

MICHAEL P. HANLON



CITY CLERK

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

April 25, 2019

Craig Messinger
Interim Director, Public Works
City Hall, Allentown, PA 18101

David Kimmerly
Chief Planner - Planning
City Hall, Allentown, PA 18101

Michael S. Donchez
Lehigh Valley Planning Commission
961 Marcon Boulevard
Suite 310
Allentown, PA 18103-9397

To All:

The attached street vacation petition was received from City Center Investment Corporation to vacate the following street:

N. Emery Street from W. Court Street to its terminus at W. Howe Street with utility easements

W. Howe Street from N. Church Street to its terminus at N. Emery Street with utility easements

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,

Michael P. Hanlon
City Clerk

Cc: Council
Oldrich Foucek, Chairman of the Planning Commission
Brian Borzak, Engineering
Frances Fruhwirth, Associate Solicitor

STREET VACATION PETITION

Date 03/20/2012

City Council, City Hall

435 Hamilton Street

Allentown, PA 18101

(610) 437-7539 Telephone

(610) 437-7554 Fax

EMAIL: Mike Hanlon

Micheal.Hanlon@allentownpa.gov

Tawanna L. Whitehead

Tawanna.Whiteheadt@allentownpa.gov

Gentlemen:

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

N. Emery Street from W. Court Street to its terminus at W. Howe Street with* ~~without~~* utility easements.
(*Strike inapplicable word.)

W. Howe Street from N. Church Street to its terminus at N. Emery Street with* ~~without~~* utility easements.
(*Strike inapplicable word.)

Reason for Vacation of Street (give details)

To allow for the expansion and improvement of the Pocket Park located at 15 N. Church Street (Parcel ID No. 640710278375-1). The proposed vacations of N. Emery Street and W. Howe Street (1) will not adversely affect the street pattern or circulation of the immediate area or of the community as a whole; (2) will not adversely affect the public need; (3) will not negatively impact the public right of way that may be needed for future public use; and (4) will not cause any abutting property owner to become landlocked or have its access substantially impaired.

NAME

ADDRESS

PHONE

EMAIL

Please see attached list.

NOTE: Send or deliver this petition to:

City Clerk's Office

City Hall

435 Hamilton Street

Allentown, PA 18101

(610) 437-7539 Phone

(610) 437-7554 Fax

EMAIL: Mike Hanlon

Michael.Hanlon@allentowncity.org

Tawanna L. Whitehead

Tawanna.Whiteheadt@allentowncity.org

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"

**List of Petitioners/Abutting Property Owners
W. HOWE STREET**

1. Owner: Four City Center OP LP
Property: 15 N. Church Street, Allentown, PA 18101
Parcel ID: 640710278375 1
Owner Address: 645 Hamilton St., Suite 600, Allentown, PA 18101-2194
Phone: 610.625.8142
Email: gmarino@citycenterallentown.com
- 2.a. Owner: 627 Hamilton Mall Condominiums
Property: 627 Hamilton Mall Condos
Parcel ID: 640710360119 999
Owner Address: 627 W. Hamilton Street, 1st Floor, Allentown, PA 18101
Phone: 484.955.1194
Email: santo@assembly88.com
- 2.b. Owner: 627 Hamilton Associates/Valley Housing Development Corp.
Attention: Daniel Beers, Executive Director
Property: 627 W. Hamilton Street, Allentown, PA 18101
Parcel ID: 640710360119 1
Owner Address: 635 Broad Street, Emmaus, PA 18049-3722
Phone: 610.965.4514 x 5210
Email: dan@lcha-vhdc.org
- 2.c. Owner: Giuseppe C. Napoli and Santo Napoli
Property: 627 001 W. Hamilton Street, Allentown, PA 18101
Parcel ID: 640710360119 2
Owner Address: 627 W. Hamilton Street, 1st Floor, Allentown, PA 18101
Phone: 484.955.1194
Email: santo@assembly88.com
3. Owner: Giuseppe C. Napoli and Santo Napoli
Property: 625 W. Hamilton Street, Allentown, PA 18101
Parcel ID: 640710361285 1
Owner Address: 627 W. Hamilton Street, 1st Floor, Allentown, PA 18101
Phone: 484.955.1194
Email: santo@assembly88.com
4. Owner: Giuseppe C. Napoli and Santo Napoli
Property: 623 W. Hamilton Street, Allentown, PA 18101
Parcel ID: 640710363330 1
Owner Address: 627 W. Hamilton Street, 1st Floor, Allentown, PA 18101
Phone: 484.955.1194
Email: santo@assembly88.com
5. Owner: Thomas P. Williams
Property: 619 W. Hamilton Street, Allentown, PA 18101
Parcel ID: 640710365348 1
Owner Address: 822 Hamilton Street, Allentown, PA 18101-1166
Phone: 610.972.6855
Email: thomaswilliams0504@gmail.com

**List of Petitioners/Abutting Property Owners
N. EMERY STREET**

1. Owner: Four City Center OP LP
Property: 15 N. Church Street, Allentown, PA 18101
Parcel ID: 640710278375 1
Owner Address: 645 Hamilton St., Suite 600, Allentown, PA 18101-2194
Phone: 610.625.8142
Email: gmarino@citycenterallentown.com

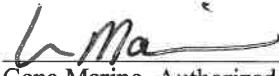
2. Owner: City of Allentown
Property: 615-617 Hamilton Street, Allentown, PA 18101
Parcel ID: 640710366847 1
Owner Address: 435 Hamilton Street, Allentown, PA 18101
Phone: 610.439.5999

VERIFICATION/AFFIDAVIT

I, Gene Marino, am an authorized representative of Four City Center OP, LP, and am authorized to make this verification on behalf of Four City Center OP, LP and verify that the statements made in the attached Street Vacation Petition requesting the vacation of a portion of N. Emery and a portion of W. Howe Street, are true and correct. I understand that false statements made herein are made subject to the penalties of 18 Pa.C.S.A. §4904 relating to unsworn falsifications to authorities.

It is further understood and verified that this Verification is submitted pursuant to and in compliance with Article 915.01.A of the Codified Ordinances of the City of Allentown.

Date: March, 20, 2019


Gene Marino, Authorized Representative.
Four City Center OP, LP

233790

Supplement to Street Vacation Petition

W. Howe Street from N. Church Street to N. Emery Street

Parcel Address/PIN

15 N. Church Street
Allentown, PA 18101
640710278375 1

Owner Name/Email/Phone

Four City Center OP LP
Email: gmarino@citycenterallentown.com
Phone: 610.625.8142

Owner Address

645 Hamilton St., Suite 600
Allentown, PA 18101-2194

FOUR CITY CENTER OP LP

By: 

Name: Gene Marino

Title: Director of Finance

Supplement to Street Vacation Petition

W. Howe Street from N. Church Street to N. Emery Street

Parcel Address/PIN

627 Hamilton Mall Condos
Allentown, PA 18101
640710360119 999

Owner Name/Email/Phone

627 Hamilton Mall Condominiums
Email: santo@assembly88.com
Phone: 484.955.1194

Owner Address

627 W. Hamilton Street, 1st Floor
Allentown, PA 18101

627 HAMILTON MALL CONDOMINIUMS

By: 

Name: Santo Napoli

Title: Member

Supplement to Street Vacation Petition

W. Howe Street from N. Church Street to N. Emery Street

Parcel Address/PIN

627 W. Hamilton Street
Allentown, PA 18101
640710360119 1

Owner Name/Email/Phone

627 Hamilton Associates/
Valley Housing Development Corp.
Attention: Daniel Beers, Executive Director
Email: dan@lcha-vhdc.org
Phone: 610.965.4514 x 5210

Owner Address

635 Broad Street
Emmaus, PA 18049-3722

627 HAMILTON ASSOCIATES

By: 

Name: Daniel C. Beers

Title: Executive Director, VHDC, GP

Supplement to Street Vacation Petition

W. Howe Street from N. Church Street to N. Emery Street

Parcel Address/PIN

627 001 W. Hamilton Street
Allentown, PA 18101
640710360119 2

Owner Name/Email/Phone

Giuseppe C. Napoli and Santo Napoli
Email: santo@assembly88.com
Phone: 484.955.1194

Owner Address

627 W. Hamilton Street, 1st Floor
Allentown, PA 18101

Name:


Santo Napoli

Supplement to Street Vacation Petition

W. Howe Street from N. Church Street to N. Emery Street

Parcel Address/PIN

625 W. Hamilton Street
Allentown, PA 18101
640710361285 1

Owner Name/Email/Phone

Giuseppe C. Napoli and Santo Napoli
Email: santo@assembly88.com
Phone: 484.955.1194

Owner Address

627 W. Hamilton Street, 1st Floor
Allentown, PA 18101

Name:


Santo Napoli

Supplement to Street Vacation Petition

W. Howe Street from N. Church Street to N. Emery Street

Parcel Address/PIN

623 W. Hamilton Street
Allentown, PA 18101
640710363330 1

Owner Name/Email/Phone

Giuseppe C. Napoli and Santo Napoli
E: santo@assembly88.com
Phone: 484.955.1194

Owner Address

627 W. Hamilton Street, 1st Floor
Allentown, PA 18101

Name:


Santo Napoli

Supplement to Street Vacation Petition

W. Howe Street from N. Church Street to N. Emery Street

Parcel Address/PIN

619 W. Hamilton Street
Allentown, PA 18101
640710365348 1

Owner Name/Email/Phone

Thomas P. Williams
E: thomaswilliams0504@gmail.com
Phone: 610.972.6855

Owner Address

822 Hamilton Street
Allentown, PA 18101-1166

Name:



Thomas P. Williams

Supplement to Street Vacation Petition

N. Emery Street from W. Court Street

Parcel Address/PIN

15 N. Church Street
Allentown, PA 18101
640710278375 1

Owner Name/Email/Phone

Four City Center OP LP
Email: gmarino@citycenterallentown.com
Phone: 610.625.8142

Owner Address

645 Hamilton St., Suite 600
Allentown, PA 18101-2194

FOUR CITY CENTER OP LP

By: 

Name: Gene Marino

Title: Director of Finance