

CITY OF LACKAWANNA
ZONING BOARD OF APPEALS MEETING
COUNCIL CHAMBERS
TIME: 5:00 PM
Wednesday March 25, 2026

Meeting Called to Order/Pledge of Allegiance

NB: Meeting being recorded.

Roll Call: **Board Members:** Geercken, Kogut (excused), Sobaszek, Stampone,
Turner

Administrative: Clark, Balon, Cooper, Hayes

Approval of Minutes: of the Zoning Board of Appeals Meeting on January 28, 2026.

Motion by Sobaszek; seconded by Stampone to adopt minutes of the Zoning Board of Appeals Meeting on January 28, 2026 as written.

Yeas: Geercken, Sobaszek, Stampone, Turner

Carried 4-0

Communication from Zoning Board of Appeals Applicants:

1. Elysia Joslin (O'Reilly Auto Enterprises) & Samuel J. Burden (Bohler Engineering) – Zoning Law Appeal/Area Variances – 1255, 1265, 1269, and 1271 Abbott Road – Hayden Woods of Bohler Engineering representing. Applicant requests the Board approve application for various area variances related to parking, loading, signage, and setbacks in Neighborhood Commercial Zone. The proposed development involves the construction of a new ±7,650 SF O'Reilly Auto Parts Store. The site is proposed to include forty-one (41) onsite parking spaces (including 2 ADA - van accessible spaces on site). Two access drives are proposed to be constructed. One (1) minor commercial driveway from Abbott Road that will service patrons and one (1) open curb cut to Julian Ave that will service patrons and delivery vehicles. Two (2) curb cuts on Abbott Road will be closed as part of the project and new curb and sidewalk installed. Truck circulation will be from Abbott Road to Julian Ave where the truck will stage and then circulate out to Ridge Road. Other site features will include new utility services, stormwater mitigation features, asphalt parking and drive lanes, concrete curbing and sidewalk, a dumpster enclosure, LED dark sky compliant site lighting fixtures, landscaping, and signage. Board discussion further clarified the above points.

Motion by Sobaszek; seconded by Stampone to open floor to public comment.

Yeas: Geercken, Sobaszek, Stampone, Turner

Carried 4-0

A male individual at 31 Julian addressed the Board regarding the traffic light at the Abbott Road & Julian Avenue intersection. The individual also raised concerns regarding stormwater drainage. The Board advised the resident about a potential county level traffic

analysis. The applicant educated the resident regarding the proposed stormwater drainage plan and how it will improve the existing conditions.

David Kois, property owner at 40 Julian, addressed the Board with concerns about power and utility hookups in relation to his property, as well as snow removal operations. The applicant educated the resident regarding their concerns.

A male individual on Relich Avenue whose property is behind the proposed development addressed the Board. The individual described concerns with what the vacant grass land will be and how it will be maintained. The applicant educated the resident regarding the vacant land and what will and will not be developed, along with grass land maintenance.

Timothy Meegan, City of Lackawanna 3rd Ward Councilmember, addressed the Board with concerns about product delivery vehicles and the impact they will have on the neighborhood. The applicant shared that delivery trucks are maintained by the business and will use Abbott Road to turn onto Julian Avenue, and then immediately back into the delivery door on Julian Avenue. The applicant advised the Councilmember if the neighborhood were to experience disruptions that the business will respond to their feedback and correct the delivery driver behavior.

Daniel Zielinski, property owner of 1255, 1265, 1269, and 1271 Abbott Road, addressed the Board. Mr. Zielinski shared that he feels the sale of his property to O'Reilly Auto Parts is the best decision he could have made for the betterment of the City of Lackawanna and neighborhood.

Motion by Sobaszek; seconded by Turner to close floor to public comment.
Yeas: Geercken, Sobaszek, Stampone, Turner Carried 4-0

Motion by Sobaszek; seconded by Turner to approve variances as presented.
Yeas: Geercken, Sobaszek, Stampone, Turner Carried 4-0

2. Eileen Fucina – Land Use Variance/Area Variance – 43 Rich Place – Requests the Board approve application for a side yard variance to build a metal roof over existing rear deck within 5ft of property line in Mixed Residential Zone. Applicant states they have an existing 12ft by 16ft deck in the rear of the property and wants to place a roof over it that will connect to the back of the house. Board discussion included the existing deck and its relation to the property line.

The Board asked if anyone from the public was in attendance to speak on the agenda item and no one replied stating they were. Therefore, the public comment and question period was not enacted.

Motion by Stampone; seconded by Sobaszek to approve variance as presented.
Yeas: Geercken, Sobaszek, Stampone, Turner Carried 4-0

Tabled Items:

Motion by Sobaszek; seconded by Stampone to remove agenda item from the table.
Yeas: Geercken, Sobaszek, Stampone, Turner Carried 4-0

1. Lukman Mohamad – Land Use Variance/Area Variance – 34 Ingham Avenue – Requests the Board approve application for a side yard variance to build a new lean-to addition on a multifamily residence in Mixed Residential Zone. The applicant described their request to the Board for the lean-to to go at the front of the property, closest to Ingham Avenue. Board discussion included dimensions (25ft long x 25ft wide x 12ft tall); relation to property line(s); and fire rated wall(s).

Motion by Sobaszek; seconded by Geercken to open floor to public comment.
Yeas: Geercken, Sobaszek, Stampone, Turner Carried 4-0

Ali Alderwish, son of property owner Izzadin Alderwish at 69 Lehigh Avenue, presented a written letter of opposition from his father. Ali Alderwish read the letter to the Board describing his concerns that the lean-to would be on the shared property line. The Board & applicant addressed the concerns and the son understood the proposed lean-to would not be on the shared property line.

Motion by Sobaszek; seconded by Stampone to close floor to public comment.
Yeas: Geercken, Sobaszek, Stampone, Turner Carried 4-0

Motion by Sobaszek; seconded by Geercken to approve variance as presented.
Yeas: Geercken, Sobaszek, Stampone, Turner Carried 4-0

Old Business: N/A

Adjournment:

Motion by Sobaszek; seconded by Turner to adjourn meeting.
Yeas: Geercken, Sobaszek, Stampone, Turner Carried 4-0