



Minutes - Final

Public Works Committee

Wednesday, January 18, 2023

6:15 PM

Council Chambers

Roll Call: Chair Zucal, Affa, Hendricks

[15-5566](#)

R23

Authorizes a land swap of City-owned land along Pump Place Road to 401 N. Front St, LLC in exchange for the dedicated and opened land along the eastern side of the Neuweiler Brewery lot, along the former railroad tracks, for the continued use as a right-of-way for Riverside Drive at the Waterfront.

Sponsors: Administration

Attachments: [R23 - Pump Place Land Swap](#)

[REPORT OF THE PROPERTY REVIEW COMMITTEE - Pump Place](#)

[ROW Land Swap \(2\)](#)

[Pump Place Park Land 12-1-22 \(1\)](#)

[Pump Place - 401 N. Front St. EXHIBIT B - Legal Description](#)

[Pump Place - 401. N Front St EXHIBIT A - Survey Map](#)

[Resolution #30577](#)

Mr. Mark Shahda deferred to Mr. Hartney.

Mr. Mark Hartney stated that this first one is Pump Place. This is a land swap with a little piece of the right of way. This has to do with the creation of Riverside Drive. This was agreed to with the previous owners of the Neuweiler Brewery.

Mr. Ed Zuca asked what is the opinion of Planning on this. This is an amendment to the original agreement, correct.

Mr. Mark Hartney stated that Planning is in favor of this. He stated that it is codifying and making sure the land swap occurred.

Mr. Adam Rosenthal stated that the original Resolution was specifically between the city and the previous owner. It specifically authorized the mayor to conduct the transfer with the previous owner. It was in the best interest to do a new Resolution with the current owner. The current Resolution would not be involved in the land swap.

Mr. Ed Zucal asked if this was at the request of Mr. Palumbo.

Mr. Mark Hartney stated that this was in front of the Property Review Committee. The original request came back from the Neuweiler Brewery. The dark red is what the city currently owns, but it will be going to 401 N. Front Street LLC and the patched area is the right of way that the city will be taking over as part of Riverside Drive.

Mr. Ed Zucal asked if there were any comments from Council.

Mr. Daryl Hendricks stated that they are considering this to be even as far as a dollar value.

Mr. Mark Hartney stated that they are unbuildable parcels on themselves. The city is getting the benefit of acquiring a right of way at no cost and he is getting a piece of land he can use.

Mr. Ed Zucal asked if there were any others from Council or the public.

Ms. Ce Ce Gerlach asked if affects Bucky Boyle and the Monument.

Mr. Mark Hartney stated correct.

Mr. Ed Zucal asked if there were any questions from the public. He asked Mr. Shahda if he has any questions.

A motion was made by Daryl Hendricks, seconded by Candida Affa, that this Resolution be forwarded to Council.

Yes: 3 - Ed Zucal, Candida Affa and Daryl Hendricks

Enactment No: 30577

[15-5565](#)

R24

Authorizes the Administration to Enter a Land Swap with the Allentown Community Development Company to provide them with a second means of ingress/egress to the Penn Square Flats development and will serve to realign and improve existing access currently used by the City to access utilities and drainage facilities, provide stormwater drainage access needed by the City of Allentown's Department of Public Works, and help preserve the steep slopes along Constitution Drive.

Sponsors: Administration

Attachments: [R24 Allentown Community Development Company Land Swap](#)

[EXHIBIT A](#)

[EXHIBIT B](#)

[EXHIBIT C](#)

[EXHIBIT D](#)

[Resolution #30578](#)

Mr. Mark Hartney stated that this is a land swap again with the Penn Squares Project that he believes it was approved in 2019. In the yellow, there is a driveway coming out. Originally that was land the city owned and was going to provide them with an access easement. The suggestion came along that they swap the lands. The city will be requiring the two green parcels. They will acquire the yellow portion. These are unbuildable lots.

Mr. Ed Zucal asked if it goes back along the railroad tracks. He asked if there were any questions from Council or the public.

A motion was made by Daryl Hendricks, seconded by Candida Affa, that this Resolution be forwarded to Council.

Yes: 3 - Ed Zucal, Candida Affa and Daryl Hendricks

Enactment No: 30578

Public Works Priorities for 2023

Mr. Mark Shahda stated that a lot of the priorities is the change in leadership in three of the departments. Building Maintenance is one of them and Fleet Maintenance they are responsible for. The Chief Maintenance Supervisor that is retiring in the Traffic Department after 48 1/2 years of service. His top three priorities are making sure the departments are properly staffed and leading the departments in the correct direction.

Mr. Daryl Hendricks stated under Mr. Shahda's direction he thinks it will happen. He stated that he has full confidence and faith in him.

Mr. Mark Shahda thanked Mr. Hendricks.

Adjournment: 6:23 PM