

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

RE: Request for the vacation of various streets for the Common Ridge Development including:

E Turner St from N Floyd St to N Halstead St

E Newton St from N Glynn St to N Grape St

E Webster St from N Glynn St to N Hart St

E Linden St from N Floyd St to N Hart St

E Linden St from N Hart St to N Irving St

E Court St from N Folk St to Hart St

N Fenwick St from E Turner St to E Linden St

N Folk St from E Turner St to E Court St

N Gilmore St from E Turner to E Court St

N Glynn St from E Turner St to E Court St

N Grape St from E Turner St to E Webster St

N Grape St from E Linden St to E Court St

N Halsted St from E Turner St to E Webster St

N Hancock St from E Court St to the North property line of 113-123 N Hancock St

N Hart St from E Court St to the North Property line of 113-123 N Hancock St

Requested by:

B. Land Co., LLC

The Owner of the proposed Common Ridge Development

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 Plans 14-131, 14-132, 14-133, 14-151, 14-152, & 14-153

Photos

Polls

City Clerk and Allentown City Planning Commission
October 25, 2021
SUBJECT: Common Ridge Street Vacation Request

HISTORY OF THE STREETS PROPOSED TO BE VACATED:

The subject streets proposed to be vacated are in the 14th Ward. The subject streets were mapped by the Joseph F. Gorman Plan dated July, 1907 and the East Allentown Terrace Plan dated October 1909, recorded in Map Book 1 Page 181 as part of Hanover Township. The subject streets were part of Hanover Township that was annexed by the City of Allentown by Ordinance Volume 6 Pg. 258, Sect. 1 on December 1st, 1911.

LOCATION AND CONDITION:

The subject Streets are unopened & unimproved except E Linden Street from N Hart St to N Irving St. E Linden Street is partially opened and improved from N Irving Street westerly.

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 objects to the street vacation, due to facilities within E Turner St, N Halstead St, and N Hart St.

PPL Electric Utilities objects due existing facilities within some areas.

UGI Utilities, Inc. has no objection to the street vacation.

LCA has no objection to the street vacation.

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POLL ADJOINING OWNERS:

Barbara M. Moore, the owner of 104 N Irving St has no objection to the street vacation.

The Robert & Delores Wiesner Living Trust, the owners of 620-626 E Linden St and 621 625 E Hamilton St **object** to the street vacation. " I have lived at this address for 58 years and several times someone has tried to develop the wooded area behind our property and failed. I hope they are not successful this time. This property should be left in its natural habitat for the animals that live there. I do not ant people walking thru my property at all times of the day or night to get to E Hamilton Street destroying things and picking fruit from my trees. I should not have to bear the burden of erecting a fence around my property to keep it private".

Richard & Kolleen Ganser, the owners of 16 N Irving St **object** to the street vacation. "Impacts to transportation, utilities, and property value along with air quality and environmental demise"

Dale Ann Nicholas, the owner of 635 E Hamilton St. **objects** to the street vacation. "Don't need more building around here like our rustic look. Plus, where they gonna park and more traffic on our street.

Brenda Gross, owner of 22 N Irving St **objects** to the street vacation. "No need to build on my land and too much traffic noise.

Farshid Shekari, owner of 715-721 E Hamilton St **objects** to the street vacation. "Negatively effects the neighbors and neighborhood. Creates more traffic and destroys the wooded area and lot.

Randy & Audra Reighard, owners of 618 Westminster St have not replied.

Eugene C. Baker, the owner of 624 Westminster St has not replied.

Liston Thomas, the owner of 202 N Graham St has not replied.

Wanda I. Colon, the owner of 205 N Graham St has not replied.

Alan D. Troutman, the owner of 731-749 E Turner St and 802-816 E Turner St has not replied.

Jamie R. Mendez, the owner of 128 N Irving St has not replied.

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Rezkallah Samaan, the owner of 112-114 N Irving St has not replied.

Shayna Leah Mora, the owner of N Irving St has not replied.

Kevin Daniel Ketchen, the owner of 825 E Hamilton St has not replied.

Jose A. Ferrufino, the owner of 819 E Hamilton St has not replied.

Shirley M. Miles, the owner of 809-813 E Hamilton St has not replied.

Cristobal & Enerida Morales, owners of 803 E Hamilton St have not replied.

Sadallah Awad, the owner of 731 E Hamilton St has not replied.

Souha Hadeed & Ryan Hadeed, the owners of 703-713 E Hamilton St have not replied.

Angela Del Carmen Gomez, the owner of 643 E Hamilton St has not replied.

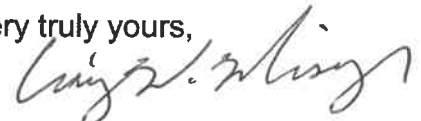
Alycia & Pedro Tosado, the owners of 629 E Hamilton St have not replied.

Homeart LLC, the owners of 807 E Hamilton St have not replied.

RECOMMENDATIONS:

The Bureau of Engineering has no objection to the subject street vacation with the condition that easements are provided for the existing utilities within the right-of-way of the subject street vacation.

Very truly yours,



Craig Messinger
Public Works Director

Attachments

xc: Irene Woodward, Planning Director
Matt Kloiber, City Solicitor
Michael P. Hanlon, City Clerk
Craig Messinger, Public Works Director

99 N Irving St



Image capture: Jul 2021 © 2021 Google

Allentown, Pennsylvania

Google

Street View - Jul 2021

E. LINDEN ST

LOOKING WEST FROM IRVING STREET

