

# Neighborhood News

## Why Is It Called Student Overlay District?

It is called an Overlay District because it imposes new regulations on top of the existing Residential Zone regulations. The purpose of the Overlay District is to “protect the single family owner occupied residential character of the immediate neighborhood surrounding an institution of higher learning, while permitting the residence of students ‘off-campus’ proximate to the institution. It is the intent of the district to protect the character of the area, and diminish those influences which infringe on the quiet enjoyment of single family owner occupied residences such as noise, litter, overcrowding, additional parking needs, and lack of maintenance of the structures and their grounds.”

## Grandfathered/Non-Conforming Student Residences

Address	Type	Owner (Mgt.)
1946 Chew	SF Twin	Berk
2145 Chew	SF Twin	M. College
2147 Chew	SF Twin	M. College
2127 Gordon	SF Twin	McCauley
2055 Liberty	SF Row	Link
2120 Liberty	SF Twin	Young
2201 Liberty	SF Twin	Fayez/Hamati
2203 Liberty	SF Twin	Fayez/Hamati
2227 Liberty	SF Twin	Abujabar(McCauley)
2251 Liberty	SF Detach	M. College
2305 Liberty	SF Twin	McCauley
2315 Liberty	SF Twin	M. College
2333 Liberty	SF Detach	M. College
2411 Liberty	SF Detach	M. College
2102 Allen	SF Detach	Miller
2303 Allen	SF Twin	Melandandri
2305 Allen	SF Twin	Melandandri
2415 Allen	SF Twin	McCauley
513 N. 21	SF Twin	Severo
323 N. 22	SF Twin	M. College
325 N. 22	SF Twin	Silsbee/Kunz
416 N. 22	SF Twin	Severo
418 N. 22	SF Twin	Silsbee/Kunz
420 N. 22	SF Twin	Silsbee/Kunz
430 N. 22	SF Twin	Baechle
436 N. 22	SF Twin	McCauley
527 N. 22	SF Twin	Neeler (McCauley)
423 N. Leh	SF Twin	Silsbee/Kunz



**Our next meeting:**  
**Wednesday, January 13**  
**7:00 P.M**

**Christ E.C. Church**  
**2135 Tilghman St.**

Muhlenberg Area Community Watch meets the 2<sup>nd</sup> Wednesday of each month at 7:00 P.M. at Christ E. C. Church 2135 Tilghman St., Lower Level  
*We invite residents of any neighborhood in the city to join us!*

**Future Meetings:**  
**Wednesday, February 10**  
**Wednesday, March 10**

## MAC Contact Information:

**Secretary/Treasurer:** Chris Gabelini 610- 439-3610, gabelini@choiceonemail.com

**Newsletter Circulation :** Al Habecker, Gretchen Krasley, Lud Schlecht

**Newsletter Publication :** Gretchen Krasley 610 821-7716, gretchenkra-sley@aol.com

**Patrol of Neighborhood :** Tom Mulligan 610 433-1512

**Conducting meetings:** Rotating responsibility

**Presidents’ Council meetings:** Tom Burke 610 432-4079

**Real Estate Sales Letters:** Al and Ev Habecker 610-432-8032, aehabecker@msn.com

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Address	Type	Owner (Mgt.)
425 N. Leh	SF Twin	McCauley
423 N. 23	SF Twin	M. College
427 N. 23	SF Twin	M. College
439 N. 23	SF Twin	M. College

Total = 32 SF homes, 128 students

If you see a house not on the "Grandfathered List," and you think it doesn't conform to the ordinance because more than two students are living there, call Code Enforcement 610 437-7661. If you are aware of a property formerly family-owned and now seems to be a rental property, notify Code Enforcement Rental Licensing at 610 437-7694.



Want to check public assessment records (type of house, owner, etc.) of any house in Lehigh County? Go to <http://www.lehighcounty.org>. Click on "Assessment Records," select "Property Address" in the Search Method Window, then follow the instructions for entering the address.

### December Meeting Highlights

Mary Lou Parry ran the meeting. There were reports of car and home break-ins at night. Al and Ev Habecker reported that they sent out five letters to realtors or owners who have houses for sale. Members voted unanimously to donate money to the church in return for their letting us hold our monthly meetings there.



Is there a house for sale in your neighborhood? Would you like the owner/realtor to know about the Student Overlay Guidelines? Call/email Al and Ev Habecker at 610-432-8032/[aehabecker@msn.com](mailto:aehabecker@msn.com). Because of their tireless efforts to notify realtors of the guidelines, our neighborhood retains its residential character.