

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

RE: Request for the Vacation of South Jute Street located from the centerline of Montgomery Street to the centerline of Cooke Street.

Requested by:  
Wind-Drift Real Estate Associates  
179 Mikron Road  
Bethlehem, Pa 18020  
(Owners of 1735 & 1745 S 4<sup>th</sup> Street)

Prepared by Brian L. Borzak, PLS, Chief Surveyor/Designer  
City of Allentown Department of Public Works

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Report and Recommendations  
Location Map -- Portion of City Block Plan No. C-102  
Letter from Adjoining Owner  
Photos

HISTORY OF THE PORTION OF THE STREET PROPOSED TO BE VACATED:

The portion of South Jute Street proposed to be vacated is in the 19<sup>th</sup> Ward. South Jute Street was created by the Crescent View Terrace Subdivision as part of Salisbury Township on November 5<sup>th</sup>, 1925. The subject portion of South Jute Street was part of the Street System Annexed by the City of Allentown on May 14<sup>th</sup>, 1931. If the street vacation is granted, it appears that the affected right-of-way would revert to each Adjoining property owner. It is the responsibility of the affected adjoining property to assimilate vacated property into fee simple ownership by deed.

LOCATION AND CONDITION:

The subject street is unimproved and is listed as a 20' wide Unopened Street. PPL has a guy wire within the unopened Street Right-of-Way. There are shrubs, planters, steps and walls within the Unopened Street.

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March 20th, 2017  
SUBJECT: S Jute Street Vacation Request

POLLS CITY OF ALLENTOWN:

Keith Morris, Chief of Police has no objection to the street vacation

Lee Laubach, Fire Chief has no objection to the street vacation.

Dennis Wetherhold, Communications has not replied.

Richard Rasch, Utility Engineer has no objection to the street vacation.

Nelson Varughese, Traffic Control Superintendent has no objection to the street vacation.

POLLS UTILITIES:

David Stinson, Engineer Verizon Communications has not replied.

Alfred Birt, PPL Electric Utilities objects to the Street Vacation until easements are dedicated to PPL for existing facilities by the adjoining property owners.

Charles E. Volk, Lehigh County Authority has no objection to the street vacation.

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

POLL ADJOINING OWNER:

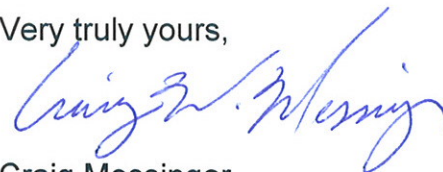
Nathina Walker (the owners of 340 W. Montgomery St) objects to the Street Vacation, Due to concerns of property lines and trash (please see attached letter).

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RECOMMENDATIONS:

The Bureau of Engineering has no objection to the subject street vacation with the stipulation of an easement being provided to PPL for any existing facilities within the subject right-of-way.

Very truly yours,



Craig Messinger  
Public Works Director

Attachments

xc: Steve Neratko, Director of Planning  
Susan Wild, City Solicitor  
Michael P. Hanlon, City Clerk  
Craig Messinger, Public Works Director

To whom it may concern,

The reason for my objection is due to the fact that I spoke to an employee of wind-drift real estate associates and voice my concerns about the fact if they are going to have the property surveyed. I was told that they felt no reason to do so due to the fact that I would just get half of the street and they would get the other. I feel that this is not right. If they are requesting to have the vacation of the street then they should be taking the proper action to have thing done right. Also in regards to the massive amount of trash I receive on my property due to their neglect to their property. I was told once the trash rolls on my property it was my issue by the same employee. This is also not right and I have reached out to the recycling department of Allentown city hall to help me handle this matter.

-Nathina M.J Walker

Home owner of 340 W Montgomery St Allentown PA 18103



Image capture: Sep 2014 © 2017 Google

Allentown, Pennsylvania

Street View - Sep 2014

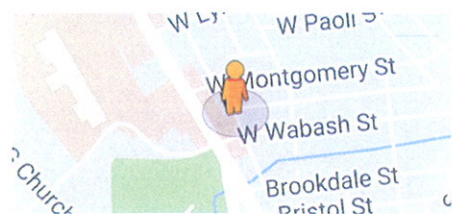


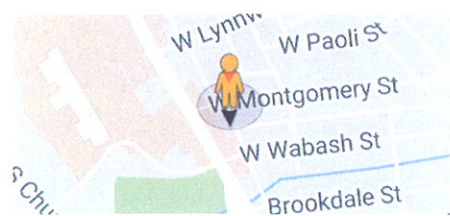




Image capture: Sep 2014 © 2017 Google

Allentown, Pennsylvania

Street View - Sep 2014







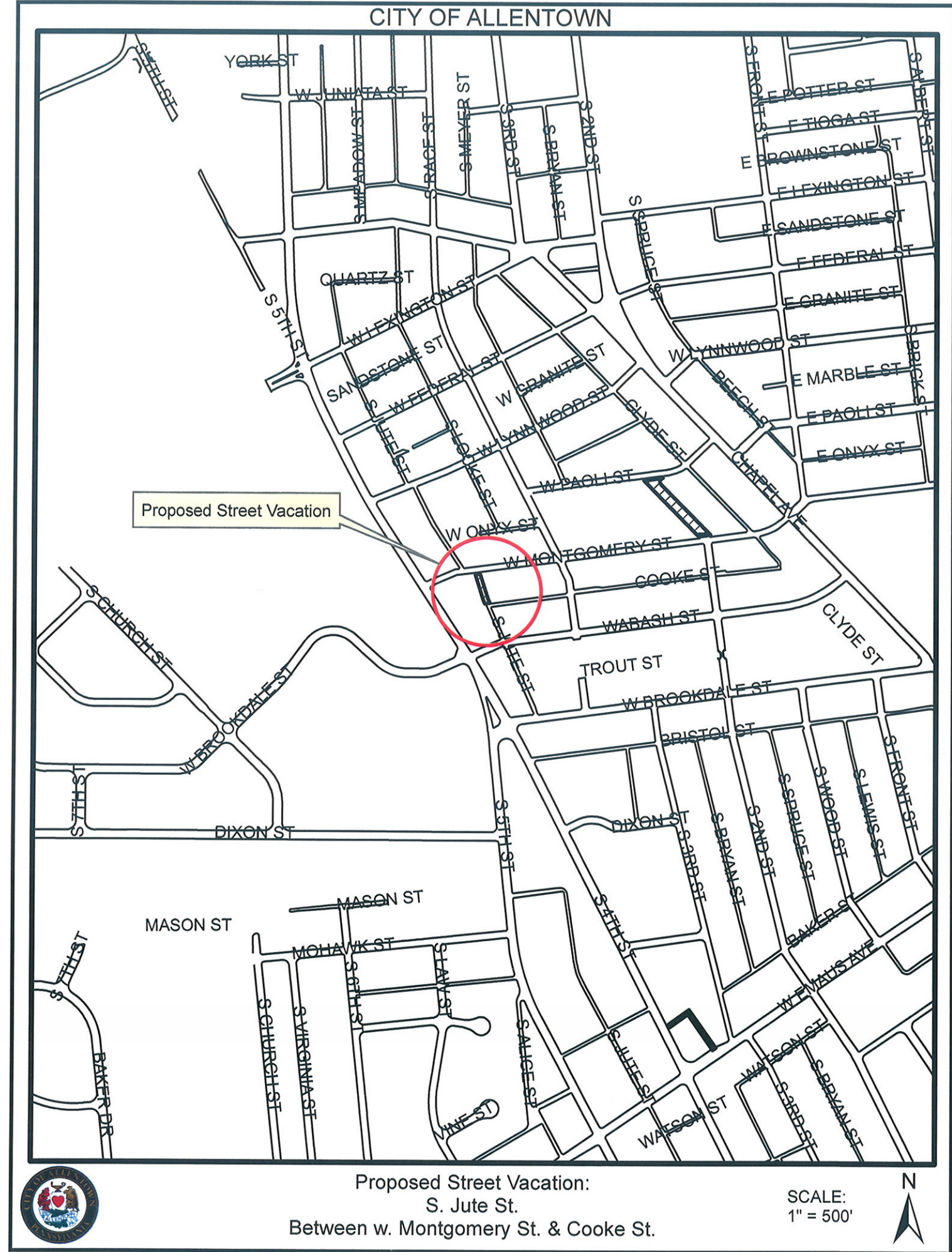


Proposed Street Vacation:  
S. Jute St.  
Between W. Montgomery St. & Cooke St.

SCALE:  
1" = 500'

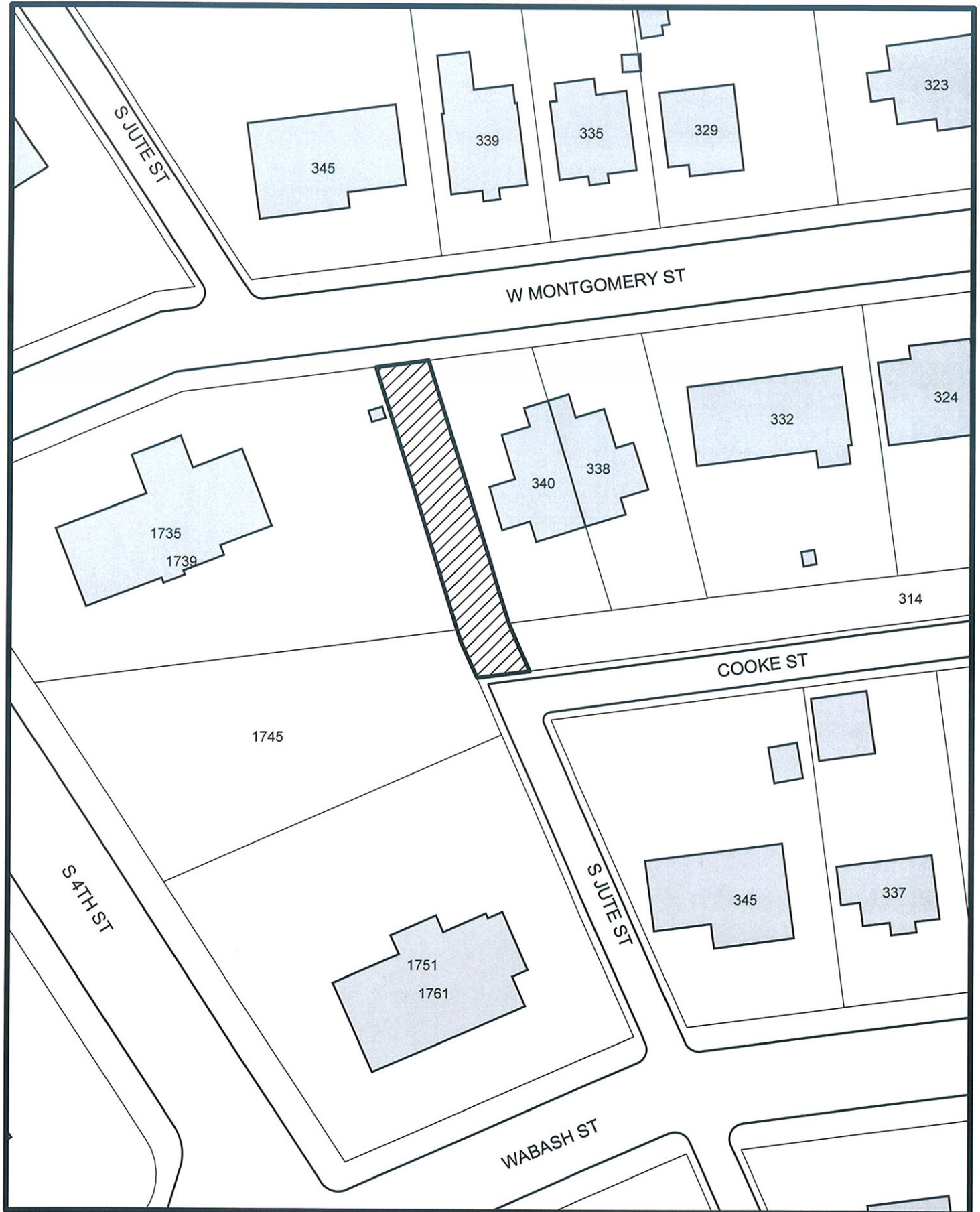
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CITY OF ALLENTOWN



Proposed Street Vacation:  
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Between w. Montgomery St. & Cooke St.

SCALE:  
1" = 50'

