

HERSTER, NEWTON & MURPHY

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Andrew L. Herster, Jr.
(1950-2010)

Henry R. Newton
(of Counsel)

January 22, 2020

City Clerk's Office
Allentown City Hall
435 Hamilton Street
Allentown, PA 18101

**Re: Petition for Street Vacation
Vacation of East Ford Street
Petitioner: R & M Apartments
Purchase of 414 S. Carlisle Street**

Dear Sir/Madam:

Enclosed herewith please find the following:

1. Street Vacation Petition.
2. Copy of letter dated June 10, 2019 from the City of Allentown Chief Planner requesting the vacation.
3. Copy of Layout Plan of 414 S. Carlisle Street.
4. Copy of Consent executed by one of the abutting property owners, George M. Haddad, Jr.
5. Check drawn on the account of Blue Mountain Truck & Trailer Repair, LLC payable to the "City of Allentown" in the amount of \$300.00 representing the requisite fee for filing the Petition.


The other abutting property, J.O. Krapf & Sons, Inc., has

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January 22, 2020

declined to voluntarily consent to the vacation at this time
until they better understand the proposed development.

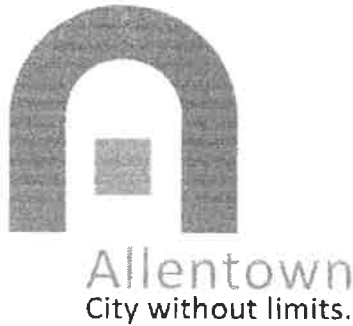
Very truly yours,

HERSTER, NEWTON & MURPHY

By 
Henry R. Newton, Jr., Esquire

pat

Encs.



David Kimmerly, AICP
Chief Planner
Bureau of Planning & Zoning
435 Hamilton Street
Allentown, PA 18101-1699
Office 610-437-7613
Fax 610-437-8781
David.Kimmerly@allentownpa.gov

June 10, 2019

R & M Apartments, Inc.
Attn: Lucky Khinda, Manager
9697 Silverspot Drive
Breinigsville, PA 18031

RE: 414 S. Carlisle Street -- LMA-2019-00012

Dear Mr. Khinda;

The above-referenced Major Land Development preliminary/final plan, dated April 22, 2019 has been reviewed by the appropriate City offices. We offer the following comments: (If you have any questions please call the listed phone number.)

ENGINEERING 610-437-7589:

1. All resubmissions must be accompanied with a written response to each comment referencing the appropriate plan revisions.
2. In accordance with SALDO Section 1377.03 B.(b). The title block shall contain:
 - b. The name(s) and address(es) of the record owner(s) of the tract, and the name address, registration number and seal of the registered professional who prepared the plan pursuant to Section 1375.01(b).
3. A Sanitary sewer planning module will need to be proposed, routed through LCA and the City, and submitted to DEP for their review and approval.
4. The proposed monumentation for the developed lot must be indicated on the land development plan. The plan should show each proposed property corners as "monument to be set". Also, denote each type and location of the "found" monumentation.
5. The applicant must apply for a street vacation of E. Ford Street.
6. Provide construction details of the City standard handicap ramp for the proposed improvements. Please denote a proposed handicap ramp at the intersection of S. Brown Street and E. South Street.
7. The applicant must pay the Shade Tree Commission's assigned fee for trees that are required per the Zoning and Tree Commission Ordinances but not able to be planted on the project site (if any). Proof of payment of the fee to the Shade Tree Commission must be provided prior to mylar signature.

8. The building's downspouts and roof leaders will need to be shown on the Grading and Utilities Plan, sheet 3 of 6. The building front drains must be directed to the lawn area. A trench drain must be provided through the sidewalk on E. South Street at the swale low point.
9. An engineering improvements cost estimate for the ADA handicap Ramp and all public improvements within the public right of way must be prepared. The engineering improvements cost estimate for land development escrow must also provide at a minimum a 10% contingency cost, a 5% inspection fee, and a 2% as-built Plans and Profiles in AutoCAD format fee. Also, provide a colored plan depicting the various public improvement items corresponding to the engineering improvements cost estimate.
10. Upon completion of addressing all outstanding comments and at the time of record plan mylar signature by the City Engineer, provide three complete sets of signed and sealed land development plans stamped "FOR CONSTRUCTION" for the Engineering Department's use.

TRAFFIC & LIGHTING 610-437-7735:

1. The proposed curb and handicap relocation at the S. Brown / E. South Street intersection is not acceptable. The new radius location will confuse drivers using S. Brown Street and will use the private parking lot as a public thoroughfare. The curb radius must be maintained at its current location.
2. A new handicap ramp must be provided on E. South Street at S. Carlisle Street and S. Brown Street.
3. The proposed dumpster is shown within the unopened E. Ford Street. Vacate E. Ford Street.
4. Please provide parking blocks for all the proposed parking stalls to prevent blocking the sidewalk with vehicle overhang.
5. Indicate building lights to light up the parking area and sidewalks.

ZONING 610-437-7630:

1. Construct 8-unit apartment building with a 12-space parking lot.
2. Plan states Minor Land Development, should read Major Land Development.
3. Dumpster is located partially on unopened street.
4. Egress/ingress to parking lot is in unopened street.
5. Street Vacation for E. Ford St. between S. Brown and S. Carlisle. ?
6. No landscaping plan is included in submittal.
7. 1323.04.A.1 Street trees not shown. One for every 40 ft. of lot frontage
8. Driving aisle width and direction of traffic not delineated.
9. Driveway cannot cross property lines.

SHADE TREE COMMISSION 610-821-4252:

1. The Shade Tree Ordinance requires street trees to be planted within the public right-of-way of all subdivisions, land developments and improved properties. The subject Project is bound on three sides by existing public right-of-way. The applicant shall calculate the Street Requirement based on the combined total right-of-way and provide one street tree per every 40' linear feet.
2. A street tree summary should be included that demonstrates compliance with the Shade Tree Ordinance.
3. All trees proposed and intended to meet the requirements of the Shade Tree Ordinance shall be planted within the Right-of-way. Trees that are unable to be planted within the right-of-way but are immediately adjacent shall be acknowledged on the Record Plan as subject to all rules and regulations of the Shade Tree Ordinance concerning, pruning, protection, maintenance, replacement, and preservation.
4. A prominent note shall be added to the landscape plan indicating that permits shall be obtained from the City of Allentown Public Works Department for all Street Tree plantings.

These comments will be reviewed by the Allentown City Planning Commission at their meeting scheduled for Tuesday, June 11, 2019.

Very truly yours,



David Kimmerly, AICP
Chief Planner

DK:jmm

xc: Craig Messinger, Interim Director of Public Works
Mark Geosits, P.E., Senior Civil Engineer/Assistant City Engineer
Nelson Varughese, Traffic Control Superintendent
Fred Andrayko, Zoning Supervisor
Christian Brown, Shade Tree Commission
George M. Haddad Jr.
Amit Mukherjee, P.E., Base Engineering Inc.



Allentown
City without limits.

June 13, 2019

R & M Apartments, Inc.
Attn: Lucky Khinda, Manager
9697 Silverspot Drive
Breinigsville, PA 18031

RE: 414 S. Carlisle Street -- LMA-2019-00012

Dear Mr. Khinda;

At the monthly meeting of the Allentown City Planning Commission held on June 11, 2019, the Planning Commission granted conditional PRELIMINARY/FINAL APPROVAL to the above referenced major land development plan subject to the following condition:

1. Addressing the comments contained in my letter of June 10, 2019, copy of which is attached hereto, to the satisfaction of City staff.
2. After E. Ford Street is vacated, a fence, landscaping or barricade needs to be installed to delineate the new property line along this portion.

To effect this approval, you must agree to the conditions by signing page two (2) of this letter, and returning a signed original copy to this office no later than, June 28, 2019. If you do not agree to the conditions, or if you do not return the signed original copy by the date specified, the Commission's approval of this plan is automatically rescinded pursuant to Sections 1375.03(J) and 1375.04(D)(1) of the Land Development and Subdivision Ordinance.

All approved final plans are to be completed, including but not limited to, where applicable, the provision of financial security for any required public improvements and the filing and recording of the final approved plan by June 11, 2021 or said approval will be null and void.

If you have any questions, please do not hesitate to contact this office at 610-437-7611.

Yours very truly,


David Kimmerly, AICP
Chief Planner

DK:jmm

Enclosure

xc: Craig Messinger, Interim Director of Public Works
Mark Geosits, P.E. Senior Civil Engineer/Assistant City Engineer
George M. Haddad Jr.
Amit Mukherjee, P.E., Base Engineering Inc. ✓

City Hall • 435 Hamilton Street • Allentown, PA 18101-1699

David Kimmerly, AICP
Chief Planner
Bureau of Planning & Zoning
435 Hamilton Street
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Office 610-437-7611
Fax 610-437-8781
David.Kimmerly@allentownpa.gov

RECEIVED

JUN 17 2019

BASE ENGINEERING INC.


AGREEMENT TO CONDITIONS

R & M Apartments, Inc. agrees to the conditions of preliminary/final plan approval as granted by the Allentown City Planning Commission for the above referenced major land development plan on June 11, 2019.

WITNESS:

R & M Apartments, Inc.

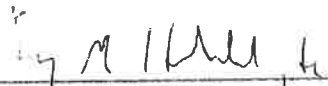
Armit Mukherjee.
BASE Engg. Inc.
Engg. Consultant
for Applicant

By: 

Date: 6/21/19

CONSENT

The Undersigned, is the owner of real estate known as 414 S. Carlisle Street, Tax ID NO 640781462375-1 as more fully described in Deed Book 2015012608. I am an abutting property owner of a portion of East Ford Street, City of Allentown. I hereby consent and enter no objection to the proposed vacation of a portion of East Ford Street between South Brown Street and South Carlisle Street, as more fully set forth on Minor Land Development Preliminary/Final Plan and Layout Plan of 414 S. Carlisle Street, a copy of which is attached hereto. I further join in the request and relief for vacation as sought by Petitioner, R & M Apartments, Inc.

By 
George M. Haddad, Jr.