

## LUZERNE COUNTY ZONING HEARING BOARD MINUTES

January 5., 2021

### ATTENDANCE

Present were Bill Harris, Chairman, Leon Schuster and Dave Williams members, Angela Sallemi, Standing Commissioner, Kathy Wood, Recording Secretary, Michael Butera, Solicitor and Interested Parties.

### RE-ORGANIZATION:

A motion was made by Mr. Schuster, seconded by Mr. Harris to nominate Dave Williams as Chairman of the Luzerne County Zoning Hearing Board.

### MINUTES.

A motion was made by Mr. Harris, seconded by Mr. Schuster, and carried to approve the minutes of December 1, 2020.

Mr. Williams asked if the cases were properly advertised and posted, and if the contiguous property owners had been notified. Mrs. Wood answered that they were.

### Case #1

Andrew Feil, 115 Park Place, Kingston, PA, request a Use Variance to convert an existing commercial building into a multi-family apartment building (10-two bedroom units and 1-one-bedroom studio) at 865 Shoemaker Ave., West Wyoming Borough located in a (M-2) Light Industrial District.

George Albert, P.E. acting on behalf of Andrew Feil and Andrew Feil were present. Mr. Albert stated the project is in a M-2 (Light Industrial District). He stated the building is two story wood frame structure along Shoemaker Ave. and Sterling St. He stated it has been vacant for many years. Mr. Albert stated the intention of the project is to convert the

structure into 10 two bedroom units and 1 one-bedroom unit. He stated there is adequate parking space (18 spaces) in the rear of the building that will be lined and if needed more parking area can be added. He also stated that the 2 bedroom apartments will rent for into the area of \$1,100 to \$1,400 and the one- bedroom studio around \$1,000.

Mr. Albert stated they will enter Sterling Ave. and exit onto Shoemaker Ave.

Mr. Feil stated he has an agreement of sale for the property.

Tracy & Jason Pawlowski, 870 Shoemaker Ave. were present. They reside directly Across the street from the property.

Mr. & Mrs. Pawlowski had concerns about the parking.

Mr. Albert stated there is a wooded area and if needed more parking can be provided.

A motion was made by Mr. Schuster, seconded by Mr. Harris and unanimously carried, to approve a Use Variance to convert an existing commercial building into a multi-family apartment building (10-two bedroom units and 1- one-bedroom studio) at 865 Shoemaker Ave. in a (M-2) Light Industrial District in West Wyoming Borough with the following conditions:

1. Applicant provide parking spaces as noted on drawing.
2. Subject to any land development approval that may be necessary for the proposed development.

**ADJOURNMENT.**

**A motion was made by Mr. Schuster, seconded by Mr. Williams and carried to adjourn the meeting.**

**RESEPECTULLY SUBMITTED,**

*Kathy Wood*  
**KATHY WOOD, RECORDING SECRETARY**

**LUZERNE COUNTY ZONING HEARING BOARD**