

CITY OF BETHLEHEM  
PLANNING COMMISSION  
10 EAST CHURCH STREET  
BETHLEHEM, PA 18018  
(610) 865-7088

April 25, 2018

Salvadore Sangiorgio  
2424 Brownsville Road  
Langhorne, PA 18053


RE: 445 Montclair Avenue  
Bethlehem, PA 18015

Dear Property Owner:

The City of Bethlehem has acquired information suggesting the above property owned by you may qualify as a blighted property within the meaning of the Pennsylvania Urban Redevelopment Law and various City ordinances.

On Thursday, May 10, 2018, at 4:00 P.M., various City officials, and possibly others, shall present such evidence to the City of Bethlehem Planning Commission for a recommendation as to whether the property appears to be blighted and for any planning recommendations which the Commission may have for the future use(s) of this property. The Planning Commission meeting will be held in Town Hall, which is located at Bethlehem City Hall, 10 East Church Street, Bethlehem.

If you need any additional information, or have any questions, regarding this matter, please contact my office. Thank you for your cooperation.

Sincerely,  
  
Darlene Heller  
Director of Planning and Zoning

cc: File

**CITY PLANNING COMMISSION  
RESOLUTION ON THE CERTIFICATION OF  
445 MONTCLAIR AVENUE**

**WHEREAS**, the City of Bethlehem Bureau of Housing Inspections and Code Enforcement ("Bureau") has identified the property located at 445 Montclair Avenue ("subject property") in the City of Bethlehem as potentially qualifying as a blighted property within the meaning of the Pennsylvania Urban Redevelopment Law and various City ordinances, including but not limited to Article 149 of the Codified Ordinances of the City of Bethlehem; and

**WHEREAS**, the Bureau has transmitted to the City of Bethlehem Planning Commission its identification of this property as potentially being blighted for purposes of conducting proceedings required by the Pennsylvania Urban Redevelopment Law and Article 149 of the Codified Ordinances of the City of Bethlehem, which proceedings must occur before the Redevelopment Authority of the City of Bethlehem can consider exercising its power of eminent domain under the Pennsylvania Urban Redevelopment Law;

**WHEREAS**, the Planning Commission is charged with considering the evidence of blight with respect to the subject property and (1) making a recommendation as to whether the property appears to be blighted within the meaning of the Pennsylvania Urban Redevelopment Law and Article 149 of the Codified Ordinances and (2) for any planning recommendations which the Commission may have for the future use (2) for this property.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning Commission of the City of Bethlehem that:

1. The Planning Commission has determined, and likewise recommends to the Blighted Property Review Committee and the Redevelopment Authority of the City of Bethlehem to likewise find and determine, that the subject property is blighted pursuant to Pennsylvania Urban Redevelopment Law and Article 149 of the Codified Ordinances.
2. The Planning Commission recommends to the Blighted Property Review Committee and the Redevelopment Authority of the City of Bethlehem that the appropriate re-use of the property would be as residential and related uses, and any use otherwise permitted by right or special exception under Zoning Ordinance of the City of Bethlehem;
3. The Planning Commission has determined that such re-use conforms to the comprehensive plan of the City of Bethlehem; and
4. The Planning Commission, through this action, forwards this property to the Blighted Property Review Committee for further action and review.

I hereby certify that the above resolution was passed at a duly called, advertised, and lawful meeting of the City of Bethlehem Planning Commission, at which a quorum was present on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Director - Secretary