

KOLB, VASILIADIS & FLORENZ, LLC

ATTORNEYS AT LAW
60 WEST BROAD STREET
Suite 303
BETHLEHEM, PENNSYLVANIA 18018-5721

Constantine M. Vasiliadis
Paul A. Florenz

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Jacob S. Kolb
(1949-2011)

June 24, 2015

Louise M. Kelchner, City Clerk
City of Bethlehem
10 East Church Street
Bethlehem, PA 18018

Re: Petition of Moravian College for Street Vacation

Dear Ms. Kelchner:

As you know, my office represents Moravian College with regard to its Petition to City Council for the vacation of Durham Street, from its intersection with Orchard Street, to Main Street, and Orchard Street from its intersection with Durham Street to West Laurel Street. Moravian College owns 100% of the property on both sides of both Orchard Street and Durham Street. Moravian proposes to erect a new Health Science Building on the lot bordered by Orchard Street and Durham Street, and, therefore, public access along these streets will no longer be needed or allowed.

Our formal Petition is enclosed with this letter.

Thank you for your attention, and if any additional information is required, please let me know, and I will promptly provide whatever is needed.

Very truly yours,


Paul A. Florenz

/mam

Enclosure

cc: Moravian College w/o encl.

**PETITION TO THE CITY COUNCIL OF THE CITY OF BETHLEHEM
FOR STREET VACATION**

AND NOW, comes MORAVIAN COLLEGE, by and through its attorneys, KOLB, VASILADIS & FLORENZ, LLC, and Petitions City Council for street vacation as is more particularly set forth herein:

1. Petitioner, Moravian College, is a Pennsylvania non-profit corporation, which operates an institution of higher education, located in the city of Bethlehem, Northampton and Lehigh Counties, Pennsylvania.
2. Located within property owned by Petitioner in Bethlehem, Northampton County, are two streets, each one block in length, intersecting each other, known as Durham Street and Orchard Street, respectively. A map depicting the location of Durham Street, and a legal description of Durham Street, are attached hereto, collectively, as Exhibit "A," and made parts hereof. A map depicting the location of Orchard Street, and a legal description of Orchard Street, are attached hereto, collectively, as Exhibit "B," and made parts hereof.
3. Petitioner owns 100% of the property on both sides of both Durham Street and Orchard Street.
4. The city block which is bounded by Durham Street, Orchard Street, West Laurel Street, and Main Street, contains residential buildings which have been used by Petitioner for student housing.
5. Petitioner plans, subject to appropriate Amendment of the City of Bethlehem Zoning Map, which Amendment has been applied for separately, to raze the buildings located on this block and replace them with a new Health Science Building, which will contain class rooms, laboratories, offices, and other such facilities which will be used by Petitioner as part of its educational mission.

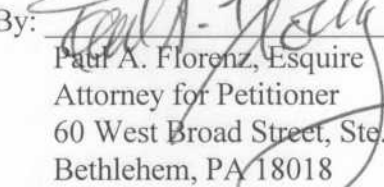
6. Upon construction of the new Health Science Building, public access along Durham Street and Orchard Street will no longer be needed or allowed.

7. Under these circumstances, vacation of Durham Street and Orchard Street would be appropriate.

WHEREFORE, Petitioner prays City Council to vacate Durham Street, from its intersection with Orchard Street to its terminus at Main Street, and Orchard Street from its intersection with Durham Street to its terminus at West Laurel Street, as such streets are more particularly described in Exhibits A and B hereto.

KOLB, VASILADIS, & FLORENZ, LLC

Date: June 22, 2015

By: 
Paul A. Florenz, Esquire
Attorney for Petitioner
60 West Broad Street, Ste. 303
Bethlehem, PA 18018

KOLB, VASILADIS
AND FLORENZ, LLC
ATTORNEYS AT LAW
BETHLEHEM, PA



AFFIDAVIT

COMMONWEALTH OF PENNSYLVANIA :
 : SS.
COUNTY OF Northampton :

Before me, a Notary Public in and for the said Commonwealth and County, personally appeared MARK REED, who being duly sworn according to law deposes and says that he is the Vice President for Finance and Administration of Moravian College, the Petitioner herein, that he is authorized to make this Affidavit on its behalf, and that the facts set forth in the foregoing Petition are true and correct to his personal knowledge, information, and belief.

Moravian College:

By: Mark J. Reed
Mark Reed, Vice President for Finance
and Administration

Sworn and subscribed
before me this 22nd day
of June, 2015.

Sheri L. Milisits
Notary Public

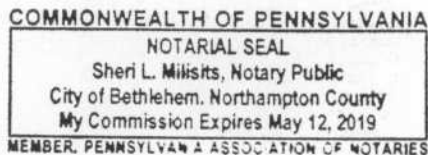


EXHIBIT 'A'

[Faint, illegible text]

FRONTIER OIL FIELD

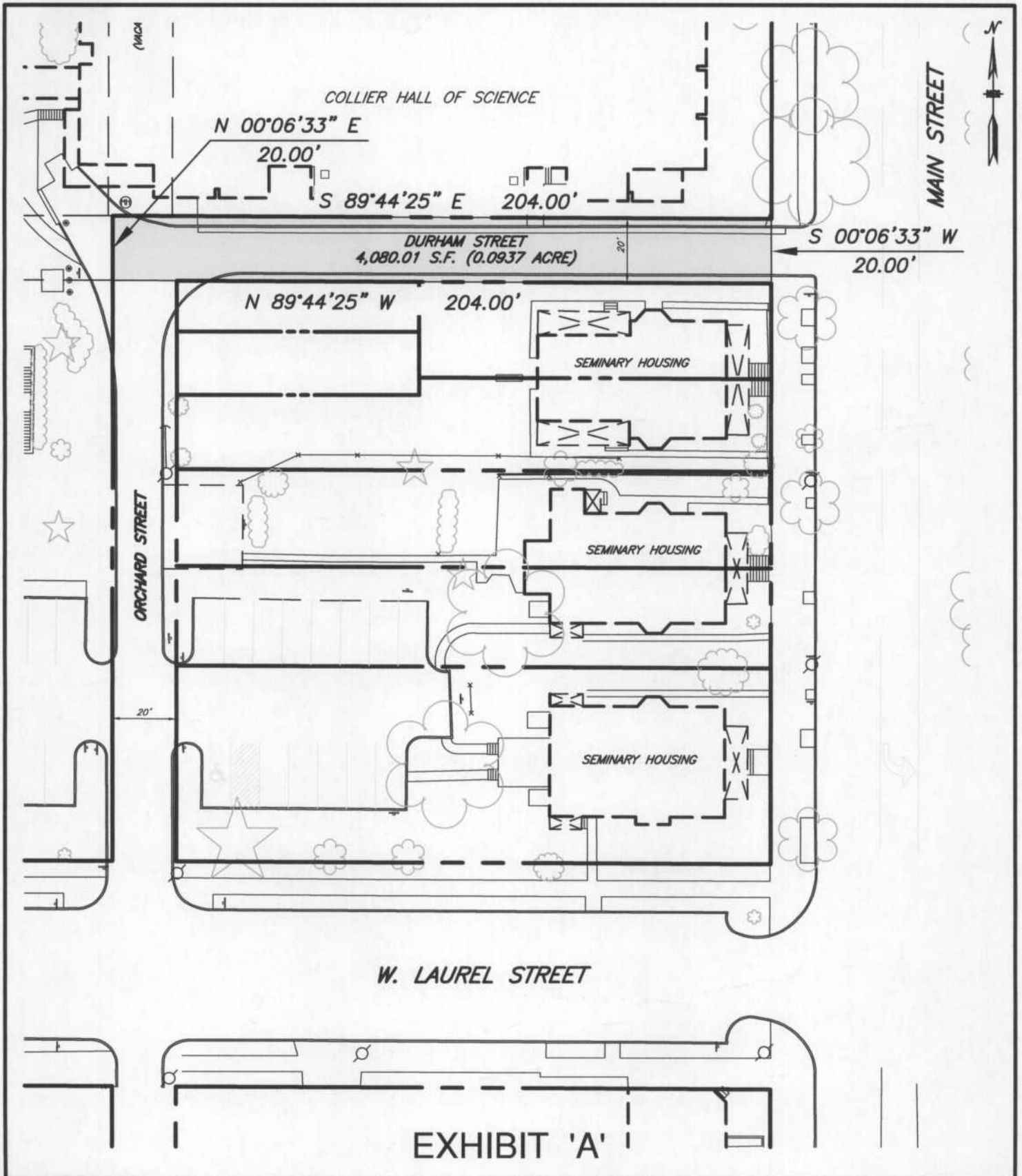


EXHIBIT 'A'



**KEYSTONE
CONSULTING
ENGINEERS**

2870 EMRICK BOULEVARD, BETHLEHEM, PA 18020
PH. 610-865-4555 FAX 610-758-9009 www.kce-inc.com

MORAVIAN COLLEGE

**STREET VACATION REQUEST
DURHAM STREET**

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

DWG. NO. CB-15-021

SCALE : 1" = 40'

DWN. BY : KTL

DATE : 5/21/15

REVISED :

SHEET : 1 OF 1

**Portion of Durham Street
To Be Vacated
City of Bethlehem
Ward 8, Block 10
Northampton County**

ALL THAT CERTAIN tract or parcel of land situate west of Main Street between Main Street and Orchard Street in the City of Bethlehem, Ward 8 Block 10, County of Northampton, Commonwealth of Pennsylvania, more fully shown on Exhibit "A" attached hereto, bounded and described as follows to wit:

BEGINNING at the intersection of the northerly right-of-way of West Laurel Street (70 feet wide) and the westerly right-of-way of Main Street (80 feet wide);

Thence along the westerly right-of-way of Main Street, North $00^{\circ} 06' 33''$ East, 180.00 feet to the True Point of Beginning;

Thence along the southerly right-of-way of Durham Street, North $89^{\circ} 44' 25''$ West, 204.00 feet to the westerly right-of-way of Orchard Street (20 feet wide);

Thence along the westerly right-of-way of Orchard Street, North $00^{\circ} 06' 33''$ East, 20.00 feet to the northerly right-of-way of Durham Street;

Thence along the northerly right-of-way of Durham Street, South $89^{\circ} 44' 25''$ East, 204.00 feet to the westerly right-of-way of Main Street;

Thence South $00^{\circ} 06' 33''$ West, 20.00 feet to the point and place of beginning.

CONTAINING 4,080.01 square feet / 0.0937 acres of land more or less.

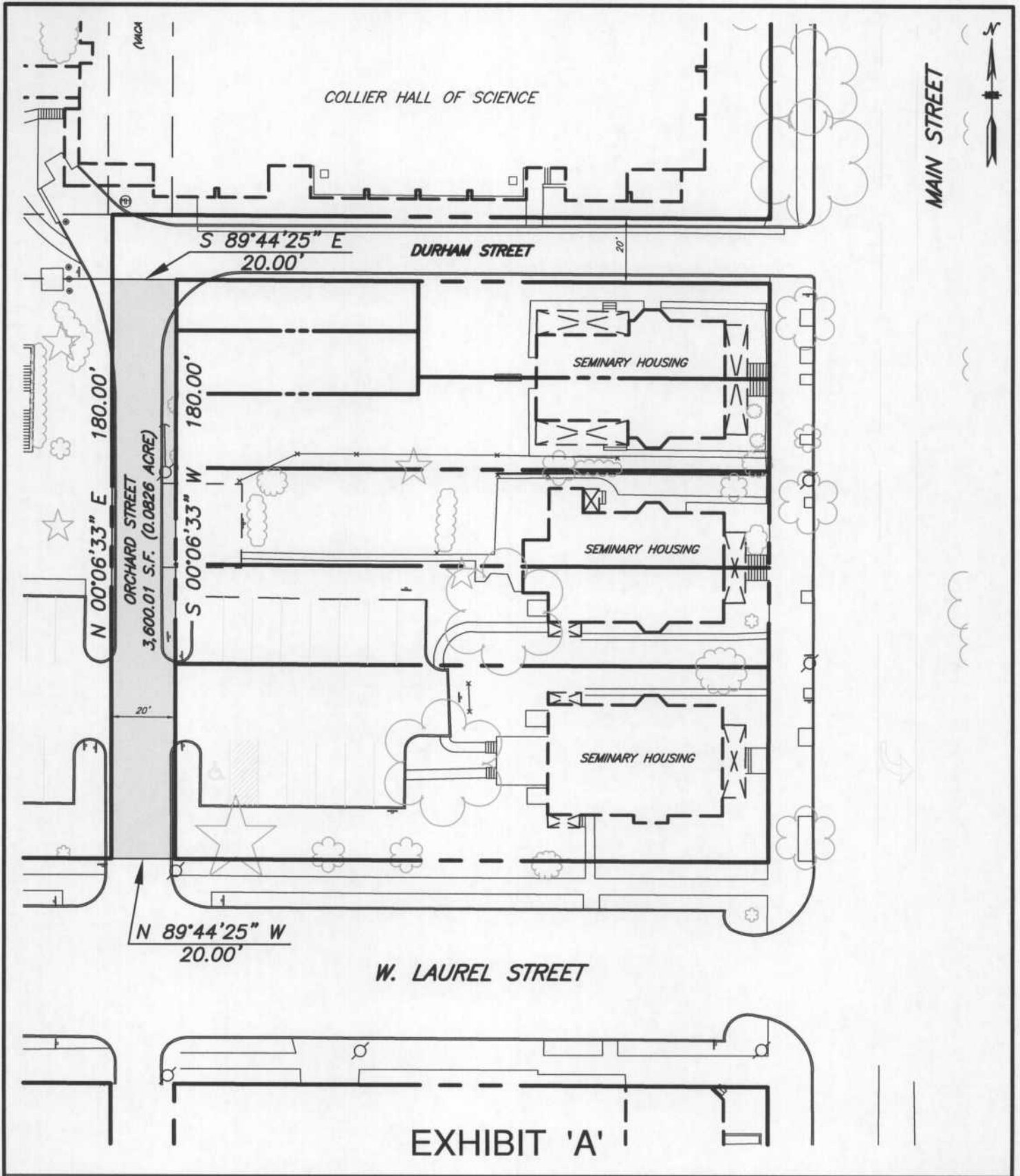
Subject to any pertinent facts a title search might disclose.

Field-state Cotton Fiber Image

PERCUM COTTON FIBER

KOLB, VASILADIS
AND FLORENZ, LLC
ATTORNEYS AT LAW
BETHLEHEM, PA

EXHIBIT 'B'



MAIN STREET



EXHIBIT 'A'



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MORAVIAN COLLEGE

**STREET VACATION REQUEST
ORCHARD STREET**

CITY OF BETHLEHEM, NORTHAMPTON COUNTY, PENNSYLVANIA

DWG. NO. CB-15-021

SCALE: 1" = 40'

DWN. BY: KTL

DATE: 5/21/15

REVISED:

SHEET: 1 OF 1

**Portion of Orchard Street
To Be Vacated
City of Bethlehem
Ward 8, Block 10
Northampton County**

ALL THAT CERTAIN tract or parcel of land situate west of Main Street between West Laurel Street and Durham Street in the City of Bethlehem, Ward 8 Block 10, County of Northampton, Commonwealth of Pennsylvania, more fully shown on Exhibit "A" attached hereto, bounded and described as follows to wit:

BEGINNING at the intersection of the northerly right-of-way of West Laurel Street (70 feet wide) and the westerly right-of-way of Main Street (80 feet wide);

Thence along the northerly right-of-way of West Laurel Street, North 89° 44' 25" West, 184.00 feet to the True Point of Beginning;

Thence North 89° 44' 25" West, 20.00 feet to the westerly right-of-way of Orchard Street (20 feet wide);

Thence along the westerly right-of-way of Orchard Street, North 00° 06' 33" East, 180.00 feet;

Thence South 89° 44' 25" East, 20.00 feet to the easterly right-of-way of Orchard Street;

Thence along the easterly right-of-way of Orchard Street South 00° 06' 33" West, 180.00 feet to the point and place of beginning.

CONTAINING 3,600.01 square feet / 0.0826 acres of land more or less.

Subject to any pertinent facts a title search might disclose.