



CITY OF LACKAWANNA  
**Zoning Board of Appeals**  
COUNCIL CHAMBERS

MINUTES

Wednesday October 25, 2023

---

**Opening:**

The regular meeting of the City of Lackawanna Zoning Board of Appeals was called to order at 5:00pm.

**Present: Stampone, Mohamed, Turner, Krakowski**

**Excused: Beres**

**Wave rules: Mohamed: Second: Stampone**

**Vote Frank Krakowski as acting Chairman: Mohamed: Second: Turner**

**All yeas carried 3-0**

---

**Agenda:**

**A. Approval of Board meeting minutes:**

Motion to approve minutes for 9/27/23: Turner: Second: Mohamed

All yeas carried 4-0

---

**Item #1**

**Zoning Law Appeal**

Noela Deane/ Bishme Nelson

1398 Electric Ave

Request to have a 16ft x 20ft tuff shed built 5 ft from rear property lone

Bishme Nelson representing

Mr. Nelson stated they would to build a 10x24 shed it will be on the 1396 lot next to 1398 lot and they need storage space for tools.

Mr. Balon explained the zoning there call for 20ft from the rear property line and they want 5ft from the rear property. There are trees in the middle of the property and if they do 20ft it will be in the middle of the property. They are asking for a variance to put it closer to the property line.

Motion to approve variance: Stampone: Second: Turner

All yeas carried 4-0

---

**Item #2**  
**Land Use Variance**

Badraddin Nagi  
1346 Electric Ave  
Requesting to open retail store

Mohamed excused due to knowing the parties involved

Mr. Nagi representing

Mr. Nagi explained he wants to open a Mediterranean store with fruits, cold cuts, etc.

Mr. Hayes explained to the Board there is a store two doors, Brother Deli, which are open from being closed for about a couple of months.

Mr. Balon ask Mr. Nagi if the violation were done

Mr. Nagi replied he moved the cars, the stuff on the top; I took care of all that

Mr. Balon stated you do have to seal that door off

Mr. Hayes said the electric line is not done; you need a licensed electrician to replace the line

Board discuss the electric line

Chairman Krakowski stated the electric line is of concern

Mr. Nagi said I will take care of it

Chairman Krakowski ask if it needs to be approved by the electric company

Mr. Balon said he would have to get a licensed electrician then Commonwealth will inspect it.

Board discuss the violation of the electric

Member Stampone said if you want to open something you have to do your best

Mr. Nagi said he moved the wood from the glass

Neighbor

Owner of Brother Deli stated he had the store for seventeen years and he wants to open next door. I have the paper with everybody sign

Tasnia Kusum stated I am for the store long as no alcohol

Azaldeen said we need the opportunity to work and the electric was turned on without any violations

---

Chairman Krakowski stated our concern is if something happens with our approval weeks down the line an electrical fire happens

Member Turner stated to Mr. Nagi if you have a code violation find out what it is take care of it and you got what you need. Everybody agree with you but it's a code violation and the Board can't do anything until you fix the code. He gave you a month last month and it should have been done.

Mr. Hayes said once there is no violations Mr. Nagi can come back in front of the Board  
Member Stampone said it is not legal for the Board to ok due to violations.

Motion to Table: Stampone: Second: Turner  
All yeas carried 3-0

Motion to adjourn: Krakowski: Second: Mohamed  
All yeas carried 4-0