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BEFORE: DUNMORE ZONING BOARD

IN RE: Carly Borchardt
NEIU

DATE: June 14th, 2023

TIME: 7:00

PLACE: DUNMORE COMMUNITY CENTER
DUNMORE, PA 18512

BOARD MEMBERS:

- GERARD LONGO - Chairman
- TERRY MCDONNELL
- PETER SABIA, JR.
- ROBERT CUFF
- STEVE YANISKO
- MOLLY CLARK, ESQ. - Solicitor

Maria McCool, RPR
Official Court Reporter

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(Pledge of Allegiance.)

MR. LONGO: All right. Mike, if you could do the roll call.

MR. BRAZIL: Yep. Peter Sabia.

MR. SABIA: Here.

MR. BRAZIL: Gerard Longo.

MR. LONGO: Here.

MR. BRAZIL: Steve Yanisko.

MR. YANISKO: Here.

MR. BRAZIL: Terry McDonnell.
Robert Cuff.

MR. CUFF: Here.

MR. BRAZIL: Molly Dempsey Clark.

ATTY. CLARK: Here.

MR. BRAZIL: And Michael Brazil.

MR. LONGO: First on the agenda Carly Borchardt. Please get sworn in and then tell us a little bit about your project.

CARLY BORCHARDT, having been called as a witness and being duly sworn testifies as follows:

MR. LONGO: Just a little bit about

1 your project what do you want to do?

2 MS. BORCHARDT: The bottom floor of
3 my home I just want to make into a hair salon.
4 It's a separate entrance. It meets all the
5 requirements for -- to be inspected by the
6 State Board of Cosmetology. And my boss is
7 selling her place so it's just a natural next
8 step. I spoke with my neighbors and --

9 MR. LONGO: No neighbors have a
10 problem.

11 MS. BORCHARDT: No, that I spoke
12 with. And I have plenty of parking. Everybody
13 has driveways. I have a driveway. Nobody
14 parks on the street there.

15 MR. LONGO: So the driveway where
16 the two cars are --

17 MS. BORCHARDT: That's my drive --

18 MR. LONGO: Yeah, you'll leave that
19 open for your customers.

20 MS. BORCHARDT: I'll go in the
21 garage and they could park there.

22 MR. CUFF: How many customers at a
23 time?

24 MS. BORCHARDT: I just do one.

25 MR. LONGO: Any employees?

1 MS. BORCHARDT: Just me, just a
2 small operation.

3 MR. LONGO: Steve?

4 MR. YANISKO: No, I was out there
5 last week. I checked it out.

6 MR. LONGO: Anybody out there have
7 any questions? No. Okay. Looking for a
8 motion.

9 MR. YANISKO: I'll make a motion to
10 approve.

11 MR. SABIA: I'll second it.

12 MR. LONGO: Roll call.

13 MR. BRAZIL: Peter Sabia.

14 MR. SABIA: Yes.

15 MR. BRAZIL: Gerard Longo.

16 MR. LONGO: Yes.

17 MR. BRAZIL: Steve Yanisko.

18 MR. YANISKO: Yes.

19 MR. BRAZIL: Terry's not here.

20 Robert Cuff.

21 MR. CUFF: Yes.

22 MR. LONGO: Motion passes.

23 MS. BORCHARDT: Thank you.

24 MR. LONGO: Next on the agenda

25 Northeast Educational Intermediate Unit 19.

1 KEVIN WILLIAMS, having been called
2 as a witness and being duly sworn testifies as
3 follows:

4
5 MR. LONGO: Can you tell us a
6 little bit about what you want to do and what
7 you're asking for?

8 MR. WILLIAMS: We are looking to
9 acquire the property next door which we
10 acquired through a lease to own really just
11 looking to renovate the house, utilize it for
12 transition services for our special needs kids
13 that we have at 185 East Pine, no parking. We
14 have no green space. It's a great yard.

15 So we're kind of looking at
16 utilizing the yard for those children, you
17 know, restore the fence because the fence is
18 kind of dilapidated and then a small addition
19 on the back. Again just for -- when I say
20 transition, kids would come over -- again,
21 these are highly special needs kids, shredding
22 or how to make a bed, laundry.

23 We're just -- with our main building
24 it's tight to do that because we have mostly
25 classrooms in there. So we give them like a

1 house feel so they could kind of get a feeling,
2 to be more -- adapt to they are in a home as
3 they grow older and like I said, utilize the
4 green space because everything we have is
5 blacktop.

6 That's kind of what we're shooting
7 for. We would like to remodel the house. The
8 house is obviously in disrepair. We kind of
9 want to keep the vintage feel of the house. We
10 actually call it our little red school house
11 since it has the red shingle siding on it.
12 Yeah, pretty straight forward. It's a great
13 little spot and we just kind of figured we
14 could definitely utilize it for that. That's
15 it.

16 MR. LONGO: So the kids from across
17 the street are going to come over.

18 MR. WILLIAMS: Yeah, no new kids, no
19 new parking, no new traffic. It really would
20 just be the kids from across the street. You
21 know, if anything, we would probably approach
22 the Borough -- we don't see us starting on this
23 any time soon but maybe a crosswalk because
24 kids will be walked over and that's truthfully
25 it.

1 MR. LONGO: Are you going to have
2 employees to work in the house?

3 MR. WILLIAMS: No, they'll come
4 over. Like our job coach will be in the main
5 building and then they will set sessions. The
6 only thing we might have in there would be that
7 we have a transition coordinator who is in the
8 big building now and maybe she would have an
9 office in the house. That would be it.

10 MR. LONGO: No new employees.

11 MR. WILLIAMS: Yeah, nothing new.

12 MR. LONGO: Questions? Any
13 questions.

14 MR. SABIA: Just your kids, you're
15 not taking down in Scranton where they do the
16 same thing.

17 MR. WILLIAMS: No, just the kids
18 that we currently have inhouse.

19 MR. CUFF: Do you have a number like
20 a count --

21 MR. WILLIAMS: At a given time it
22 might be one class at a time. Like I said --
23 on average in that building we probably have 75
24 kids. So again, the house is not very big. So
25 I would say, you know, it might be six kids at

1 a time because that is what we have to keep our
2 class size as. So it might be -- you know, an
3 Autistic class would go over with their teacher
4 or with the job coach and they would come back
5 over.

6 MR. CUFF: Do they have to make that
7 ADA compliant?

8 MR. WILLIAMS: So any renovations we
9 do moving forward would have to be fully ADA
10 compliant, you know, large doors. You know, if
11 we were to utilize the second floor we would
12 have a conversation about a lift or an elevator
13 of some sort.

14 We're not at that stage at all.
15 Truthfully, right now the only stage we're kind
16 of looking at is having the approval to move
17 forward to have plans drawn up for you guys and
18 to change the fence.

19 MR. LONGO: Yeah, it's falling down.

20 MR. WILLIAMS: It's bad. I actually
21 put a temp fence up -- a construction fence to
22 kind of keep everybody away. So that is
23 probably the first thing I would immediately do
24 is to change the fence because that will get
25 somebody hurt.

1 MR. SABIA: Bedroom, a laundry room.

2 MR. WILLIAMS: Yeah, it would stay a
3 house is what we foresee, a small kitchen, a
4 bedroom, maybe an office that would be a
5 bedroom upstairs.

6 MR. SABIA: Not a commercial kitchen
7 or nothing.

8 MR. WILLIAMS: No. No. We used to
9 have a similar program in Jessup. He rented a
10 house to teach the kids how to kind of get
11 around and do their laundry.

12 MR. LONGO: Nothing overnight.

13 MR. WILLIAMS: Nothing we do is
14 overnight.

15 MR. SABIA: Down on Pittston Avenue
16 but they have a commercial kitchen.

17 MR. WILLIAMS: They are driving
18 center and commercial kitchen.

19 MR. LONGO: The back part of that
20 property where it borders the alley, you have a
21 lot of extra room there. Would you consider
22 putting some parking there if you are going to
23 use crosswalks? I go by every day and you
24 can't even get through.

25 MR. WILLIAMS: We left the parking

1 out because truthfully weren't sure where
2 zoning would let us. I would love to put a
3 parking spot in. I feel like -- we keep trying
4 to add parking so the more cars that you can
5 get off Pine Street --

6 MR. LONGO: That would only
7 better -- especially if you're going to look
8 for a crosswalk and the kids are going to cross
9 there coming out between cars is not a good
10 idea.

11 MR. WILLIAMS: I absolutely agree.
12 So moving forward I know we were working with
13 KBA. We had a parking lot shown on our first
14 set of plans. And I said let's wait and see if
15 we get to talk to zoning to see. We would love
16 to add some parking, even if we get five spaces
17 off the back.

18 MR. LONGO: Yeah, I see you got
19 room, five, eight, whatever you could get. We
20 could give a conditional approval with the
21 parking, are you good with that?

22 MR. WILLIAMS: I'm absolutely good
23 with that.

24 MR. LONGO: I would be more at ease
25 to get cars off the road and they don't have to

1 cross between cars.

2 MR. WILLIAMS: Absolutely. I would
3 be okay with that.

4 MR. BRAZIL: What we would do is
5 where you have your crosswalk if you do
6 alleviate some of the parking issues we can
7 post it, you know --

8 (cross talking)

9 MR. WILLIAMS: We have been waiting
10 for them to make it permit parking for Pine
11 Street. We are fully ready to tell our
12 employees to get off the street. If you guys
13 do make it permit parking, that is not
14 affecting us at all.

15 MR. LONGO: That would be great so
16 the kids don't have to cross between.

17 ATTY. CLARK: That area is a
18 disaster.

19 MR. WILLIAMS: Anything we could do
20 on that end.

21 MR. BRAZIL: If you could add
22 parking spots in the back.

23 MR. LONGO: Put that in the motion
24 conditional approval upon adding parking spots
25 in the back as many as possible.

1 MR. WILLIAMS: We could probably get
2 almost eight to ten.

3 MR. LONGO: At least eight.

4 MR. WILLIAMS: We'll have to look
5 but there might be some drainage that we have
6 to take care of because there will be some
7 runoff. That's not a problem.

8 MR. LONGO: Being that you're coming
9 right off the alley, there is no really traffic
10 through that alley except people living there.
11 You could probably just back right into the
12 alley, you know?

13 MR. WILLIAMS: Like I said, that's
14 what we were kind of waiting until we spoke to
15 you guys to see what our future plan could be
16 there because originally we would have loved to
17 make it a lot of parking. But then, like I
18 said, we do need some green space.

19 MR. LONGO: I don't have anymore
20 questions. Anybody else?

21 MR. YANISKO: I'm not designing
22 anything, but if it was more feasible to put
23 parking up front where the playground is?

24 MR. WILLIAMS: That is where we
25 originally looked was up the front because then

1 you could come off of Pine into the parking
2 lot.

3 MR. LONGO: The only reason I'm
4 saying in the back, there is no traffic in the
5 alley so you could just back right out. It
6 will be your people and they could walk to the
7 back. Whatever works best is fine with me. I
8 just thought there would be more traffic on
9 Pine Street and you got that big curb in --

10 MR. WILLIAMS: Yeah, probably
11 waterwise it's flatter in the back --

12 MR. BRAZIL: The back you have more
13 room for parking.

14 MR. WILLIAMS: We do, yeah.

15 MR. LONGO: But whatever the
16 engineer thinks. We're not opposed to either
17 way.

18 MR. CUFF: I think it will
19 definitely be an improvement.

20 MR. LONGO: Anybody else, any
21 questions? Okay, motion for conditional
22 approval to allow the NEIU to move across the
23 street, use the existing house with an addition
24 for school purposes and add a parking lot to
25 the front or the rear, whatever works out the

1 best and give us the most amount of parking and
2 playground as per the drawing.

3 ATTY. CLARK: Do you want to put in
4 there that it's at least eight spaces?

5 MR. LONGO: Sure. Can we say at
6 least eight spaces?

7 MR. WILLIAMS: We can say that. And
8 typically playground, we would usually refer to
9 like a sensory area. We usually do something
10 like where we could have a rubberized surface
11 where the wheelchair is utilized.

12 MR. SABIA: Like McDade.

13 MR. WILLIAMS: Very much like
14 McDade, yes, sir.

15 MR. LONGO: Okay. Do we have all
16 of that in the motion?

17 ATTY. CLARK: I'll fix it in the
18 minutes.

19 MR. LONGO: Should we redo it?

20 ATTY. CLARK: When she sends me the
21 minutes I could do it.

22 MR. LONGO: You could do it. Okay,
23 do I have a motion?

24 MR. SABIA: I'll make a motion to
25 approve.

1 MR. LONGO: All right. Pete's got
2 the motion and a second?

3 MR. CUFF: I'll second the motion.

4 MR. LONGO: Second. Roll call.

5 MR. BRAZIL: Mr. Sabia.

6 MR. SABIA: Yes.

7 MR. BRAZIL: Mr. Longo.

8 MR. LONGO: Yes.

9 MR. BRAZIL: Mr. Yanisko.

10 MR. YANISKO: Yes.

11 MR. BRAZIL: Mr. Cuff.

12 MR. CUFF: Yes.

13 MR. LONGO: Okay. Great motion
14 passes.

15 MR. YANISKO: Good luck.

16 MR. LONGO: Motion to adjourn.

17 MR. CUFF: I'll make a motion.

18 MR LONGO: Everybody?

19 ALL MEMBERS: Aye.

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