JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

August 25, 2022 Jim Thorpe Memorial Hall

Call to Order

Time: _____6:31 pm_____

Pledge of Allegiance

Roll Call of Board Members and Officials

	Present Y/N
James Igoe, Secretary	____Yes_____
Kurt Jackson, Member	____Yes_____
Roxanne Long, Chairperson	____No_____
Eli Skrimcovsky, Vice-Chairperson	____Yes____
George Stoffa, Member	____Yes_____
Michael Huber, Alternate Member	____Yes_____
Andrew Roberts, Alternate Member	____Yes____

Attorney Matthew Schnell, Zoning Officer Lourdes Cardinez(Matt Helbers replacement), and Jim Thorpe Borough Manager Maureen Sterner were present to answer questions with Attorney Schnell directing the meeting. Attorney Schnell, Zoning Officer Cardinez, and Borough Manager Sterner had no voting capabilities

Also of note is that Board Member Michael Huber will have voting capabilities in his role as an Alternate

Approval of Minutes and Agenda

1. Request approval of the minutes from the meeting held on August 25, 2022. Mr. Roberts makes the motion to approve the minutes. This was seconded by Mr. Jackson. Vote passes unanimously.
2. Request approval of the November 17, 2022 agenda.

First (1st) Hearing-

Name: Andrew Nelson and Farah Marasigan
Property Address: 58 West Broadway Jim Thorpe, PA 18229
Purpose: The applicants are seeking a Special Exception and a Variance. The requested Special Exception is to allow a Short-Term Rental (STR). The applicants also seek a variance to the maximum distance for off-street parking requirements for Short Term Rentals (STR). The property is located in the R-4 Zoning District.

Questions/Discussion:_Mr. Nelson was in attendance and spoke on his behalf. Attorney Schnell read exhibits that were accepted as artifacts to the record. Mr. Nelson spoke about the property as part of the testimony. Mr. Nelson has owned the residence since October 2021. The owners have no plans for long term use. They would like to continue using the property as a STR. Mr. Nelson and Ms. Marasigan use the property once a week. Mr. Nelson receives no complaints from neighbors. Discussion was ongoing based on Mr. Nelson securing a parking spot 1000ft. from the STR. Mr. Nelson was able to secure a 1yr parking lease at 151 West Broadway. Resident James Dougher, owner of the parking lot, was in attendance and spoke about the lease agreement and that he has leases with others for parking. Attorney Schnell asked about the lease which was answered by Mr. Nelson and Mr. Dougher. Resident Joseph Lorkowski was in attendance and spoke about parking that is closer. Mr. Lorkowski suggested parking at 84-85 West Broadway which is less than 1000ft. from the STR. Maureen Sterner, representing the JT borough council spoke to indicate that council has no issue granting both variances. All board members vote to approve. A roll call of votes was taken. See below:

*****Prior to voting on this hearing, Mr. Jackson asked for an executive session. Mr. Stoffa seconded the motion. The executive session began at 6:55pm. The executive session ended at 7:06pm.*****

Ruling by Zoning Hearing Board Members:

After the executive session, Mr. Jackson made two motions. The first is to grant the Special Exception. Mr. Jacksons' second motion is to grant the Exception that includes parking be available in the lot at 1000 feet from the STR and that the property owners maintain the parking space. Mr. Huber seconded both of these motions. A roll call vote was taken

Yes: ____5__Voting yes on Variance: Mr. Igoe, Mr. Jackson, Mr. Skrimcovsky, Mr. Stoffa, and Mr. Huber
No: _____0___
Final Result: ____Variance granted_____

Yes: __5__Voting yes on Special Exception: Mr. Igoe, Mr. Jackson, Mr. Skrimcovsky, Mr. Stoffa, and Mr Huber
No: __0___
Final Result: ____Special Exception granted_____

Commented [A1]:

<u>Second (2nd) Hearing-</u>

Name: Brian Seitz
Property Address: 165-167 West Broadway Jim Thorpe, PA 18229
Purpose: The applicant is seeking a variance to the maximum dwelling unit density for low rise apartment houses. The property is located in the R-4 Zoning District.

Questions/Discussion:_ Mr. Seitz was in attendance and spoke on his behalf. Attorney Schnell read exhibits that were accepted as artifacts to the record. Attorney Schnell asked the Zoning Hearing Board if the Board is interested in moving this variance to the Planning Commission for further review. No board member expressed interest and as a result the hearing continued. Board members Roberts and Jackson asked questions about the height, density of the building and parking issues. Mr. Seitz spoke

about the property as part of the testimony. He plans on making no height changes. Aesthetic changes to the exterior would occur. Parking is only planned for the lower level. Five (5) apartments would be constructed on the 2nd floor. Mr. Seitz explained that 5 apartments would be financially sustainable. Board member Mr. Stoffa asked Mr. Seitz to explain at what capacity would he be making money? Mr. Seitz answers 65%. Board member Skrimcovsky asked how prior owners of the building handled parking? Resident and building owner Jerry Kmetz spoke and reviewed how he dealt with parking throughout. Mr. Kmetz had 15 employees at one time, would have regular delivery trucks at the business and company forklifts moving around. This information was given to indicate parking wouldn't be problematic. Resident and nearby property owner James Dougher spoke positively about the Kmetz business. Mr. Dougher explained that he worries about neighbors when adding more people and vehicles to the neighborhood.

*****Prior to voting on this hearing, Mr. Jackson asked for an executive session. Mr. Stoffa seconded the motion. The executive session began at 7:38pm. The executive session ended at 7:46pm.*****

Also of note is that Board Member Andrew Roberts will have voting capabilities in his role as an Alternate

Ruling by Zoning Hearing Board Members:

After the executive session Mr. Roberts makes a motion to accept the variance for up to 5 apartments. Mr. Jackson seconded the motion then a roll call vote was taken

Yes: ____5__Voting yes on Variance: Mr. Igoe, Mr. Jackson, Mr. Skrimcovsky, Mr. Stoffa, and Mr. Roberts
No: _____0___
Final Result: ____Variance granted_____

Adjourn

Motion by _____Mr. Jackson_____, second by _____Mr. Skrimcovsky_____ to adjourn at ___7:48____PM.