



## Lehigh Valley Planning Commission

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June 10, 2024

Michael P. Hanlon  
435 West Hamilton Street  
Allentown PA 18101  
Michael.Hanlon@AllentownPA.gov

RE: **Street Vacation Petition**

- **Hill Street from South Saint Lucas to South Ruhr Street**
- **South Ruhr Street from Willow Street to Hill Street**

**City of Allentown, Lehigh County**

The Lehigh Valley Planning Commission (LVPC) will consider the subject street vacation petition at its Transportation Planning Committee and Full Commission meetings, pursuant to the requirements of the Pennsylvania Municipalities Planning Code (MPC). Discussion on agenda items largely happens during the Committee meeting. Both meetings are virtual, please see the meeting details below to attend. The LVPC will issue a follow-up letter after the Commission meeting should the Commission have any additional comments or revisions.

- LVPC Transportation Planning Committee Meeting
  - June 27, 2024 at 5:30 PM
  - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
  - June 27, 2024 at 7:00 PM
  - <https://lvpc.org/meetings.htm>

Mr. Hanlon,

The proposed street vacation petition was reviewed for recommendations under Section 304 of the Pennsylvania Municipalities Planning Code, and for general consistency with the intent of *FutureLV: The Regional Plan*.

The proposed street vacation application was submitted by the City of Allentown on behalf of Jose A. Cartagena, Sr. of 222 South Saint Lucas Street. The proposed street vacation requests vacating Hill Street from South Saint Lucas Street to South Ruhr Street and the vacating of South Ruhr Street from Willow Street to Hill Street. It should be noted that Elizabeth Riveria is listed as a co-signer of the petition and is the sole listed property owner of 222 South Saint Lucas Street.

Hill Street and South Ruhr Street at the location petitioned to be vacated are undeveloped, unimproved plotted streets. The area is currently maintained by property owners and is essentially landscaping and unimproved rights of way. The petitioner wishes to have control over the area of rights of way that have been maintained and kept up for property maintenance.

The petition indicates that the areas petitioned to be vacated have been in the current state for over 30 years.

The street vacation petition was co-signed by Rodney Reiss of 2127 West Fairview Street, Daniel Tulloch of 2151 West Fairview Street. Karen Esbensen of 214 South Saint Lucas Street, and Jay Esty of 215 South 22<sup>nd</sup> Street and It is recommended that the petitioner also acquire concurrence signatory from the owners of 2143 and 2135 West Fairview Street, as those parcels will have a portion of property responsibility of the vacated area if the petition is granted. Concurrence of all property owners brings awareness of property and maintenance responsibilities of the area petitioned to be vacated if granted. (*FutureLV: The Regional Plan, Policy 2.2*)

It is recommended utilities that are above or below ground remain accessible as they are today in the event of maintenance or repair that may be required to maintain the essential power and telecommunications utilities as well as any City of Allentown or Lehigh County utilities and infrastructure required to sustain the public health, safety and welfare of the community. It is also recommended that any emergency access to utilities and to access properties be maintained to ensure proper response by emergency services personnel (*FutureLV: The Regional Plan, Policy 5.4*)

If the petition is granted the city should consider the sidewalk mobility gap along South Saint Lucas Street at the frontage to the portion of Hill Street to be vacated. Sidewalk infrastructure with accommodations in compliance with the Americans with Disabilities Act (ADA) to ensure accessibility for all people and to promote alternative modes of transportation options is recommended to provide alternative modes of transportation and for continuity and connectivity for the community especially in a primarily walking Allentown School District. (*FutureLV: The Regional Plan, Policy 2.3*)

The vacating of rights of way by the City of Allentown for the described Hill Street from South Saint Lucas Street to South Ruhr Street and South Ruhr Street from Willow Street to Hill Street would not negatively affect current traffic circulation as the area general transportation network is intended to remain the same as it currently exists.

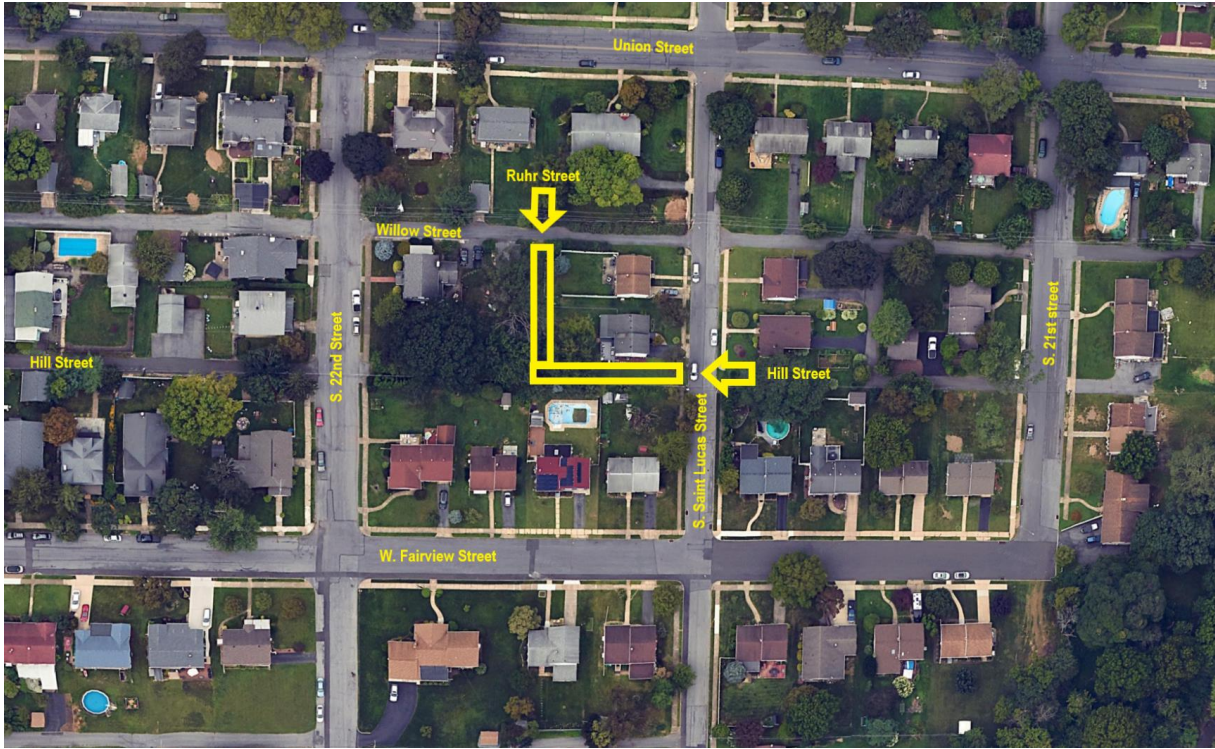
The LVPC appreciates the City of Allentown's consideration of the goals and policies of *FutureLV: The Regional Plan* in as much as it relates to the street vacation petitions for Hill Street from South Saint Lucas Street to South Ruhr Street and South Ruhr Street from Willow Street to Hill Street

Please feel free to reach out to me with any questions or concerns you may have regarding the LVPC review.



Brian Hite  
Transportation Planner

Attachments

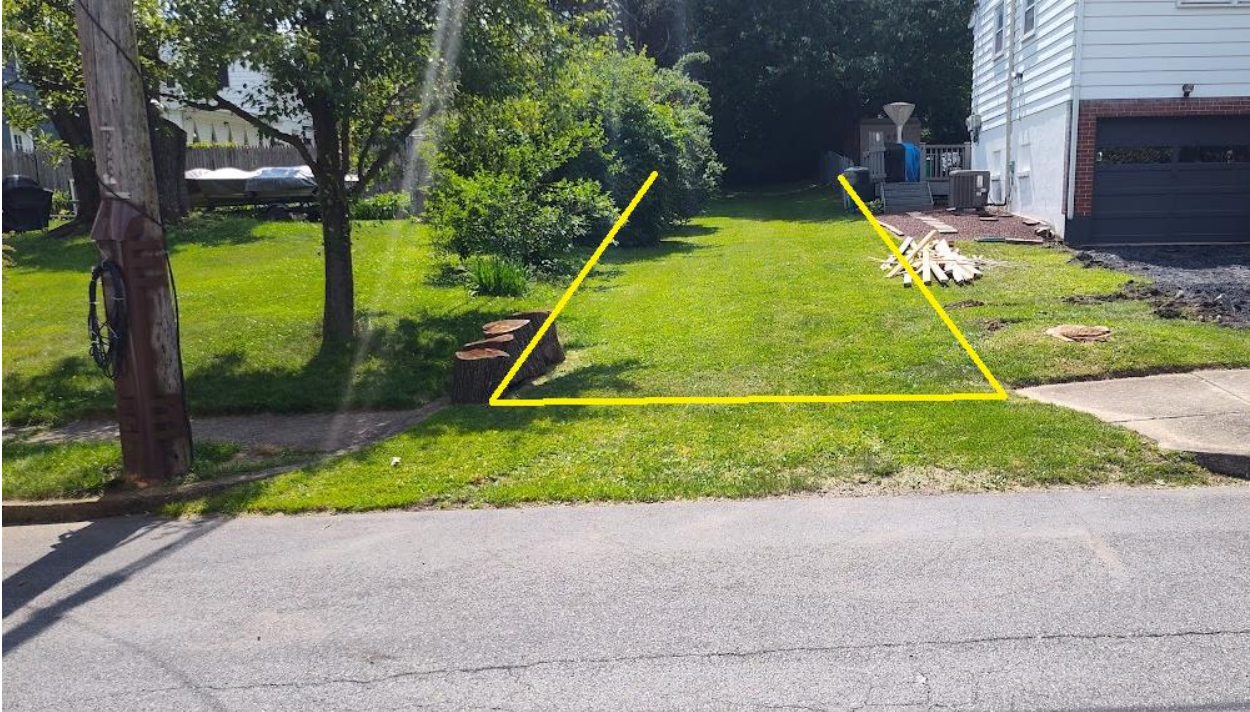


Courtesy Google Earth.  
Yellow boxes are the areas petitioned to be vacated of rights-of-way



County of Lehigh County PA, data.pa.gov, New Jersey Office of GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Lehigh County GIS, Lehigh County IT  
Blue box are the areas petitioned to be vacated of rights-of-way





View of Hill Street looking west from South Saint Lucas Street  
Area in Yellow is petitioned to be vacated.



View of Ruhr Street looking North from area of Hill Street  
Area in Yellow is petitioned to be vacated.