



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Planning Commission

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Tuesday, March 14, 2023

12:15 PM

Council Chambers  
<https://rebrand.ly/ACPC-MARCH-14>  
(717) 740-2323  
Conference ID: 442 255 043#

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### Call to Order

- 1) Approval of Minutes of Public Meeting of January 10, 2023.  
Approval of Minutes of Public Meeting of February 14, 2023

### STAND ALONE WAIVER REQUESTS:

#### 2) Name: Ava's Acres

**Location:** 2232 South 11th Street

**Applicant:** Matt Spangenberg

- Email: [contractorsolution@gmail.com](mailto:contractorsolution@gmail.com) <<mailto:contractorsolution@gmail.com>>
- Tel: 610-533-8727

**Engineer:** Roderick M. Chirumbolo

- Email: [rmcengineering@hotmail.com](mailto:rmcengineering@hotmail.com) <<mailto:rmcengineering@hotmail.com>>
- Tel: 610-297-2868

**Description:** Applicant requests a waiver for **Section 355-11B** (Requires the applicant to maintain 5 feet or ½ the vertical height of fill horizontally from any adjoining property or easement line.)

#### 3) Name: Entertainment Venue

**Location:** 939 Hamilton Street

**Applicant:** Robert DiLorenzo

- Email: [rdilorenzo@citycenterallentown.com](mailto:rdilorenzo@citycenterallentown.com) <<mailto:rdilorenzo@citycenterallentown.com>>
- Tel: 610-674-4503

**Engineer:** David Wilson

- Email: [David.wilson@civitasregio.com](mailto:David.wilson@civitasregio.com) <<mailto:David.wilson@civitasregio.com>>
- Tel: 484-515-5252

**Description:** Applicant request a waiver for **Section 355-11B** (Requires the applicant to maintain 5 feet or ½ the vertical height of fill horizontally from any adjoining property or easement line.)

### ZONING TEXT AMENDMENT:

- 4) **Name:** City Center is proposing to amend **Section 660-70.B.5** (To include structures fronting

Hamilton Street, between 9th and 10th Streets to allow "entertainment venue signs" for structures that primarily provide for live entertainment uses for 500 or more customers at a time.)

**Location:** Hamilton Street between 9th and 10th Street

File: 23-01(Z)

## REZONING REQUEST:

- 5) **Name:** John Palumbo is proposing a zoning map change for (2) two parcels from BLI to B5  
**Location:** 115 Riverside Drive & 51 North Front Street  
**File:** 23-03(Z)

## STREET VACATION:

- 6) **Location:** Terminal Street from Hamilton Street to its end.  
**Applicant:** Real Star Properties, LLC Yosaf Saleb
- Email: [yossaleb@yahoo.com](mailto:yossaleb@yahoo.com) <<mailto:yossaleb@yahoo.com>>
  - Tel: 484-201-3363
- File:** 23-01

## LAND DEVELOPMENTS:

- 7) **Name:** Popeyes Restaurant w/Drive-thru  
**Submission:** Final  
**Location:** 701 North 19th Street  
**Applicant:** Allentown PA Development, LLC (Ed Baksh)
- Email: [ed.baksh@pnrestaurants.com](mailto:ed.baksh@pnrestaurants.com) <<mailto:ed.baksh@pnrestaurants.com>>
  - Tel: 908-531-8021
- Engineer:** Site Design Concepts, Inc.
- Email: [aanderson@sitedc.com](mailto:aanderson@sitedc.com) <<mailto:aanderson@sitedc.com>>
  - Tel: 717-757-9414
- Description:** Proposed to construct a 2,475 SF Popeyes Restaurant with Drive-thru.  
**File:** LMA-2022-00009
- 8) **Name:** 949 Hamilton Hotel  
**Submission:** Final  
**Location:** 949 West Hamilton Street  
**Applicant:** City Center Investment Corporation (Robert DiLorenzo)
- Email: [rdilorenzo@citycenterallentown.com](mailto:rdilorenzo@citycenterallentown.com) <<mailto:rdilorenzo@citycenterallentown.com>>
  - Tel: 610-674-4503
- Engineer:** Paul McNemar
- Email: [paul.mcnemar@rettew.com](mailto:paul.mcnemar@rettew.com) <<mailto:paul.mcnemar@rettew.com>>
  - Tel: 484-240-4522
- Description:** Proposed construction of a 58,400 GSF, 5-story hotel building including 4,300 SF of Restaurant/ Tavern Tenant Space.  
**File:** LMA-2023-00004
- Waiver Request:** Section 355-11.B (Requires the applicant to maintain 5 feet or ½ the vertical height of fill horizontally from any adjoining property or easement line.)
- 9) **Name:** LVHN 17th Street Childcare Center  
**Submission:** Preliminary/Final  
**Location:** 222-236 N 17th Street  
**Applicant:** Lehigh Valley Hospital Inc. (Lisa Liddington)

- Email: [Lisa.Liddington@lvhn.org](mailto:Lisa.Liddington@lvhn.org) <<mailto:Lisa.Liddington@lvhn.org>>
- Tel: 610-969-2452

**Engineer:** Nate Oiler

- Email: [noiler@rkrhess.com](mailto:noiler@rkrhess.com) <<mailto:noiler@rkrhess.com>>
- Tel: 570-421-6720

**Description:** Proposed construction of a 14,810 SF Childcare Center.

**File:** LMA-2023-00005

**Waiver Request:** Section 350-26.D (Allow for building openings to be less than one foot above the curb elevation.)

**ADJOURN**

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