JIM THORPE BOROUGH ZONING HEARING BOARD MEETING MINUTES

October 26, 2023 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, Vice-Chairperson	___Yes_____
James Igoe, Secretary	___Yes_____
Roxanne Long, Member	___Yes_____
Andrew Roberts, Member	___Yes____
Eli Skrimcovsky, Chairperson	___No_____
*Larry Cinicola, Alternate Member	___No_____
*August Long, Alternate Member	___No_____

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.

Approval of Minutes and Agenda

1. Request approval of the minutes from the meeting held on September 28, 2023. Mr. Roberts makes the motion to approve the minutes. This was seconded by Mrs. Long. The vote passed unanimously.
2. Request approval of the October 28, 2023 agenda. Mr. Roberts makes the motion to accept the agenda. This was seconded by Mrs. Long. The vote passed unanimously.

First (1st) Hearing-

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. Only four (4) Zoning Hearing Board members are present at the hearing. Attorney Schnell discussed different outcomes when a small number of board members are available to vote. As a result, a tie vote could happen, Attorney Schnell explained. If a tie vote occurs the applicant will lose the case.

Attorney Schnell also educated the public and the applicant on the process for requesting a continuance. After weighing each option, the applicant requested a continuance. A motion was made to grant the continuance. A roll call was then taken, and the continuance request unanimously passed.

Two members of the public spoke. The first speaker was Kelly Maehrer. She is a neighbor to the property. Ms. Maehrer asked when she'd receive notice about a new date for the hearing. She also asked about getting copies of documents that were entered into the record as exhibits. Attorney Schnell answered these questions. Attorney Schnell was able to provide a loose date in November for the continued hearing. Attorney Schnell also stated that all documents are part of the public record and will be available in the borough office.

The second public speaker was Bill Maehrer. He wanted to know what would happen if the public cannot attend the continued hearing. Attorney Schnell provided two options for Mr. Maehrer. The first option would be to send questions via email or written. The second option would be to send a proxy that would ask questions on his behalf. At the conclusion of public questions, a motion was made to conclude the hearing. This motion was seconded and voted on to unanimously end the hearing.

Ruling by Zoning Hearing Board Members:
A motion was offered and seconded to grant a continuance for this hearing. A roll call vote was then conducted.

Yes: ____4__ Voting yes: Mr. Huber, Mr. Igoe, Mrs. Long, and Mr. Roberts
No: _____0___
Final Result: ___Continuance is granted_____

Adjourn

Motion by _____Mr, Roberts_____, second by _____Mrs. Long_____ to adjourn at ___6:12____PM.