stated that they are working on it and stated hopefully, they are hoping by the end of the end. They are still working through the concept, the planning, and hoping to have that wrapped up in the next 30 to 60 days so they are moving ahead.

Mr. Santo Napoli asked if there were any questions or comments from his colleagues. He stated Mr. Binder, go ahead.

Mr. Jeremy Binder stated just for understanding the process. He stated that he is assuming TGI Fridays had a liquor license. He asked did that just go out of the city then or is that somewhere else in the city. He stated thank you.

Attorney Ted Zeller stated that he thinks that was actually being transferred out of the city. He stated that Allentown has the most licenses in Lehigh County. (inaudible) County has been over quota. He stated that every county in the Commonwealth of Pennsylvania is over quota, except Juniata so you always having to try move something in or out. He stated that Allentown is always moving. More are moving out than moving in. He stated trying to reverse that trend, but he would say more moved out than moved in.

Mr. Jeremy Binder thanked Attorney Zeller.

Mr. Santo Napoli stated Ms. Affa, go ahead.

Ms. Candida Affa thanked them for bringing more businesses into Allentown. She stated that she lives very close to the area. She stated that she been to his establishments stating you run a good and clean business. She stated that we need more restaurants and people like you running the restaurants. She stated thank you for coming to Allentown. She stated that she thinks this is a great idea. It is a great location and parking. There are

no schools and closing at 11:00 is a good idea. Thank you.

Mr. Donny Petridis stated that he appreciates those kind words. Thank you.

Attorney Ted Zeller stated thanks for pointing out there is more than ample parking. Yes.

Mr. Santo Napoli asked if there were any other questions or comments. He stated that he will quickly add to Ms. Affa stating that he loves small businesses coming into Allentown. He stated that this is exciting and in that area, it was a restaurant. We are just changing it and updating it to a much better restaurant. It was a chain restaurant and personally prefer small businesses versus chains so he thinks it is a great swap and their track record is impeccable so this is good news for Allentown.

Dr. Cynthia Mota stated and also, a lot of employees.

Mr. Santo Napoli stated yup.

Dr. Cynthia Mota stated and healthcare. She stated that is what we need here.

Mr. Santo Napoli stated that he loves creating jobs. Thank you.

Dr. Cynthia Mota stated creating jobs.

Mr. Santo Napoli stated that we are good with ourselves. He asked from the public are there any questions or comments from the public regarding this license transfer.

Attorney Ted Zeller stated that he like the record to reflect that nobody has stepped up for comment.

Mr. Santo Napoli stated ok. At this point, Council will vote on this later tonight.

Attorney Ted Zeller stated that it goes to the agenda.

Mr. Santo Napoli stated yep. It will be R33 and it will be on the agenda and if there are no more comments from your.

Attorney Ted Zeller stated no. He stated that they are all set and no disrespect, they may leave so they can get off of his clock. He is always watching his bills.

Mr. Santo Napoli stated fair enough. He stated that it sounds good and at this point, they will adjourn and close this record. Thank you for participating.

Attorney Ted Zeller stated you all have a wonderful evening. Thank you for your time and consideration. Take care.

Present: 7 - Cynthia Mota, Natalie Santos, Ce-Ce Gerlach, Candida Affa, Santo Napoli, Jeremy Binder, and Cristian Pungo

[15-8222](#)

R33

A RESOLUTION OF CITY OF ALLENTOWN, COUNTY OF LEHIGH, COMMONWEALTH OF PENNSYLVANIA, APPROVING THE INTERMUNICIPAL TRANSFER OF LIQUOR LICENSE NUMBER R-21060 TO THE FELIX RESTAURANT LLC, 395 S. CEDAR CREST BOULEVARD, ALLENTOWN, PA 18103

Sponsors: Administration

Attachments: [R33_Liquor License Transfer The Felix Restaurant LLC.doc](#)

[SHOPS AT CEDAR POINT MAILING LIST](#)

[The Felix Restaurant LLC, 395 S Cedar Crest Boulevard](#)

[Intermunicipal Liquor License Transfer Posting I](#)

[The Felix Restaurant LLC, 395 S Cedar Crest Boulevard](#)

[Intermunicipal Liquor License Transfer Posting II](#)

[The Felix Restaurant LLC, 395 S Cedar Crest Boulevard](#)

[Intermunicipal Liquor License Transfer Posting III](#)

[Legal Ad](#)

[Resolution #31232](#)

Enactment No: 31232

ADJOURNED: 6:13 PM