JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

November 16, 2023 6:00 pm Jim Thorpe Memorial Hall

*****This hearing continued after a continuance was issued on October 26, 2023*****

Call to Order

Time: ___6:00pm_____

Pledge of Allegiance

Roll Call of Board Members and Officials

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

Attorney Matthew Schnell and Zoning Officer Alexis Wilkinson were in attendance. Attorney Schnell directed the hearing. Attorney Schnell and Zoning Officer Wilkinson had no voting capabilities. Michael Huber filled in as Chairperson because of Eli Skrimcovsky being absent

Approval of Minutes and Agenda

1. Request approval of the November 16, 2023 agenda. Mr. Roberts makes the motion to accept the agenda. This was seconded by Mrs. Long. The vote passes unanimously.

First (1st) Hearing- This hearing continued after a continuance was given on October 26, 2023*

Name: Regina Estates, LLC c/o John Ciciloni
Property Address: 133 West Broadway Jim Thorpe, PA 18229
Purpose: The applicant is seeking a special exception and a variance. The special exception is for a Short-Term Rental (STR). The variance is for the maximum distance of off-street parking for short-term rentals. The property is located in the R-4 Zoning District.

Questions/Discussion: Attorney Schnell read the available exhibits and entered them into the record. The exhibits also included letters from neighbors. Zoning Officer Wilkinson spoke about the application and denial letter. There are no questions from the board related to the Zoning Officer's testimony.

Mr. Ciciloni is present and speaks on his behalf. He plans to use the property for his family when they visit Jim Thorpe from their home in Clarks Summit. Mr. Ciciloni wants to rent out the property to "pay

the bills". Mr. Ciciloni discussed the parking lease he signed for the property. He feels that the distance from the leased parking area is the same as the distance from the main county lot to the property. Mr. Ciciloni will discourage renters from double parking while unloading and loading luggage. Local contacts are available when needed to assist Mr. Ciciloni. Mr. Ciciloni discussed a device used to monitor noise called Minut. Mr. Ciciloni would entertain the house being rented to Long Term tenants but would prefer to keep it as an STR. The rental will be limited to 6 guests. If granted approval at the meeting, Mr. Ciciloni would be opened to keeping the number of guests locked at 6. His goal is not to change the character of the neighborhood or make the house into a party place.

At this time, questioning came from board members. Mr. Huber asked if neighbors live full time. The answer is yes. Mr. Robers asked if other STR's are operating on the block. The answer is no. Mr. Igoe asked if there will be days blocked off for the rental. Mr. Ciciloni responded that he's open to ideas and is willing to add certain rental days as a stipulation in the lease. Attorney Schnell reviews the basic information regarding the requests, including the parking lease agreement. Both Attorney Schell and Zoning Officer Wilkinson verify that the parking lease will need to be updated and renewed. The distance is 2100 feet to the parking area, which exceeds the allowable distance.

Three members of the public spoke. William Maehrer spoke first. Mr. Maehrer commented on the parking site plan. Parking on grass and no curbing are not allowable. Zoning Officer Wilkinson states that Mr. Maehrer is correct. Improvements would need to be made by the owner of the parking lot.

Kelly Maehrer spoke next. She presents photos of the parking area. She has concerns about emergencies and wanted to know how they would be handled. Ms. Maehrer asked the applicant about other STR's he owns. Mr. Ciciloni owns 1 in Wildwood, NJ, 1 in Florida, and 4 across the street from his home in Clarks Summit. Mr. Ciciloni completes background checks on tenants and uses software to help weed out potential bad tenants. Mr. Roberts asked about flooding issues happening from the parking lot owners.

James Dougher spoke next about his experience of leasing his parking garage for STR's. Mr. Dougher questioned the parking lease Mr. Ciciloni submitted because it is not signed. Mr. Dougher asked who will clear the snow in the winter, who will take care of the garbage, complete property maintenance, etc. The applicant responds that he will hire a cleaning team to take care of the STR. Mr. Roberts asked Mr. Dougher how many parking spaces he leases. Mr. Dougher responded that he leases 15 spots and has 1 for himself.

Mr. Roberts clarifies a few items with Zoning Officer Wilkinson related to the applicant needing many approvals before any improvements can be started on the STR and parking. Zoning Officer Wilkinson confirms these statements.

Notice of an Executive Session:

Prior to voting, the Zoning Hearing Board voted to begin an executive session. Mr. Roberts made the motion, and it was seconded by Mrs. Long. All remaining members unanimously voted on an executive session. The executive began at 7:20 pm and the hearing restarted at 7:35 pm.

Ruling by Zoning Hearing Board Members:

No motion was offered to accept the Special Exception. A motion to deny was made by Mr. Huber. Mr. Roberts seconded the denial of the Special Exception. A roll call vote was then conducted.

Yes: ____0__
No: _____5___ Voting no: Mr. Huber, Mr. Igoe, Mrs. Long, Mr. Roberts, and Mr. Long
Final Result: ___Special Exception is denied_____

No motion was offered to accept the Variance. A motion to deny was made by Mr. Huber. Mr. Roberts seconded the denial of the Variance. A roll call vote was then conducted.

Yes: ____0__
No: _____5___ Voting no: Mr. Huber, Mr. Igoe, Mrs. Long, Mr. Roberts, and Mr. Long
Final Result: ___Special Exception is denied_____

Adjourn

Motion by _____Mr. Roberts_____, second by _____Mrs. Long_____ to adjourn at ___7:40____PM.