



# Allentown

435 Hamilton Street  
Allentown, Pa. 18101

## Meeting Agenda - Final

### City Council

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Wednesday, October 21, 2020

6:30 PM

Council Chambers

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#### Public Hearing

**Public Comment Provisions during Covid:** The meeting will be live streamed. The link to the meeting can be found on the city website with the agenda and legislation at <https://www.allentownpa.gov>. Council will receive comments on the legislation prior to the meeting and will consider all comments from city residents. All comments must include your name and address, including your city, and be emailed to [Michael.Hanlon@AllentownPa.gov](mailto:Michael.Hanlon@AllentownPa.gov) by 2 PM on the date of the meeting. Comments can also be registered using the ecomment provision on each agenda item found on the city website. Comments received from city residents by that deadline will be forwarded to the Mayor and Council members prior to the meeting and will also be noted at Courtesy of the Floor or Public Comment periods of the meeting. These timely received comments will also be posted on the City's webpage as a supporting document to the meeting. Any comments received on the meeting day, after the 2:00 pm deadline, will be forwarded to the Mayor and Council as soon as practicable. In addition, if you would like to speak during the meeting, please send your name, address, including municipality, and telephone number to the email address above indicating what issue you would like to speak on or call the office at 610.437.7555 and do the same, and you will be called during the meeting.

#### NOTICE OF PUBLIC HEARING

Notice is hereby given that the Allentown City Council will consider for possible adoption an Ordinance amending the City of Allentown Zoning Map. This proposed amendment, of which this Notice is a summary, proposes to amend the Zoning Map by Rezoning Parcel A: 201-221 N. Front Street, Allentown, PA 18102 (PIN 640753129628-1); Parcel B: 115-143 N. Front Street, Allentown, PA 18102 (PIN 640742997610-1); Parcel C: 51-97 N. Front Street, Allentown, PA 18102 (PIN 640752151002-1); and Parcel D: 113 N. Front Street, Allentown, PA 18102 (PIN 640752078227-1) from B5 – Urban Commercial Zoning Classification to B/LI – Business/Light Industrial Zoning Classification. .

Under the authority and procedures of Pennsylvania Municipalities Planning Code, as amended, the City Council of the City of Allentown, Lehigh County, Pennsylvania hereby approves and enacts the following map change and amendment to the City of Allentown Zoning Ordinance:

**Part One.** The Official Zoning Map shall be revised so that the B5 – Urban Commercial Zoning Classification to B/LI – Business/Light Industrial Zoning Classification shall apply to Parcel A: 201-221 N. Front Street, Allentown, PA 18102 (PIN 640753129628-1); Parcel B: 115-143 N. Front Street, Allentown, PA 18102 (PIN 640742997610-1); Parcel C: 51-97 N. Front Street, Allentown, PA 18102 (PIN 640752151002-1); and Parcel D: 113 N. Front Street, Allentown, PA 18102 (PIN 640752078227-1)

**Part Two:** In Section 1309.02., which lists allowed uses in Districts, the existing use of B-5 Urban Commercial District shall be changed to B/LI Business/ Light Industrial District.

**Part Three. Repealer.** All ordinances or parts thereof inconsistent with the provisions of this Ordinance Amendment are hereby repealed to the extent of the inconsistency.

**Part Four. Severability.** The provisions of this Ordinance Amendment are declared to be severable. If any provision of this Ordinance Amendment is declared by a court of competent jurisdiction to be invalid or unconstitutional, such determination shall have no effect on the remaining provisions of this Ordinance Amendment or other sections of the Zoning Ordinance.

**Effective Date.** That this Ordinance will take effect ten (10) days after final passage.

City Council will consider the foregoing at a Public Hearing on Wednesday, October 21, 2020 at 6:30 PM in Council Chambers, 435 Hamilton Street, Allentown, PA 18101. Copies of the full text of this Ordinance are available to any interested party for examination and copying at cost at the City Clerk's Office or for inspection during regular business hours at the offices of this newspaper and the Lehigh County Department of Law. All interested parties are invited to comment. The meeting will be livestreamed. The link to the meeting can be found on the city website with the agenda and legislation at <https://www.allentownpa.gov>. Council will receive comments on the legislation prior to the meeting and will consider all comments from city residents. All comments must include name and address, including your city, and be emailed to [Michael.Hanlon@AllentownPa.gov](mailto:Michael.Hanlon@AllentownPa.gov) by 2:00 PM on the date of the meeting or you can enter your comments directly on the website. Comments received from city residents by that deadline will be forwarded to the Mayor and Council members prior to the meeting, timely received comments will also be posted on the City's webpage as a supporting document to the meeting. City Council may adopt this amendment to the Zoning Ordinance and Zoning Map at a Special Council Meeting at 7:00 pm immediately following this Public Hearing.

Bill 32

Amending the Zoning Map of the City of Allentown by rezoning parcels from B5 – Urban Commercial Zoning Classification to B/LI – Business/Light Industrial Zoning Classification.

Parcel A: 201-221 N. Front Street, Allentown, PA 18102 (PIN 640753129628-1); and  
Parcel B: 115-143 N. Front Street, Allentown, PA 18102 (PIN 640742997610-1); and  
Parcel C: 51-97 N. Front Street, Allentown, PA 18102 (PIN 640752151002-1); and  
Parcel D: 113 N. Front Street, Allentown, PA 18102 (PIN 640752078227-1).

**Attachments:**

[Bill 32 Font Street Rezoning](#)

[Exhibit A Ordinance](#)

[Letter from Mike Hanlon regarding 201 221 115 143 51 97 and 113 n Front Stre](#)

[Staff Report CharlesStreetCapital ReZone on Front Street \(002\)](#)

[12-10-19](#)

[Referral Letter from Mike Hanlon regarding Bill 32 Amending the Zoning Map Pa](#)

[N Front Street Labels](#)

[N. Front Street \(Posting Picture I\)](#)

[N. Front Street \(Posting Picture II\)](#)

[N. Front Street \(Posting Picture III\)](#)

[N. Front Street \(Posting Picture IV\)](#)

[N. Front Street \(Posting Picture V\)](#)

[N. Front Street \(Posting Picture VI\)](#)

[N. Front Street \(Posting Picture VII\)](#)

[N. Front Street \(Posting Picture VIII\)](#)

[N. Front Street \(Posting Picture IX\)](#)

[N. Front Street \(Posting Picture X\)](#)

[N. Front Street \(Posting Picture XI\)](#)

[N. Front Street \(Posting Picture XII\)](#)

[N. Front Street \(Posting Picture XIII\)](#)

[N. Front Street \(Posting Picture XIII\)](#)

[N. Front Street \(Posting Picture XV\)](#)

[N. Front Street \(Posting Picture XVI\)](#)

[The Morning Call Ad 6768197](#)

[7-28-20 Allentown City Planning Commission Action Letter](#)

[2-11-20 ACPC minutes](#)

**Public Hearing Comments:  
Curtis Sneary, 220 N. Railroad St.**

**Opposes Bill 32 for these reasons:**

**Reasons for concern(s) are: Increased truck traffic which would include 18 wheelers as stated by Jeff Brown from Dec., 2019 minutes. Traffic is already heavy on Front Street and will be heavier once the 200,000 sq. ft. warehouse juxtaposed North of Buckley Boyle Park is in operation. The houses on Front Street are single family homes already living in a noisy area. Trucks would add to noise pollution and would be backed up at the foreseeable stop light once Riverside Drive is finished. Houses near that intersection would be inundated with noise and toxic fumes.**

**Jeff Brown also mentioned from the December meeting that you can't have residential because of PPL being a co-generation facility. I would like Mr. Brown to expand on that because a 50,000 sq. ft. warehouse with employees are people next the PPL. I walk my dog in that area everyday and have not heard any noise or felt it was dangerous in anyway. I just moved from a neighborhood that butted up to a power plant that was much larger than PPL's facility in this area.**

**Charles Street Capital's attorney, Mr. Schantz stated from December's meeting that they have a conceptual plan but was not forthcoming on this plan. There was mention of an Automotive business and a small Amazon warehouse. There are a dozen repair and automotive businesses within a two mile radius of this area. And Amazon can afford land elsewhere.**

**I feel if these parcels are amended to B/LI that the flood gates will be opened to 18 wheelers barreling through an area that is struggling to become a destination for residents and visitors to enjoy our river, park and beautiful historic homes. A 50,000 Sq. Ft. warehouse, I would debate, has very little use for the surrounding area which is in desperate need for basic needs such as grocery stores, medical offices and youth centers.**

**Short version:**

**Increased truck traffic (18 wheels) on Front Street will be heavier once the 200,000 sq. ft. warehouse North of Buckley Boyd Park is in operation. Please don't add another warehouse. The beautiful historic homes on Front Street are already living in a noisy area. Large trucks will add noise pollution and toxic fumes to the homes, park and river where Riverside Drive will exit. Rather, let us consider residential mixed with medical offices and youth centers.**

**The First Ward is struggling to become a destination for residents and visitors to enjoy**

**our river, park and beautiful historic homes. An additional 50,000 Sq. Ft. warehouse, I would debate, has very little use for the surrounding area which is in desperate need for grocery stores, medical offices and youth centers.**