

EARN FRONTIER (NOVEMBER 1, 2010) EAST ALLENTOWN RITTERSVILLE NEIGHBORHOOD ASSOCIATION



**Next Neighborhood Meeting ---
EARN --- Monday, November 15, , 2010
7:00 PM. St. Peter's Evan. Lutheran Church, Hanover Avenue**

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Allentown State Hospital Update

It is obvious that the City of Allentown in its new proposed zoning code has made zoning changes in the Institution-Government District that reflect State Law even before the official Allentown State Hospital December 31, 2010 closing .

The fact is the closing and future development of state hospital land will have a major impact on the East Side of Allentown ... We ask all involved to do what is right If

decision-makers only have their eyes open for the Cash Cow then what they bring would only produce wrong...

Do not bring upon the East Side things that can destroy us only to save the city's financial situation for a short time.

As it has occurred already, 29 Acres of Allentown State Hospital Land has been transferred to the Allentown Commercial and Industrial Development Authority according to Lehigh County records as of September 29, 2009 as authorized by PA Public Law 74-2007 ...Public Law 74 - 2007 stipulated that the use of these 29 acre must be either commercial or senior residential housing or a mixture of both ... And additionally, it does forbid a licensed Gambling Establishment on those 29 plus acres.

Of interest, all this behind the scene activity had already occurred before the January 28, 2010 public announcement by the PA Department of Welfare that the hospital would be closed. The public was not told about this already achieved behind the scene activity. Consequently when the City of Allentown sought public input in regard to a new Zoning Code in June of 2010 the public was still not aware of what state activity had occurred in cooperation with Municipal authorities but not necessarily in cooperation with the public It is important to note too that already the wishes of the State legislature has been incorporated in the new zoning code . However, you can hardly tell it the way the new zoning ordinance was reported in the Morning Call.

We now detail what uses are allowed in the Institution-Government Zoning district ... The permitted uses as can be seen plainly has been impacted by the stipulations of Act 74 --- 2007 ... When asked about the land transfer, City planners acted as they were unaware that it happened ... But we repeat they accounted for it already in the new zoning code. And of interest, even though the state law deals with only the 29 acre tract , the new zoning code expands its direction to the rest of the I-G district with the explanation being note (EE)

1313.01.--- Permitted Residential Uses by Zoning District --- Comparison 1999/2010

Note - P means Permitted, N means - Not Permitted and SE means special exception

(--) means a special note about the Use

	1999	2010
Residential Uses		
• Single Family Detached Dwelling	P	p
• Twin Dwelling, with each new- dwelling unit		

located on its own	N	P (EE)
• Multi Family Dwellings (other than residential conversions) - 3 to 4 dwelling units on a lot	N	P (EE)
• Multi-Family Dwellings (other than conversions) - 5 or more dwellings units on a lot	N	P (EE)
• Rowhouse/Townhouse	N	P (EE)
• Adaptive Reuse	-	SE

Commercial Uses

• Art Gallery	-	P
• Commercial Communications tower/Antenna - non-freestanding extending less than 25 feet above an existing principal building, structure, or public utility transmission tower that is over 60 feet in height	-	P
• Commercial Communications tower/Antenna - freestanding	-	SE
• Offices of business, institution, profession or similar entity (see home occupation)	P	P
• Retail Store (such as a drug store or variety store, other than Adult Use)	P	P

Institutional Uses

• Adult Day Care	P	P
• Child care center, nursery school, Pre-School or "Head Start" Program Center	P	P
• College or University	P	P(z)
• Dormitory or Fraternity or Sorority House	P	P(FF)
• Drug and/or Alcohol Rehabilitation Facility or Halfway House	SE	SE
• Elementary or Secondary School	P	P
• Hospital	SE (T)	SE (T) (Y)
• Institution for children, the aged or Handicapped	-	P
• Library	P	P
• Museum or Visitor's Center, and which include accessory retail center	P	P
• Nursing Home or Personal Care Home	P	P
• Place of Worship	P	P
• Temporary Shelter	SE	SE

- Veterans Treatment Center SE SE
- Public/Semi-Public Use

- Community Center, Non-Profit P P
- Government Uses (Not including prisons, other correctional facilities and solid waste facilities P P
- Government Uses (Not including prisons, other Membership Club P P
- Prison or Other Correctional Facility SE SE
- Public Park, Playground or other publicly-owned recreation P P
- Recycling Collection Center - Publically owned P P

Miscellaneous Uses

- Bus and Taxi Shelters P P
- Parking, Off Street as a principal use of lot P P
- Public Utility distribution lines P P
- Public Utility - other facilities such as electric substations, but not including vehicle garages, warehouses , storage yards or commercial communication antennae SE SE

Accessory Uses

- Accessory use and/or structure on the same lot and customarily incidental to a lawful principal use P P (z)
- Community Events and Displays P P
- Family Child Care Home P P
- Group Child Care Home P P
- Helistop P(U) p(u)
- Home Occupation - Medical, Dental Chiropractic or similar licensed and professionally certified doctor, which shall be limited to one such doctor per dwelling P P
- Home Occupation -other P P
- Parking, Off-street Surface as accessory to a use permitted in the applicable district P P

• Parking lot structure	P	p
• Solar Energy Collection Devices	-	P
• Swimming Pools, household	P	P
• Telephone, pay or vending machines outdoors	P	P
• Warehousing as an accessory use to the permitted use of the lot	P	P
• Wind Turbine - limited to one turbine per lot	-	P

Notes from the Zoning Code

(EE) --- If every dwelling in a development tract is permanently restricted by deed and by lease to occupancy by at least one resident age 55 and over or the physically disabled, with no person under age 18 residing on the lot for more than 30 days per calendar year, and if the tract includes 10 or more acres, then such development may be developed pursuant to the following:

- 1. The standards of the R-MP district contained in Section 1315.02 shall apply except the maximum average density for all dwelling types for the entire tract may be 8 units per acre. (editor's note- for a 29 acre tract that may mean the construction of 232 buildings at the maximum)**
- 2. Other institutional uses such as nursing homes and/or personal care homes may be developed as part of the overall development. In such case, every four (4) beds shall constitute one dwelling unit.
(Editor's note if the entire tract was committed to a nursing home or a personal care facility then maximum capacity of that facility can be 928 beds)**
- 3. Such development may also include non-commercial recreation facilities and dining facilities that are primarily intended to serve residents of the development and their invited guests; administrative offices and maintenance facilities for the development ; facilities for support services of residents; medical and dental offices and support facilities; a financial institution and accessory commercial service businesses that primarily serve residents and that do not have their own exterior customer entrance, such as a barber/beauty shop or gift shop. Fuel sales and drive through facilities shall be prohibited**
- 4. A system of sidewalks or pathways shall be provided between buildings which shall be ADA-accessible to the maximum extent feasible.**
- 5. The applicant shall communicate with the public transit provider to seek public transit service. The City may require that loading areas be provided for any bus, Para transit and/or shuttle services.**
- 6. Required parking may be reduced to 1.25 spaces per unit.**

(Z) With the I-G District, a use that would be customarily accessory to a college or hospital may be located on a lot that is separate and distinct from the "main campus" of such use. All such uses shall be treated as principal uses and/or structures.

(FF) Within the I-G District, a dormitory is allowed to have multiple cooking and eating areas for residents of the dormitory.

(T) Except expansions of existing hospitals on the same lot or on an adjacent lot shall be permitted by right so long as the lot is located in an I-G district

(Y) Limited to food and beverage products for human consumption

(U) Only as accessory to Medical Hospital

Finally we point out this new provision affecting all City land ---

1311.17 EXEMPTION FOR MUNICIPAL USES --- This Ordinance shall not apply to any lot, existing or proposed building, use thereof, of any expansion thereof, owned used or to be used by the City of Allentown or for a use authorized by the Mayor or City Council by virtue of a lease or other contract.

Editor's note --- should the public be concerned about this provision ... Will these decisions be done in private and never revealed or will the public be informed ...What Citizen input will be allowed in these decisions if any? Can the Mayor act alone or does he need Council's approval ... Can City Council act alone ... The key word is or

Delta Thermo Energy Proposal

Allentown Mayor Ed Pawlowski has received a proposal from the Delta Thermo Energy Company to develop a plant to convert waste into Energy... DTE will receive Allentown's Solid waste from Waste Management as long as they are Allentown's solid waste contractor and sludge from Kline's Island Wastewater treatment plant to burn in an high intensity boiler (30 atmospheres or 450 pounds pressure perhaps operating at 1600 degrees Fahrenheit, or 900 degrees centigrade or higher to 3000 degrees Fahrenheit) leaving a powdery residue that will be suitable for the cement and road construction industry as Wayalite in Hellertown produced... The plant's control center closely monitors the levels of toxins at each stage of the burning process. A state-of-the-art air filter system (scrubber) removes almost every single ash and toxic substance from the air before it leaves the plant. Promoters say the emissions to the open air will have no odor. What goes out the smoke stack is just steam and a very tiny amount of carbon dioxide.

Also connected to the high intensity boiler will be steam turbine to produce electricity for the Kline's Island Plant and the Allentown Water Plant... Excess

electricity will be sold to PPL or used at nearby buildings if possible.

DTE is aiming to process at least 100 tons of solid waste and sludge. The total may be 114 tons as that is the combined figure for solid waste and sludge today. They don't want to stock pile the solid waste and sludge. But if need be they would be able to stock pile up to 4 days.

Promoters say that there would be no importation of trash from New York and New Jersey and other Pennsylvania communities. That trucks Trucks only from Allentown would bring their daily loads of solid waste to the plant and regard to sludge it would mean only a short haul from the wastewater treatment plant to the DTE plant. Meaning that Haulers would not have to take unrecyclable material and sludge to landfills and that sludge perhaps containing metal would not be dumped on fields.

Pawlowski believes this plant would save money for Allentown. Electrical costs for KI, which is the biggest budget item, and tipping fees for transfer to Landfills could be vastly reduced. Which means, if this waste could be processed right here at Kline's Island little would go to landfills and that would be a savings. Naturally the City would pay the plant to process this material but the cost is supposed to be much lower then shipping to the land fill and the Haulers contract could be reopened to reflect the lower expenses.... Quick Math by Tom Burke suggests that the garbage and recycling fee could be reduced on every household by at least \$40.00

Japanese, German, South Korean and American technology will be merged to produce this first of its kind so-called green plant.... About 200 jobs may be produced ... And it is the intent for the Company to build an additional plant in Allentown a few years down the pike to build similar infrastructure for other municipalities seeking to use the technologies for their wastewater treatment plants or other plants that might need the Technology

They said that they are encouraged to come here because of the labor supply offered by those who worked in steel , cement or whatever in the L.V.

... A pilot plant will be built at Lehigh University to test the technology to see if it works.... A great boom for Allentown if it works... But emissions must be monitored to avoid having more dangerous toxic gas go into the atmosphere causing potential problems for the citizens of the 1st, 6th, 16th, 145h, and 15th

wards if not more wards would be affected ... These people went through the war about odors many years ago

___ AGENDA ITEMS for NOVEMBER 15th Meeting ___

- Neighbor Concerns
- Updates Hanover Avenue
- Updates Allentown State Hospital
- Updates --- Keck Park
- project Haas Christmas Display
- Neighborhood Reorganization
- If you come ... We will build a neighborhood of dreams ... If you come ... We have a better chance to be listened too...

Numbers to Know ---

- Police-Fire - Ambulance --- 911
 - Police - Non Emergency --- (610) 437 - 7751
 - Police Chief Roger Maclean --- (610) 437-7777
 - Police - Vice Unit --- (610) 437 -7726
 - U.S. Congressman Charles Dent (15) --- 610-861-9734
 - State Representative Joseph Brennan (133) --- 610) 882-1510
 - State Representative Karen Beyer (131) --- (610) 791-6270
 - State Representative Steve Sammuelson (135) --- (610) 867-3890
 - State Senator Pat Browne (16) --- (610) 821-8468
 - City Planning - (610) 437-7613
 - Recycling/Graffiti Removal --- (610) 437-8729
 - Code Enforcement --- (610) 437- 7695
 - Zoning Office --- (610) 437 - 7630
 - Health Bureau --- (610) 437- 7760
 - Water Resources --- (610) 437-7642
 - Parking Authority --- (610) 437-3366
 - Mayor Ed Pawlowski --- (610) 437-7546
 - Allentown City Council -- (610) 437-7539-
 - Dennis Pearson --- EARN President --- (610) 434-1229
 - Robert Jacoby -- EARN Treasurer --- (610) 435-3417
 - David Schell --- EARN Vice President --- (610) 435-1586
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REMEMBER --- The Upcoming Neighborhood Meetings --- Monday, November 15, 2010 ---7:00 PM. St. Peter's Evan. Lutheran Church, Hanover AvenuePlease come - -- We need you there ...,

Please note --- This newsletter was printed by the City of Allentown on recycled paper ...