

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

RE: Request for the vacation of Wharf Street from Riverside Drive
to its East Terminus.

Requested by:
Lehigh Landing One LLC
Owners of 51 N Front St

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 Plan 7
Photos
Polls

HISTORY OF THE STREET PROPOSED TO BE VACATED:

The subject portion of Wharf Street is in the 1st Ward. Wharf Street has a 20.0' wide Right of Way and was created by City Bill No. 86 on October 12, 1905. Additional right of way was Dedicated from PP&L by a Subdivision recorded in Map ID 2022017961.

LOCATION AND CONDITION:

The subject portion of Wharf Street is an opened street dead end street. There are existing utility facilities within the subject right of way. Wharf street is currently used by PP&L Electric Utilities, the City of Allentown & the Frick Boat Club for access to their uses along the River.

POLLS CITY OF ALLENTOWN:

Charles Roca, Chief of Police has not replied.

Efrain Agosto, Fire Chief has not replied.

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.

Report to the
City Clerk and Allentown City Planning Commission
October 28, 2022
SUBJECT: Wharf Street Vacation Request

POLLS UTILITIES:

Verizon Communications, objects to the street vacation due to existing facilities and will need an easement.

PPL Electric Utilities has no objection to the street vacation.

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

LCA , objects to the street vacation due to existing facilities and will need an easement.

POLL ADJOINING OWNERS:

RECOMMENDATIONS:

The Bureau of Engineering has no objection to the street vacation with the requirement that easements are provided for the existing utilities within the subject street and access easements are provided to PP&L Electric Utilities, the City of Allentown and The Frick Boat House.

Very truly yours,



Mark Shahda
Public Works Director

Attachments

xc: Mark Hartney, Planning Director
Matt Kloiber, City Solicitor
Michael P. Hanlon, City Clerk
Mark Shahda, Public Works Director

102 Riverside Dr

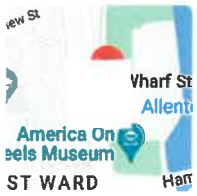
Allentown, Pennsylvania

Google

Street View - Jul 2021



Image capture: Jul 2021 © 2022 Google



WHARF ST.
LOOKING EAST



Proposed Street Vacation
Wharf St
From Riverside Dr. to its Eastern Terminus

SCALE:
1" = 500'



CITY OF ALLENTOWN

115

RIVERSIDE DR

WHARF ST

51

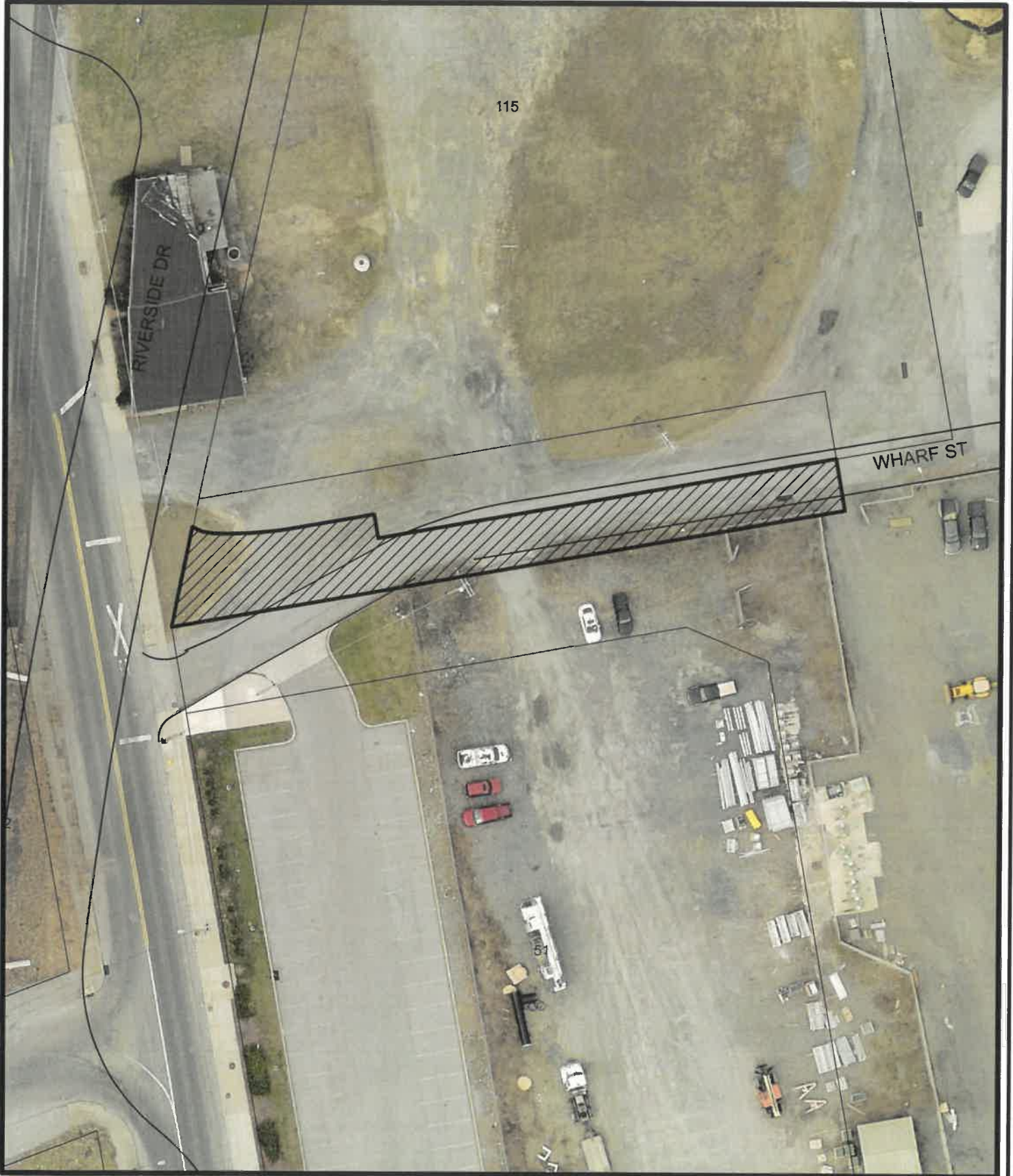


Proposed Street Vacation
Wharf St
From Riverside Dr. to its Eastern Terminus

SCALE:
1" = 50'



CITY OF ALLENTOWN



Proposed Street Vacation
Wharf St
From Riverside Dr. to its Eastern Terminus

SCALE:
1" = 50'





Lehigh Valley Planning Commission

STEVEN GLICKMAN
Chair

CHRISTOPHER AMATO
Vice Chair

KEVIN SCHMIDT
Treasurer

BECKY A. BRADLEY, AICP
Executive Director

October 10, 2022

Michael P. Hanlon
435 West Hamilton Street
Allentown PA 18101
Michael.Hanlon@AllentownPA.gov

RE: **Street Vacation Petition
Wharf Street (20' Public Easement) from Intersection of Riverside Drive to Eastern
Limit
City of Allentown, Lehigh County**

The Lehigh Valley Planning Commission (LVPC) will consider the subject street vacation petition at its Transportation Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments.

- LVPC Transportation Planning Committee Meeting
 - October 27, 2022 at 5:30 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - October 27, 2022 at 7:00 PM
 - <https://lvpc.org/meetings.htm>

Mr. Hanlon,

The proposed street vacation petition with utilities was submitted by the City of Allentown on behalf of Jerry Brown of Lehigh Landing One, LLC and Lehigh Landing Two, LLC c/o Charles St. Capital of 612 W. Hamilton Street, 2nd Floor, Allentown PA 18101

The proposed street vacation petition was reviewed for recommendations under Section 304 of the Pennsylvania Municipalities Planning Code, and for general consistency with the intent of *FutureLV: The Regional Plan*.

The existing Wharf Street rights-of-way are not aligned with the actual 'paved' road section. The paved road section is in poor condition and has not been consistently maintained, excepting to the new intersection with Riverside Drive.

A new private access easement to include all users of the Wharf Street will be provided in replacement of the rights-of-way. Maintenance of the access easement will be provided by the owner of adjacent parcel and improvements to access at time of land development of the parcel.

It is recommended that if the petition is granted that the City of Allentown coordinate with the developer to name the portion of the Wharf Street vacated area or keep the same name to

provide emergency responders a physical street location with Riverside Drive to expedite responses to incidents in a safe and efficient manner. (of FutureLV Policy 2.2 + 5.1)

We appreciate the City's consideration of the goals and policies of FutureLV: The Regional Plan in as much as it relates to the street vacation petition of Wharf Street from the intersection of Riverside Drive to Eastern Limit.

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

Brian Hite
Transportation Planner

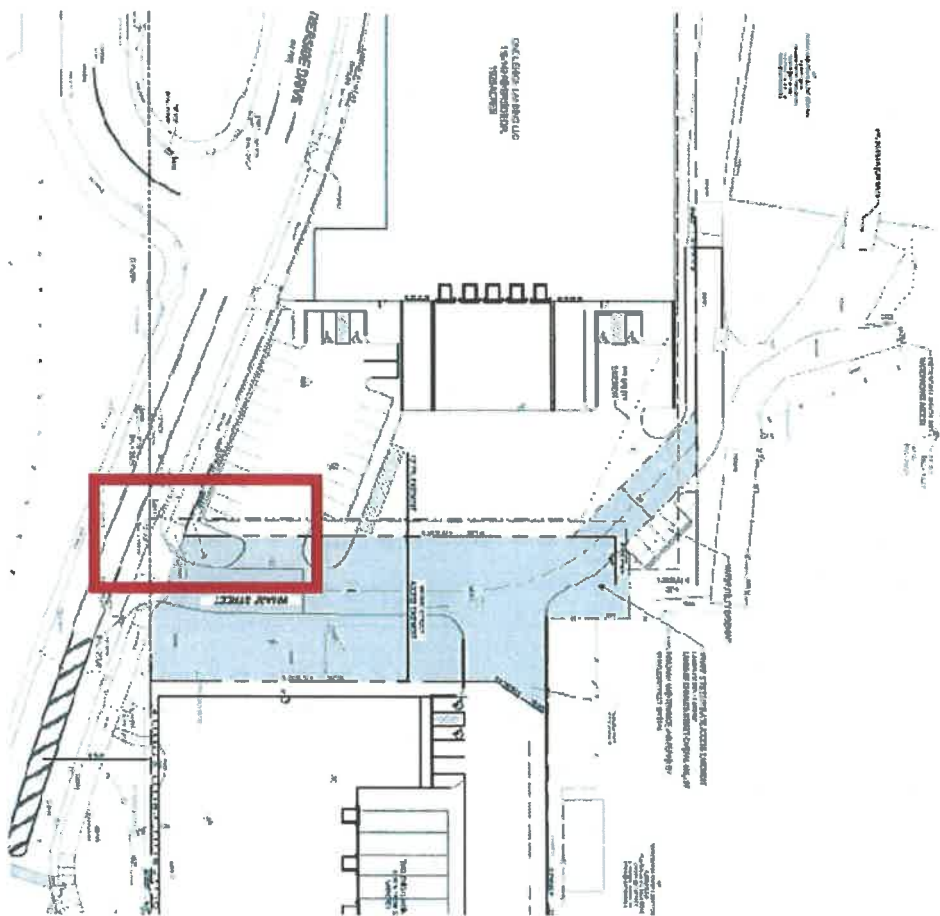


Wharf Street looking East from Riverside Drive

Courtesy Google Street View



Courtesy Google Earth



13 SEP 1964
1500
1500

C203	PROJECT: WHARF STREET PRIVATE ACCESS EASEMENT PLAN DRAWN: [blank] DATE: [blank] SCALE: [blank]	HIGH LAND ONE & TWO LEIGH LAND NO NORTH FRONT STREET PHILADELPHIA, PA 19122		NO. DATE [blank] [blank]	NO. DATE [blank] [blank]
	[blank]	[blank]	[blank]	[blank]	[blank]

MICHAEL P. HANLON



CITY CLERK

Michael.Hanlon@allentownpa.gov
435 West Hamilton Street
Allentown, PA 18101
Phone: (610) 437-7556
Fax: (610) 437-7554

September 16, 2022

Mark Shahda
Director, Public Works
City Hall, Allentown, PA 18101

Vicky Kistler
Director, Planning and Zoning
City Hall, Allentown, PA 18101

Brandon Jones
Assistant Planner
City Hall, Allentown, PA 18101

Brian Hite
Senior Planning Technician
Lehigh Valley Planning Commission
961 Marcon Boulevard, Suite 310
Allentown, PA 18109

To All:

The attached street vacation petition was received from WBCM Architecture Engineering Construction to vacate the following street:

Wharf Street (20' Public Easement) from Intersection with Riverside Drive to Eastern Limit

This petition is hereby referred to the City Engineer, the Planning Commission and the Lehigh Valley Planning Commission for review and recommendations.

Please submit your report to this office.

Very truly yours,

A handwritten signature in black ink, appearing to read "MP Hanlon".

Michael P. Hanlon
City Clerk

Cc: Council
Christian Brown, Chairman of the Planning Commission
Brian Borzak, Engineering
Matthew Kloiber, City Solicitor

*Council meetings are held on the first and third Wednesday of each month beginning at 6:30 pm in Council Chambers.
For copies of the agenda or meeting announcements, please visit our website at www.allentownpa.gov.*

STREET VACATION PETITION

Date September 13, 2022

City Council, City Hall

435 Hamilton Street

Allentown, PA 18101

(610) 437-7556 Telephone

(610) 437-7554 Fax

EMAIL: Mike Hanlon

Michael.Hanlon@allentownpa.gov

Tawanna L. Whitehead

Tawanna.Whitehead@allentownpa.gov

Gentlemen:

We, the undersigned and interested parties hereby request your honorable body to vacate

Wharf Street (20' Public Easement)

from Intersection With Riverside Drive

to Eastern Limit with* ~~without~~* utility easements. (*Strike inapplicable word.)

Reason for Vacation of Street (give details)

-Existing Wharf Street R/W is not aligned with actual 'paved' road section.

-Paved Section is in poor condition and has not been consistently maintained (excepting new intersection with Riverside Drive.)

-A new private access easement to include all users of the Wharf Street will be provided in replacement of the Right of Way. (Easement Exhibit Attached. Part of Land Development)

-Maintenance of the Access Easement will be provided by the owner of adjacent parcel (Inst.#2022011274) and improvements to access at time of Land Development of this parcel.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
Lehigh Landing One LLC	C/O Charles St. Capital	(917) 518-5184	wjbrown6@mac.com
Lehigh Landing Two LLC (Jeffrey Brown)	612 W. Hamilton St. 2nd Flr. Allentown, PA 18101		
PPL Elec. Utilities Corp. (Ian Van Halem)	2 N. 9th St. Allentown, PA 18101	(610) 774-4523	IVanHalem@pplweb.com
Frick Boat Club (Ed Strauss)	34 Adams Island Allentown, PA 18109	(610) 844-5338	ed.strauss@hotmail.com

NOTE: Send or deliver this petition to:

City Clerk's Office
City Hall
435 Hamilton Street
Allentown, PA 18101
(610) 437-7556 Phone
(610) 437-7554 Fax

EMAIL: Mike Hanlon

Tawanna L. Whitehead

Michael.Hanlon@allentownpa.gov

Tawanna.Whitehead@allentownpa.gov

395.25 STREET VACATION FEES

Street Vacations: Petitions for street vacations can be found on the City website or by contacting the City Clerk's Office. A written Petition for a street vacation may be submitted to City Council by a citizen. The petition must be submitted together with a check in the amount of \$300.00 payable to the City of Allentown, to the City Clerk's Office, 435 Hamilton Street. Requests for Street Vacations shall be subject to a Three Hundred (\$300) Dollar fee. In addition, the petitioner must pay in full all costs incurred by the City in publishing the legally required advertising for the vacation prior to the final Council action. (14273 §1 3/3/05; 15173 §1 12/2/14)

Remittance/Check payable to the "City of Allentown"