

SOLEBURY TOWNSHIP PLANNING COMMISSION

August 9, 2021

Minutes

Attendance: Dan Fest, TJ Francisco, Lesley Marino, Gretchen Rice, Amishi Castelli, Peter Brussock, Curt Genner, (Township Engineer), Kevin Morrissey (Supervisor Liaison), Maureen Carlton, (Township Solicitor) and Jean Weiss (Planning Commission Administrator).

Absent: Keith Deussing

I. **Call to Order**

At 7:05 p.m., the Solebury Township Planning Commission meeting was called to order.

II. **Approval of Minutes – June 14, 2021**

Upon a Motion made by TJ Francisco, seconded by Dan Fest the Solebury Township Planning Commission approved the meeting minutes of June 14, 2021.

III. **Conditional Use – Todd Molgat (2775 River Road – TMP #41-028-050-002)**

The applicant seeks conditional use approval to use the existing two-story dwelling as a Bed-and-Breakfast Inn/Small Short-Term Lodging Facility. Applicant seeks approval subject to obtaining a variance from the Zoning Hearing Board.

John VanLuvanee, Esquire and Aura Molgat were present on behalf of the application.

John VanLuvanee gave a brief overview of the application and the conditional use being sought.

TJ Francisco asked if any testing of the septic system has been done for a 7-bedroom system.

John VanLuvanee stated the Molgat's have a received a new permit from the Board of Health and already installed the new system.

TJ Francisco requested clarification on the outbuildings.

John VanLuvanee stated the outbuildings are not a part of the application, they are used as Storage/ art studio.

Gretchen Rice commented on the website offering the property for rent, that is appears the entire home is being offered for rent, however the plans show a portion of the home as owner occupied. Additionally, there is a gym being offered, the small building was approved as a gym some years ago is that part of this.

Aura Molgat said the home gym was never built, it is their gym membership in town that is being offered.

Gretchen Rice commented that is appears the property is being used commercially for example weddings & bachelorette parties.

John VanLuvanee commented that there have been renters that opted to have a catered function at the location.

Lesley Marino asked if there is a list of complaints for any of the events.

John VanLuvanee stated not that we are aware of.

Gretchen Rice asked when was the last enforcement notice sent out, the use has continued all along.

John VanLuvanee stated he had conversations with Mark Freed regarding the fact that the Molgat's never agreed to cease operations.

Gretchen Rice asked if there were any written correspondence regarding conservations with Mark Freed.

Maureen Carlton stated they were verbal conversations between attorneys.

Maureen Carlton asked how many people does the house sleep.

Aura Molgat stated 16-people (6) bedrooms.

Upon a Motion made by Amishi Castelli, seconded by Dan Fest the Solebury Township Planning Commission recommended the Board of Supervisors grant conditional use approval to plan #21-05, subject to all comments and recommendations in the Wynn Associates review letter dated August 5, 2021 and Township Zoning Officer review letter dated July 7, 2021, Township should verify conformation/restriction of additional unpermitted commercial uses, also conditioned upon variance approval from the Zoning Hearing Board.

IV. Omnibus Zoning and SALDO Ordinance Amendment

Discussion was tabled until the September 13, 2021 agenda.

V. Zoning Officer Building Official Ordinance Amendment

Discussion was tabled until the September 13, 2021 agenda

VI. Adjournment

Upon a Motion by TJ Francisco, seconded by Amishi Castelli, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township