

MICHAEL P. HANLON



CITY CLERK

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

May 13, 2020

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

Irene Woodward
Director, Planning and Zoning
City Hall, Allentown, PA 18101

Charles Doyle
Director of Transportation & Data Management
Lehigh Valley Planning Commission
961 Marcon Boulevard
Suite 310
Allentown, PA 18103-9397

To All:

The attached street vacation petition was received from Brown Design Corp. to vacate the following street:

A Portion of South Aubrey Street from East Mosser Street (Unopened) Toward South

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
Matthew Kloiber, City Solicitor
Frances Fruhwirth, Associate Solicitor

*Council meetings are held on the first and third Wednesday of each month beginning at 7:00 pm in Council Chambers.
For copies of the agenda or meeting announcements, please visit our website at www.allentownpa.gov.*

April 29, 2020

Mike Hanlon
City of Allentown
City Clerks Office
City Hall
435 Hamilton Street
Allentown, PA 18101

Irene Woodward
City of Allentown
Planning Director/Property Review Committee
City Hall
435 Hamilton Street
Allentown, PA 18101

RE: 526 S. Aubrey Street – Street Vacation Petition

Dear Mr. Hanlon and Ms. Woodward:

Please find enclosed a completed Street Vacation Petition and fee, as well as, exhibits pertaining to request on behalf of my client to vacate a portion of South Aubrey Street. The City of Allentown is the only adjoining property to this request. In addition to the request for vacation we are also suggesting an alternative method for distributing the residue from such action.

Instead of the usual division down the R.O.W. centerline with equal distribution to both adjoining properties, we are suggesting the equal distribution occur in the manner depicted on the exhibits in order to accommodate a private access drive entirely within our clients property.

I have also attached emails from City Engineering and Survey Department indicating general support for this concept. We are prepared to move forward with a minor subdivision as suggested once the vacation and distribution method is approved. Please review and process accordingly. You can contact me for any additional information that you require.

Sincerely,



Christian J. Brown, RLA
Brown Design Corp

CC: Vendetta Hines – The Lift Center
File

STREET VACATION PETITION

Date 4/29/2020

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

(610) 437-7556 Telephone

EMAIL: Mike Hanlon

Tawanna L. Whitehead

(610) 437-7554 Fax

Michael.Hanlon@allentownpa.gov

Tawanna.Whitehead@allentownpa.gov

Gentlemen:

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

A portion of South Aubrey Street

from East Mosser Street (Unopened)

to Toward South for Approx. 275' with* ~~without~~* utility easements. (*Strike inapplicable word.)

*For Ex. Storm

Reason for Vacation of Street (give details)

To accommodate private access drive without having to extend/upgrade to public street

Portion to be vacated is partially improved but not up to City standards and has been historically used as

private access. Vacation as requested will legitimize an existing condition.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
Vendetta Hines	526 S. Aubrey Street	610-621-3863	vendetta@theliftcenter.net
City of Allentown	614 S. Carlisle Street	610-437-7574 ext 2262	brian.borzak@allentownpa.gov

BURNT OFFERINGS LLC

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"

From: Borzak, Brian <Brian.Borzak@allentownpa.gov>
Subject: RE: [External] 526 S. Aubrey Street Allentown

Date: March 31, 2020 at 9:34 AM

To: Geosits, Mark <Mark.Geosits@allentownpa.gov>, Christian Brown <cbrown@browndesigncorp.com>

Cc: Jacob D. Hunsicker <JacobHunsicker@lehighcountyauthority.org>, Messinger, Craig <Craig.Messinger@allentownpa.gov>, Woodward, Irene <Irene.Woodward@allentownpa.gov>

Hi Christian,

A minor subdivision would be required. A waiver should be requested to not show the City Parcel in its entirety, because the size of the property and because the lines being adjusted are defined by existing an R/W, the City should be in favor of the waiver. I can provide an approximate area for the City parcel that can be shown. The Existing storm mains will require storm easements. I would recommend starting property review Committee first(council will need to approve also), then the street vacation. The Subdivision would need to be signed by the Mayor. Please call if you have any questions.

Thanks

Brian

From: Geosits, Mark <Mark.Geosits@allentownpa.gov>

Sent: Tuesday, March 31, 2020 8:50 AM

To: Christian Brown <cbrown@browndesigncorp.com>

Cc: Jacob D. Hunsicker <JacobHunsicker@lehighcountyauthority.org>; Borzak, Brian <Brian.Borzak@allentownpa.gov>; Messinger, Craig <Craig.Messinger@allentownpa.gov>; Woodward, Irene <Irene.Woodward@allentownpa.gov>

Subject: RE: [External] 526 S. Aubrey Street Allentown

Chris:

With respect to the approach of needing a minor subdivision or deeds, I am going to defer to our City Surveyor – Brian Borzak.

Brian – can you weigh in on Chris' request?

Thanks

From: Christian Brown <cbrown@browndesigncorp.com>

Sent: Tuesday, March 31, 2020 8:37 AM

To: Geosits, Mark <Mark.Geosits@allentownpa.gov>

Cc: Jacob D. Hunsicker <JacobHunsicker@lehighcountyauthority.org>; Borzak, Brian <Brian.Borzak@allentownpa.gov>; Messinger, Craig <Craig.Messinger@allentownpa.gov>; Woodward, Irene <Irene.Woodward@allentownpa.gov>

Subject: Re: [External] 526 S. Aubrey Street Allentown

Hi Mark -

Thank you for the feedback! I cannot imagine the challenges your dept and the city as a whole must be facing.

From: Geosits, Mark [mailto:Mark.Geosits@allentownpa.gov]

Subject: RE: [External] 526 S. Aubrey Street Allentown

Date: March 30, 2020 at 8:21 AM

To: Christian Brown [mailto:cbrown@browndesigncorp.com]

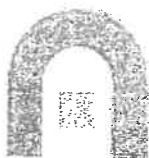
Cc: Jacob D. Hunsicker [mailto:JacobHunsicker@lehighcountyauthority.org], Borzak, Brian [mailto:Brian.Borzak@allentownpa.gov], Messinger, Craig [mailto:Craig.Messinger@allentownpa.gov], Woodward, Irene [mailto:Irene.Woodward@allentownpa.gov]

Chris:

I apologize for my delay in getting back to you. Things were a little intense last week trying to get full functionality for remote work. It is mostly resolved except my access to ArcGIS which has water service information.

However, based on what you sent I have the following thoughts:

- I would caution you to make sure sufficient fire flow is available for the existing building. While a 4" inch line is a good upgrade over a 1" line, it is still a dead end line which tend to be inefficient at providing fire flow. An analysis will need to be done to ensure sufficient flowrate and pressure will result from the extension of the 4" line. In these types of instances, which are rare in the City, Fire Chief Agosto's generally advises that the fire flow requirements as determined by the IFC, International Fire Code, be met in the design and provision of fire flow. An analysis will need to be done by a civil engineer and submitted for concurrence.
- As the fire line will remain in the right of way behind the curb, and as this ins the only property being served, I do not object to running the line behind the curb (in the right of way) subject to land development inspections and the appropriate security for the installation and inspection. A notation will also be needed indicating the replacement of any curbing that is undermined during the construction of the fire line (if any).
- A fire hydrant should be placed in the right of way on the west side of S. Aubrey Street just north of the development property line. We will also need and isolation gate valve on the main through line before it enters the development property. Lastly we will need details for the water line trench and backfill installation, hydrant, gate valve and thrust blocks. Thrust blocks will be needed at the water line 90 degree bend at E. South and S. Aubrey Street as well as the bend on the development property as the line bend to enter the building.
- I have no objection to the concept of a property swap as you have indicated. It will have to be reviewed and approved by the City's property review committee.

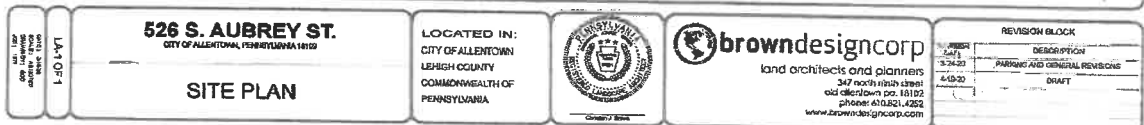


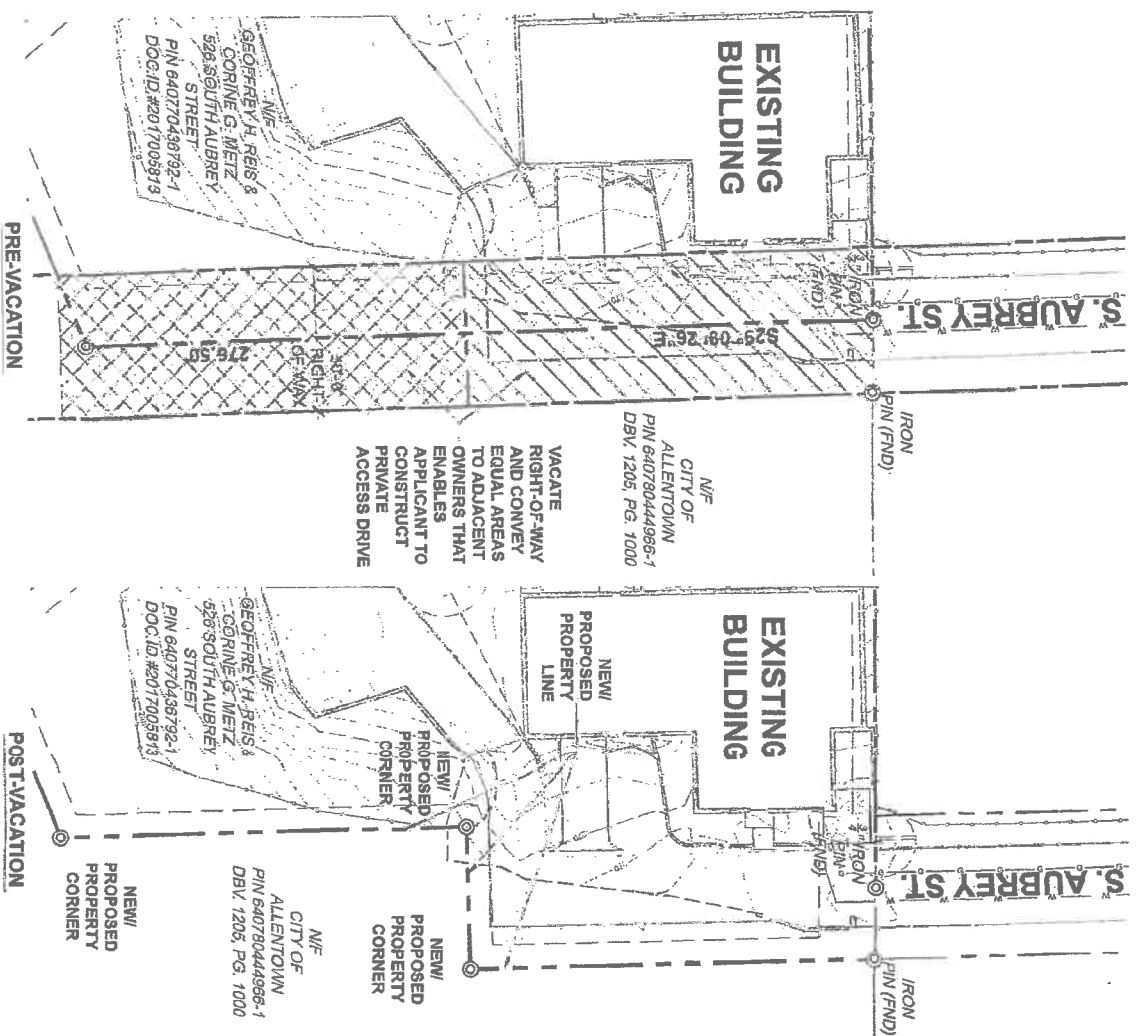
Allentown
City without limits.

MARK S. GEOSITS
ASSISTANT CITY ENGINEER

Engineering
641 South Tenth Street
Allentown, PA 18103
P: 610.437.7574 x2262
E: Mark.Geosits@allentownpa.gov
W: www.allentownpa.gov

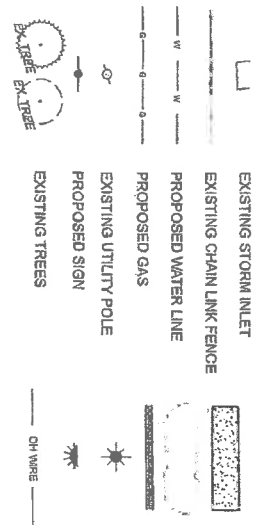
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STREET VACATION DIAGRAM

SCALE: 1" = 40'-0"



SITE DATA

PROPERTY OWNER OF RECORD: BURNT OFFERINGS LLC
526 S AUBREY ST
ALLENTOWN PA 18109

TOTAL LOT AREA: 67,518 S.F. / 1.55 ACRES

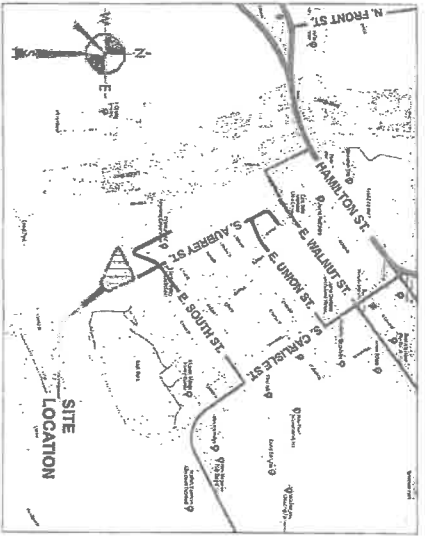
TAX PARCEL NUMBER: 640770436792.1
SEWER: PUBLIC
WATER: PUBLIC

ZONING DISTRICT: 1-3
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 8'
REAR YARD SETBACK: 10'
MAX. BUILDING HEIGHT: 60'

IMPERVIOUS SURFACE COVERAGE (70% MAX.)
EXISTING: 45,217 (+/-) S.F. / 66.97%

EXISTING TO BE REMOVED: (-1,422) S.F.
PROPOSED: 1,258 S.F.

NET INCREASE: (-104) S.F.
NEW TOTAL IMPERVIOUS COVERAGE: 45,053 (+/-) S.F. / 66.73%



SITE LOCATION MAP

NOT TO SCALE