

**URBAN RESIDENTIAL**  
**P R O P E R T I E S**

10-19-2022

# LVPC SUPPORT LETTER



STEVEN GLICKMAN  
Chair

CHRISTOPHER AMATO  
Vice Chair

KEVIN SCHMIDT  
Treasurer

BECKY A. BRADLEY, AICP  
Executive Director

Planning for the Future of Lehigh and Northampton Counties at 961 Marcon Blvd., Ste 310, Allentown, PA 18109 ■ (610) 264-4544 ■ lvpc@lvpc.org ■ www.lvpc.org

August 24, 2022

Mr. Michael Hanlon, City Clerk  
City of Allentown  
435 West Hamilton Street  
Allentown, PA 18101

**RE: Zoning Map Change, Bill No. 55  
City of Allentown  
Lehigh County**

Dear Mr. Hanlon:

On July 20<sup>th</sup>, Allentown City Council introduced Bill No. 55, which would amend the City's Zoning Ordinance and Map. The proposal would rezone two parcels along the newly constructed Riverside Drive from the I-3 to B-5 zone (Urban Commercial District). The two properties, 2 W Allen Street (PIN# 640744791819) and 1 W. Liberty Street (PIN #640744789158) appear to currently be used as warehouse and outdoor storage but are in an area of the City that is undergoing significant redevelopment. This amendment aligns with *FutureLV: The Regional Plan's* goal to 'encourage an efficient development process that is responsive to regional needs' (of Policy 1.4). The LVPC commends the Township for updating its ordinances, which demonstrates 'evolution and adaptability of government' (Policy 1.1).

This change would 'guide the location and intensity of development' and 'encourage reuse and redevelopment within urban areas' (of Policy 1.1). These parcels are in an developed urban area and rezoning would 'revitalize historic centers' and 'reduce blight' (of Policy 4.2). The properties are adjacent to bus routes and this effort would increase density and 'direct growth by establishing a network of mixed-use centers and mixed-transportation corridors (of Policy 1.2).

Municipalities, when considering ordinance amendments, should reasonably attempt to be consistent with *FutureLV: The Regional Plan*, as required by the Pennsylvania Municipalities Planning Code (MPC) [Article I§105, Article III§303, §304 & §306(a), Article VI§603(j)]. Please send a copy of any final amendments that are adopted, per the requirements of the MPC. If you have any questions regarding the content of this letter, please do not hesitate to call.

Sincerely,

Steve Neratko  
Chief Community and Regional Planner

cc: Vicki Kistler, Community and Economic Development Director, City of Allentown; Matt Tuerk, Mayor, City of Allentown; John Palumbo, Urban Residential Properties; Christian Brown, Planning Commission Chair, City of Allentown; Brian Borzak, Engineering, City of Allentown; Matthew Kloiber, City Solicitor, City of Allentown.

# COMMUNITY SUPPORT LETTERS

October 16, 2022

Allentown City Hall  
435 Hamilton Street  
Allentown, PA, 18101

Good morning,

I write in support of Urban Residential Properties' application for rezoning part of Ward 1, along the waterfront and Riverside Drive. I myself live in the area, at 345 Ridge Ave. I have firsthand seen some of the troubles of the existing neighborhood and would like to still be here when I see these troubles being lifted. I believe this proposal may be a start to uplifting this neighborhood and the people in it.

While there has been a boom in development downtown in recent years, much of this community has not seen any of its rewards. Particularly in these times, many of the people of this community are struggling. I have seen Mr. Wright engage with the people of this community. In the current day and age, it is refreshing to see a proposal from a minority developer who is familiar with the community. I know that with these proposals he has the interests of the entire community at heart.

This proposal could create a booming waterfront, connecting Ward 1 to revitalized areas downtown. It could help create jobs, a safer neighborhood, and new housing for members of this community. It could mean new amenities. It could mean new opportunities.

For all of these reasons I express my support for the proposal. I hope that the commission comes to fully appreciate the value that this project will bring to the neighborhood, and that you reach a decision to act favorably upon Urban Residential Properties' proposal.

Regards,



Pastor Harry Aponte

October 18th, 2022

Allentown City Council  
Allentown City Hall  
435 Hamilton Street  
Allentown, PA, 18101

To whom it may concern,

I am writing this letter to support Alex Wright and the Urban Residential Properties' proposed rezoning and redevelopment along the waterfront. I know first-hand that Alex is a good man and that this project is good for the community. Before I began working for Alex, I had trouble finding work. Alex was willing to take a chance on me and I have been working for Urban Residential Properties for nearly 10 years. My work for Urban Residential properties has allowed me to provide for myself and my two children, and more importantly, it has given me a sense of purpose.

Allowing Alex and his company to continue and grow his projects along the waterfront will provide more opportunities to people like me. It will provide jobs that will allow people to make a difference and see the impact these developments will make on the community and the surrounding area. These projects will help make Allentown a better place for the people who live here and their families and will help put Allentown on the map. Please consider this when you are making your decision on his proposals.

Thank you,



Samuel Garcia Mendez

October 18th, 2022

Allentown City Council  
435 Hamilton Street  
Allentown, PA, 18101

RE:

To the members of the City Council,

As the current owner of Replacement Parts Inc located at 2 West Allen Street, I am writing this letter to express my utmost support for the Urban Residential Properties' proposed rezoning of the Lehigh River waterfront. I have owned this piece of property for over twenty years and have long believed the riverfront area to be underutilized. The current neighborhood is in rough shape, and it saddens me to see it continue to fail to reach its true potential. The vision presented by the Urban Residential Properties is a grand realization of the potential of the area and is a great opportunity for an area that is in dire need of revitalization. Development on the scale of which then envision would drastically benefit the surrounding area and spur continued development to the benefit of the entire community.

I hope you will take my support into consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Shane Schneidinger', with a long horizontal flourish extending to the right.

Shane Schneidinger  
Replacement Parts Inc.

October 17th, 2022

Allentown City Council  
435 Hamilton Street  
Allentown, PA, 18101

To Whom it May Concern,

Please consider this letter of support for the Urban Residential Properties' proposed redevelopment around the Lehigh River waterfront. As a tenant of the Riverview Lofts I, one of their previous developments, I can attest to the quality of their work. The quality of the building is great, and the company has always been responsive in their management of the building. I would happily recommend living in one of their buildings, and fully support their development of additional properties throughout the neighborhood, along with the rezoning that they have proposed.

While we have been nothing but happy with the apartments, the surrounding neighborhood has seen better days. Much of the area is dilapidated and could use some support and new construction. Additional apartments nearby could bring some much-needed vibrancy to this part of town.

We hope you take this letter into consideration when considering future development of the area. We look forward to seeing what's to come.

Signed:



Mohamed Karim Chafiq

Allentown City Council  
435 Hamilton Street  
Allentown, PA, 18101

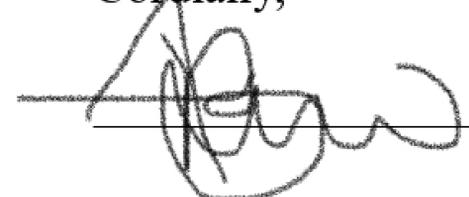
October 10, 2022

To whom it may concern,

I am writing to express my support for Urban Residential Properties' proposal for redevelopment in Ward 1. As a resident of the neighborhood at 236 North Front Street, I know the neighborhood and know that it is in need of some help. The projects that Urban Residential Properties have already completed have already had a tangible effect improving the neighborhood. Additional new development including a redeveloped waterfront could really make a big impact to improving the entire area. I also support the idea of reusing some of the neighborhoods existing buildings as to keep some of the feel of the neighborhood. I look forward to seeing some of the unused building and empty lots replaced with new neighbors.

In conclusion, I fully support Urban Residential Properties' plans to redevelop the area around the waterfront and support any approvals they may need to be able to do so.

Cordially,

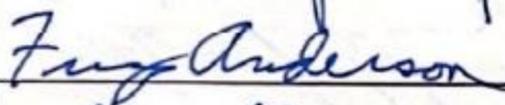
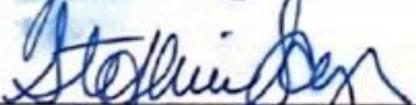
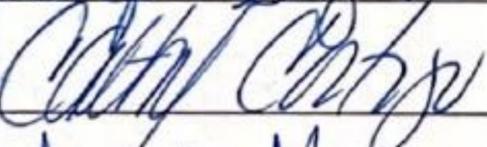
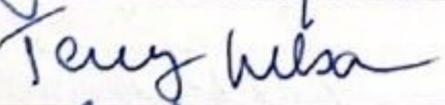
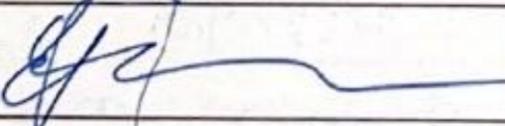
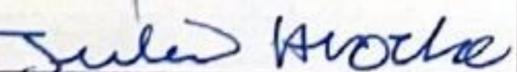
A handwritten signature in black ink, appearing to read 'Adam Bruno', is written over a horizontal line. The signature is stylized and cursive.

Adam Bruno

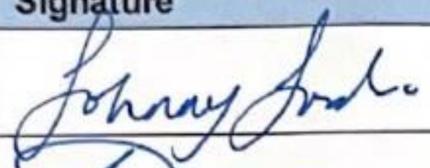
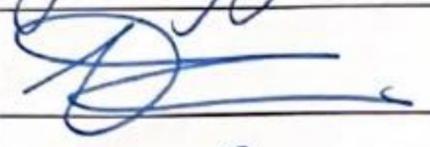
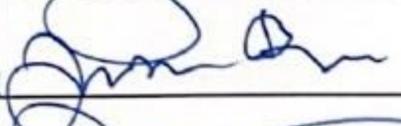
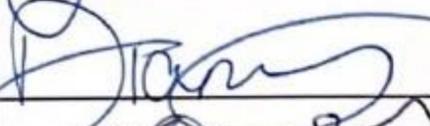
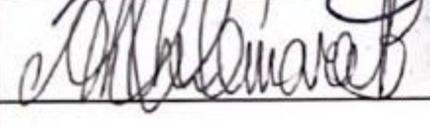
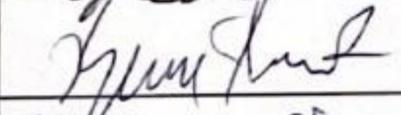
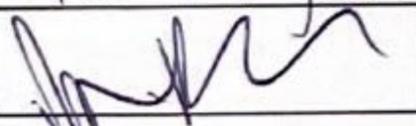
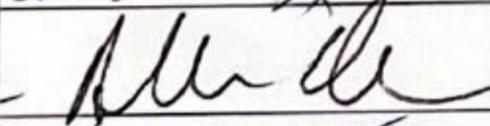
# COMMUNITY SUPPORT PETITION

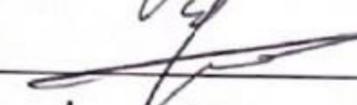
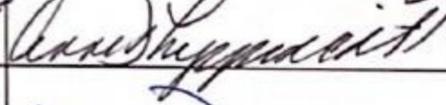
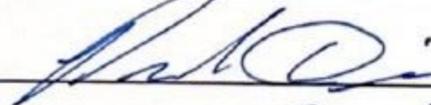
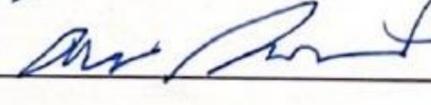
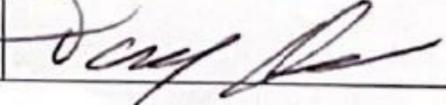
# Petition in Support of the Rezoning and Redevelopment Of the Lehigh River Waterfront

The undersigned members of the community have signed this petition to express their support for Urban Residential Properties and its continued redevelopment of the Lehigh River waterfront. Urban Residential Properties has been working closely with our community to keep us informed and involved with their current redevelopment work. They have been transparent and receptive to feedback regarding their planned redevelopment of the Neuwiler Brewery and the surrounding properties. We believe that Urban Residential Properties work is in the best interest of the local community and support their request for rezoning and any other approvals they may require in order to continue the development and utilization of the waterfront.

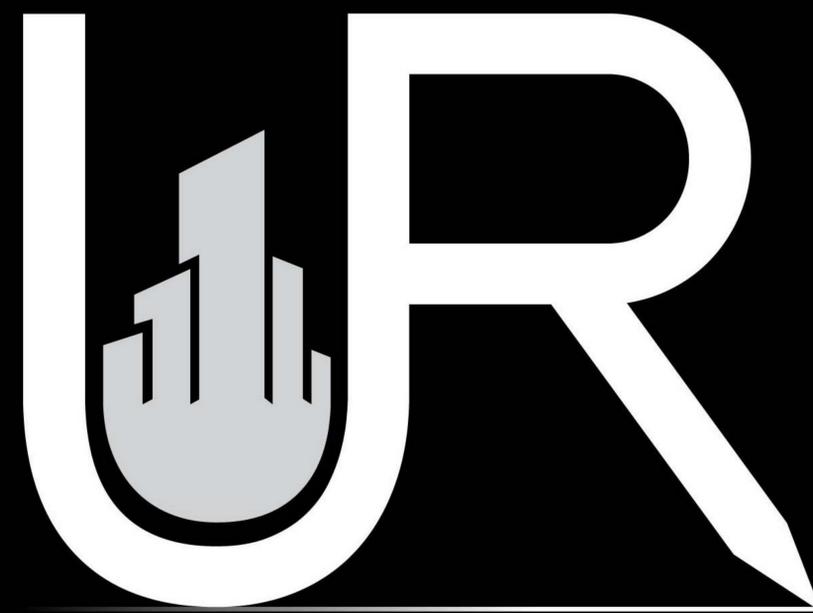
Printed Name	Signature	Address	Comment	Date
Bay Njie		28 N. 2nd St. <sup>Allentown</sup>		9/1/22
Fury Anderson		_____		9/1/22
Yamilet Gomez		164 W. Gordon St Allentown		9/1/22
Yolanda Colbert		125 N 3rd St Allentown		9/1/22
Stephanie Sawyer		4652 Woodbrush Way Allentown, PA 18104		9/1/22
Cathy Cortez		1839 Willow Park Rd Bethlehem, PA 18020		9/1/22
Tashia Monroe		309 Ridge Ave		
Terry Musa		480 Williams St. Easton, PA		9/1/22
Efuru Eugene		218 Cherry Lane Cresco, PA, 18326		9/1/22
Julie Avoché		167 Pine St Allentown, PA		9-1-22

Printed Name	Signature	Address	Comment	Date
Janet Thomas	Janet Thomas	166 W. Gordon St		9-1-22
Taj Singh (Saran)	Aaron Singh	26 N 6 <sup>th</sup> St. Apt. 463 Allentown, PA 18101		09/01/2022
Nadine Coulter	N. Coulter	3209 N. 4 <sup>th</sup> St Whitehall, PA 18052		9-1-22
Trinidad Sierra	[Signature]	414 Ridge Ave Allentown Pa 18102		9.1.22
Kyle Tio	[Signature]	940 Cherokee St.		9/1/22
Erika Davis	Erika Davis	2138 S. 9 <sup>th</sup> St. Apt. 5, 18103		9/1/22
Eva DiDrio	[Signature]	101 Ridge Ave. 18101		9/1/22
Peter Shahda	[Signature]	7400 Juniper Circle Macungie 18062		9/1/22
John Mortensen	[Signature]	101 Ridge Avenue 18101		9/1/22
Ben Wright	Ben E. Wright	389 W Gordon St	Thank you so much for having us! xoxo	9/1/22
Ana Marquez	[Signature]	ASD School District		
Elizabeth Seneno	[Signature]	31 S. Penn / ASD		9/1/22
Heroldia Arroyo	Heroldia Arroyo	523 W. Front St		9/2/22
Madelina Felix	Madelina Felix	531 N. Railroad St		9/2/22
Jacqueline Ramirez	[Signature]	531 N Front St		9/1/22
Lorna n. n.	[Signature]	531 N front St		09/01/22

Printed Name	Signature	Address	Comment	Date
Johnny Jordan		932 S. Meadow St.		
Jesse Martin		1013 Main St		
Alexis Negron		534 W Washington		
Jazmarie Delvalle		529 N Front St.		
Diamond Perez		529 N Front.		
Robert Scrim		532 1/2 N Front St		
Ana		415 1/2 W Greenleaf St		
Marisabel	Marisabel Bueno	535 N 7th St 2nd.		
Ana Perez	Ana Perez	346 Ridge Ave.		
Rafael Soto	Rafael Soto	346 Ridge Ave		
Kevin Tejada		401 Ridge Ave.		
	Joshua Black	402 Ridge Ave		
William Guiera	William Guiera	214 N Front.		
Allan Clark		136 W Liberty St		
Victor A Perez	Victor A Perez	535 n front st		
Michelle Ruiz	Michelle Ruiz	531 N front st		

Printed Name	Signature	Address	Comment	Date
Nora Sayegh		513 N Front Street, Allentown	88 Smoke Shop	9-7-22
Elias Makrad		536 N Front Street	Nora Wholesale	9-7-22
Elias Makrad		501 N Front Street	88 mini Mart	9-7-22
Marilyn Negrón	Marilyn Negrón	1531 S. Jefferson St		9.7.22
Shane Schneider		2 West Allen St Allentown PA	Replacement Parts	9-7-22
Mary Assad	Mary Assad	4238 Creek Rd Allentown PA	RP equipment USA	9-7-22
ANNE LIPPINCOTT		406 E Troop St Allentown PA		9/8/22
Ileana Figueroa	Ileana Figueroa	316 N Front St Allentown PA		9/9/22
Eduin Rodriguez	Eduin Rodriguez	316 N Front St Allentown		9/9/22
Josue Lopez		516 N Front St Allentown		9/9/22
Pedro Diaz		510 N. Front St		9/9/22
Marcos Sirett		510 N. Front St		9/9/22
Natalia Rodriguez	Natalia Rodriguez	316 N. Front		9/9/22
Tiffany Gonzalez	Tiffany Gonzalez	510 N. Front St.		9/9/22
Norma Ortiz	Norma Ortiz	414 1/2 N. Front St		9/10/22
Tony Ortiz		414 1/2 N. Front St		9-12-22





**URBAN RESIDENTIAL**  
**PROPERTIES**