JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

July 25, 2024 6:00 PM Jim Thorpe Borough Office

Call to Order

Time: ___6:23 PM (Applicant was running late)____

Pledge of Allegiance

Roll Call of Board Members and Officials

	Present Y/N
Michael Huber, Chairperson	___Yes_____
James Igoe, Secretary	___No_____
Roxanne Long, Member	___Yes_____
Eli Skrimcovsky, Vice- Chairperson	___Yes_____
*Larry Cinicola, Alternate Member	___Yes_____
*August Long, Alternate Member	___Yes_____

Approval of Minutes and Agenda

1. Request approval of the July 25, 2024 agenda. Mrs. Long makes the motion to accept the agenda. This was seconded by Mr Skrimcovsky. The vote passes unanimously.
2. Request approval of the minutes from the June 27, 2024 hearing. Mrs. Long makes the motion to accept the minutes. This was seconded by Skrimcovsky. The vote passes unanimously.

First (1st) Hearing-

Name: Liberty Lots, LLC c/o Philip Cohen

Property Address: 101 Race Street Jim Thorpe, PA 18229

Purpose: The applicant is seeking a special exception. The special exception is for a Short-Term Rental (STR). The applicant is also seeking a variance for offsite parking of one vehicle. The property is located in the R-4 Zoning District.

Questions/Discussion:

Attorney Schnell read the available exhibits and entered them into the record.

Zoning Officer Wilkinson reviewed the Liberty Lots, LLC c/o Philip Cohen application to highlight the details of the application. Zoning Officer Wilkinson explained that the applicant is applying for a 3 bedroom STR requiring 3 parking spaces. 2 parking spaces are available onsite and the 3rd parking space would require a variance for offsite parking of one vehicle and the proposed spot the applicant would like to use exceeds the max distance of 300 feet. Zoning Officer Wilkinson also noted that the property operated as a STR in past but failed to renew in 2023 in appropriate timeframe so applicant had to start process over again. On 5/9/2024 applicant submitted application for STR/Change of Use. Denial letter was issued on 6/20/2024. Zoning Officer Wilkinson stated she received an email from a neighbor Shelli Holland citing concerns/photos about the property.

Mr. Cohen stated that he has owned the property for 15 years and operated as a short term rental in the past. Mr Cohen described the property and said it was previously a 4 bedroom property and is now only 3 bedroom. He stated that there is 2 parking spaces on site and has secured a 3rd parking space at 300 West Broadway. Applicant stated that the 3rd parking space that is located at 300 West Broadway is about 4 blocks away. Mr Cohen said is lives in Jim Thorpe and would be the one in charge of the STR.

Mrs Long asked the applicant if the 3rd parking spot would not be approved, what use would it be? Mr Cohen replied that it would be downgraded to 2 bedroom STR.

Mr Cinicola asked the applicant for some clarification on the distance of the offsite 3rd parking space because he believes that 300 West Broadway is more than 4 blocks away and is more like a ½ mile away. Mr Cohen said there are no street lights but it could be a ½ mile away but it is an easy walk.

Floor open for citizen comments: No citizens present at hearing.

Executive Session:

6:41 PM a motion to meet in executive session is made by Mrs Long and seconded by Mr Skrimcovsky.
6:51 PM return from executive session and open hearing back up.

Ruling by Zoning Hearing Board Members:

Mr Skrimcovsky made a motion to approve the Special Exception. Mrs. Long seconded the motion to accept the Special Exception. A roll call vote was then conducted.

Michael Huber, Chairperson	Yes
Roxanne Long, Member	Yes
Eli Skrimcovsky, Vice- Chairperson	Yes
*Larry Cinicola, Alternate Member	Yes
*August Long, Alternate Member	Yes

Yes: 5
No: 0
Final Result: Special Exception is granted unanimously.

Mr Skrimcovsky made a motion to deny the variance for offsite parking of one vehicle. Mrs. Long seconded the motion to deny the variance. A roll call vote was then conducted.

Michael Huber, Chairperson	Yes
Roxanne Long, Member	Yes
Eli Skrimcovsky, Vice- Chairperson	Yes
*Larry Cinicola, Alternate Member	Yes
*August Long, Alternate Member	Yes

Yes: 5
No: 0
Final Result: Request for variance is denied unanimously

Adjourn

Motion by Mrs. Long, second by Mr. Skrimcovsky to adjourn at 6:53 PM.