JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

January 25, 2024 6:00 pm Jim Thorpe Memorial Hall

Call to Order

Time: ___6:03pm_____

Pledge of Allegiance

Roll Call of Board Members and Officials

	Present Y/N
Michael Huber, Member	___Yes_____
James Igoe, Member	___Yes_____
Roxanne Long, Member	___No_____
Andrew Roberts, Member	___Yes____
Eli Skrimcovsky, Member	___Yes_____
Larry Cinicola, Alternate Member	___Yes_____
August Long, Alternate Member	___No_____

Attorney Gerald Strubinger and Zoning Officer Alexis Wilkinson were in attendance. Attorney Strubinger directed the hearing as a replacement for Attorney Matthew Schnell. Attorney Strubinger and Zoning Officer Wilkinson had no voting capabilities

Reorganization of Zoning Hearing Board Officers:

1) **Nominations for Board Chair-** Mr. Andrew Roberts nominated Mr. Michael Huber. Mr. James Igoe seconded the nomination. A roll call vote was conducted with all members unanimously voting Michael Huber as Board Chair.

2) **Nominations for Board Vice-Chair-** Mr. Roberts nominated Mr. Eli Skrimcovsky. Mr. Huber seconded the nomination. A roll call vote was conducted with all members unanimously voting Eli Skrimcovsky as Board Vice-Chair.

3) **Nominations for Board Secretary-** Mr. Andrew Roberts nominated Mr. James Igoe. Mr. Skrimcovsky seconded the nomination. A roll call vote was conducted with all members unanimously voting for James Igoe as Secretary.

Approval of Minutes and Agenda

1. Request approval of the January 25, 2024 agenda. Mr. Roberts makes the motion to accept the agenda. This was seconded by Mr. Skrimcovsky. The vote passed unanimously.
2. Request approval of the minutes from the November 16, 2023 hearing. Mr. Roberts makes the motion to accept the minutes. This was seconded by Mr. Skrimcovsky. The vote passed unanimously.

First (1st) Hearing-

Name: Margo Wunderlund, LLC c/o Brian Seitz
Property Address: 221 West Broadway Jim Thorpe, PA 18229
Purpose: The applicant is seeking a special exception. The special exception is for a Short-Term Rental (STR). The property is located in the R-4 Zoning District.

Questions/Discussion: Attorney Strubinger read the available exhibits and entered them into the record. Zoning Officer Wilkinson spoke about the application and denial letter. There were no questions from the board related to the Zoning Officer's testimony.

Attorney Kim Roberti was in attendance to represent the property owner, Mr. Seitz. Attorney Roberti began by discussing case law with regard to permitted use. Attorney Roberti presented several handouts to board members highlighting permitted use. Attorney Roberti then began to ask Mr. Seitz several questions about the property. Mr. Seitz described buying two properties on West Broadway. The properties are 220 and 221 West Broadway. The properties are located across the street from one another. The 221 location is the site of the proposed STR and the 220 location would provide three parking spaces for the STR tenants. Mr. Seitz described the property as a typical row home. He plans to have no more than 8 tenants during a rental. Mr. Seitz and his wife manage their other rentals and are the local point of contact. Mr. Seitz listed property improvements such as a new roof, painting, brick work, and other cosmetic fixes. The home is over 100 years old and fits in with the character of nearby homes. Attorney Roberti asked if the sidewalks and roads can handle the tenants and if the STR would make no impact to the neighborhood. Mr. Seitz answered yes and then finished his presentation.

One member of the public spoke. Ms. Shirley Leinthall directed both of her questions to Mr. Seitz. One question was about renting the STR. Mr. Seitz explained the property will have a minimum two-night rental. Mr. Seitz would also accept month-long renters as well. Ms. Leinthall also asked about noise levels. Mr. Seitz explained that he would make the tenants aware of noise violation procedures. Zoning Officer Wilkinson read an email from Ms. Carol Hughes. Ms. Hughes wrote about concerns about the maximum occupancy and noise. Board member Roberts then asked if lowering the number of tenants from 8 to 6 would make the proposed STR feasible. Mr. Seitz responded by saying it depends. Board member Igoe asked about the neighboring property 220 West Broadway. Mr. Seitz explained that a garage is currently on the property and will be used by the STR tenants for parking. At this time, no further questions were asked.

Notice of an Executive Session:

Prior to voting, the Zoning Hearing Board voted to begin an executive session. Mr. Skrimcovsky made the motion, and it was seconded by Mr. Roberts. All remaining members unanimously voted on an executive session. The executive session began at 6:29 pm and the hearing restarted at 6:42 pm. *Before the vote, Mr. Skrimcovsky asked Mr. Seitz about a 3rd floor window and space on that floor that is present in the property photos. Mr. Seitz stated that the 3rd floor is an old attic and that it will not be used as part of the STR.*

Ruling by Zoning Hearing Board Members:
Mr. Roberts made a motion to limit the STR to a max of 6 occupants. There was not a second to the motion and as a result the motion did not carry.
Mr. Huber made a motion to grant the Special Exception as presented. Mr. Skrimcovsky seconded the motion. A roll call vote was then conducted.

Yes: ____4__ Voting yes: Mr. Cinicola, Mr. Huber, Mr. Igoe, and Mr. Skrimcovsky
No: _____1___ Voting no: Mr. Roberts
Final Result: ___Special Exception is granted_____

Adjourn

Motion by _____Mr. Roberts_____, second by _____Mr. Skrimcovsky_____ to adjourn at ___6:45____PM.