



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final Planning Commission

---

Tuesday, March 12, 2019

12:15 PM

Council Chambers

---

### MEETING VIDEOTAPED FOR PUBLIC RECORD ON THE CITY'S WEBSITE

#### Call to Order

#### Approval of Minutes of February 12, 2019 meeting

#### Sidewalk Construction Postponement Requests

- 1901 S. 4th Street (frontage along 3rd Street and Dixon Street), S19-1, requested by South 4th Street Investors, LLC.
- 120 W. Union Street (frontage along 2nd Street), S19-2, requested by 120-160 Union Street.

#### Land Developments / Subdivisions

- Proposed Industrial Development - 120 W. Union Street, LMA-2018-00005, preliminary/final plan approval requested by 120-160 Union Street LLC. **(Tabled at April 10, 2018 meeting)**

The application proposes to develop a 16,000 sq. ft. industrial use facility consisting of a 3,000 sq. ft. office, a 3,000 sq., ft. storage facility and a 10,000 sq. ft. shop.

- Carlisle Apartments, 501-515 N. Carlisle Street, LMA-2017-00008 preliminary plan approval requested by Carlisle Real Estate, LLC. **(Tabled at April 10, 2018 meeting)**  
The applicant is also requesting a waiver from Section 1385.11.B of the Land Development Controls Ordinance which requires the horizontal distance from either the toe or top of an excavation or fill slope line shall be five (5) feet or one-half the height of the fill or excavation from any adjoining property or easement line, whichever is greater.

The application proposes to construct a two story, eight-unit apartment building.

- Habitat for Humanity Semi-Detached Home Development, 640 N. Tacoma Street, LMA-2019-00005 & SMA-2018-00002, preliminary/final plan approval requested by Habitat for Humanity of the Lehigh Valley.

The application proposes to subdivide one (1) lot into eight (8) lots to construct four buildings with eight dwellings units.

- S. Carlisle and East Cumberland, 1102 S. Carlisle Street, LMA-2019-00006 & SMA-2019-00002, preliminary/final plan approval requested by Ramia Holdings LP.

The application proposes to subdivide the four (4) existing parcels into six (6) lots and construct five (5) duplex units and one (1) single family house.

- Wawa Food Market, 1215 S. 4th Street, LMA-2019-00001 & LDC-2019-00001, preliminary/final plan approval requested by HRES Allentown Susquehanna, LLC. (Tabled by applicant at February 12, 2019 meeting)

The application proposes to consolidate eight (8) lots, demolish existing buildings and construct a 5,585 sq. ft. Wawa Food Market with fuel sales.

- The Waterfront-Phase 2, 3 Furnace Street, LMA-2019-00004, preliminary/final plan approval requested by Trestle Redevelopment Partners, LP.

The application proposes to create seven (7) lots for construction of a 461,000 sq. ft. office building; 37,400 sq. ft. retail; 8,000 sq. ft. warehouse and 35,000 sq. ft. other.

## **New Business**

## **Old Business**

## **Staff Report**

## **Adjourn**

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