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August 12, 2024

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

RE: **Street Vacation Petition
E. Clay Street from N. Wall Street to Club Avenue
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. Details to attend are below. 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
 - August 22, 2024 at 5:30 PM
 - <https://lvpc.org/meetings.html>
- LVPC Full Commission Meeting
 - August 22, 2024 at 7:00 PM
 - <https://lvpc.org/meetings.htm>

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 to the Lehigh Valley Planning Commission by the City of Allentown on behalf of Nikhil Oza equitable owner of 906 Club Avenue d/b/a/ Orpat Club LLC, which consists of an existing business known as "Union Beverages". The proposed street vacation requests vacating E. Clay Street from N. Wall Street to Club Avenue between the parking lot for Union Beverages and the adjacent residential properties to the south.

E. Clay Street is an unimproved previously plotted street that was never constructed. The location is currently maintained by property owners and is essentially landscaping and unimproved rights-of-way. The petitioner indicates that the area has not been used in excess of 50 years and consists of 12 feet of right-of-way width and approximately 200 feet in length.

The street vacation petition was not co-signed by the adjoining property owners of 832 Club Avenue and 833 N. Wall Street. Both parcels will have a portion of property responsibility of the

vacated area if the petition is granted. It is recommended that the adjoining property owners be notified of this petition. Concurrence of all property owners brings awareness of property boundary changes and maintenance responsibilities of the area petitioned to be vacated if granted. (*FutureLV, Policy 2.2*)

The frontage right-of-way of E. Clay Street at Club Avenue has utility infrastructure access via a manhole cover in place which is critical to the utility sustainability of the community. It is recommended that any utilities that are above or below ground remain as 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, Policy 5.4*).

If the petition is granted, the city should consider sidewalk mobility infrastructure in coordination with requirements of the Americans with Disabilities Act (ADA). The curb cut access for the rights-of-way for E. Clay Street is not ADA compliant along Club Avenue at the frontage to the portion of E. Clay Street. Sidewalk infrastructure with accommodations in ADA compliance is recommended to ensure accessibility for all people and to promote alternative modes of transportation options, particularly in a neighborhood that serves as a walking corridor for the Allentown School District. (*FutureLV, Policy 2.3*)

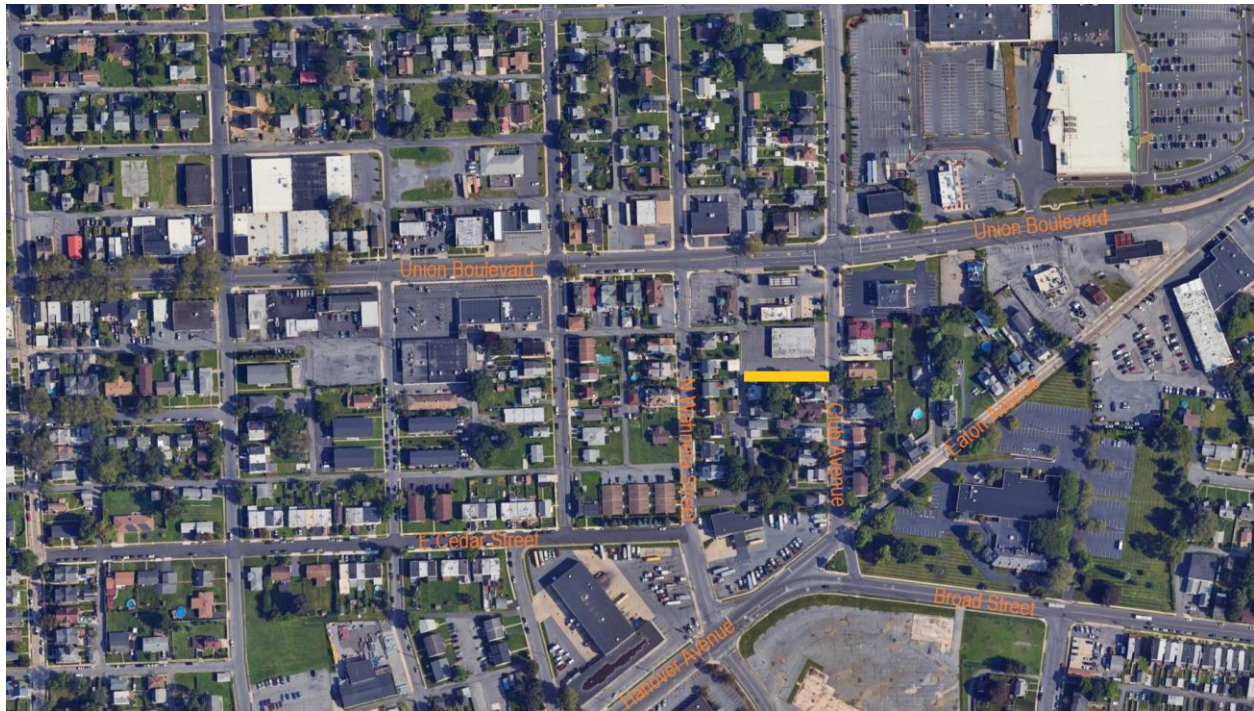
The vacating of rights-of-way by the City of Allentown for the described portion of E. Clay Street from N. Wall Street to Club Avenue would not negatively affect current traffic circulation.

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 petition for a portion of E. Clay Street.

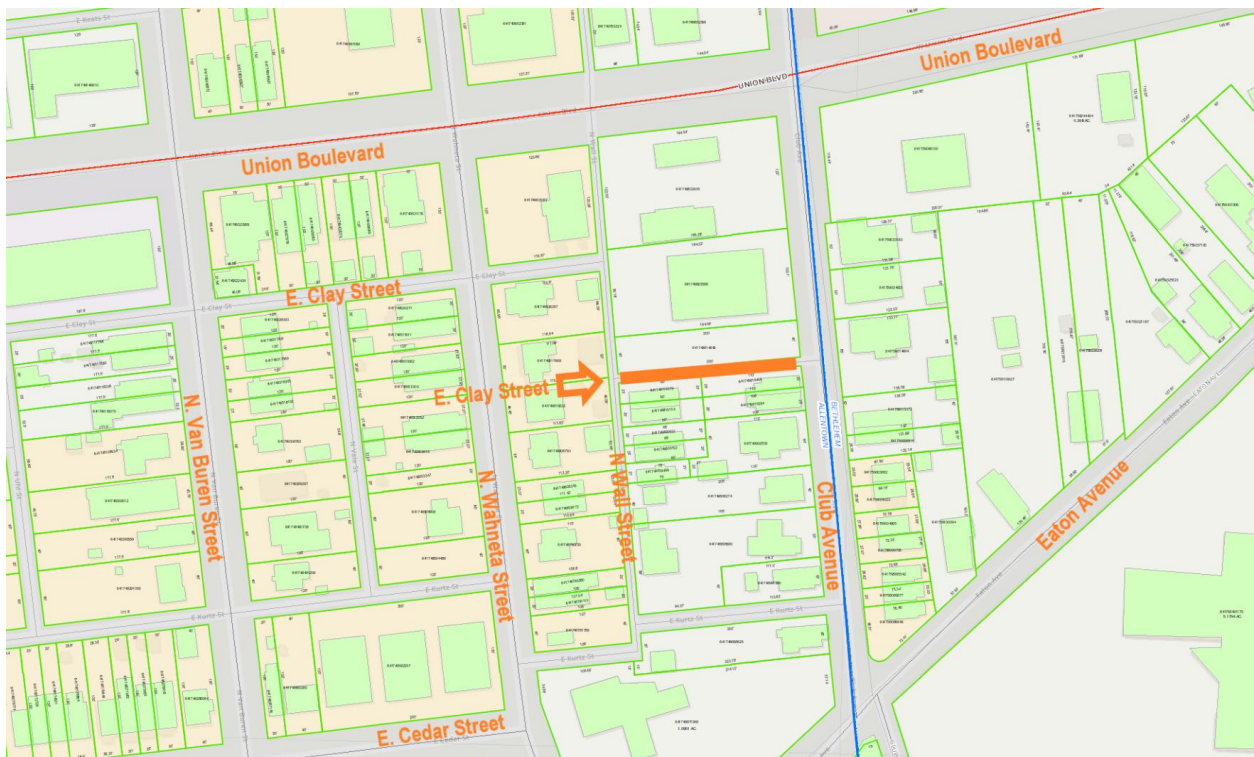
Please feel free to reach out to me with any questions or concerns you may have regarding the LVPC review.



Brian Hite
Transportation Planner



Courtesy Google Earth,
Yellow box is the area petitioned to be vacated of rights-of-way



Area of E. Clay Street to be vacated in the Orange Box, the blue line is the municipal boundary between City of Allentown on the left and City of Bethlehem on the Right

Base graphic courtesy of County of Lehigh GIS Parcel Viewer Map; Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS User Community, Esri Community Maps Contributors, Lehigh County PA, data.pa.gov, New Jersey Office of GIS, Open StreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, Geo Technologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



View of Club Avenue frontage at curb cut for the area of E. Clay Street petitioned to be vacated looking south.



View of E. Clay Street looking west from Club Avenue, with orange lines depicting the width of the area petitioned to be vacated.