

SOLEBURY TOWNSHIP PLANNING COMMISSION

February 8, 2021

Minutes

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

Absent: None

I. Call to Order

At 7:03 p.m., the Solebury Township Planning Commission meeting was called to order.

II. Approval of Minutes – January 13, 2021

Upon a motion made by Dan Fest, seconded by Lesley Marino, the Solebury Township Planning Commission approved the December 14, 2020 meeting minutes.

III. Conditional Use Application – Bed-and-Breakfast Inn/Small Short-Term Lodging Use (2331 Aquetong Road, TMP 41-022-167)

The applicant seeks approval for rental of “Mountain House”, an existing 5-bedroom, 2.5 bathrooms house with attached garage, and separate 5-car garage, on the approximately 16-acre property, for more than 4-months of the year.

Brandon Savran, Esquire and David Redenbaugh were present on behalf of the application.

Brandon Savran gave a brief overview of the application.

TJ Francisco asked if the property is currently advertised as an available air B&B or is the applicant waiting on the appropriate approvals.

Brandon Savran stated that the property rentals are currently on hold until approvals are received.

Gretchen Rice referencing the February 3, 2021 Zoning Officer review letter asked if the applicant plans to present correspondence that they meet area bulk regulations.

Brandon Savran stated that he spoke with Mark Freed and Mark stated the Township GIS mapping system could be utilized to determine the front width of the property in order to comply with the 100ft. width requirement for the conditional use. It appears that the front width according to the GIS system is 95ft., which does meet the required 50ft. for a residential structure. It is the hope of the applicant that the Board of Supervisors in their capacity as the hearing officers could consider the street line issue to be a de minimis one that would not need a zoning variance.

Dan Fest asked if there is a minimum number of rentals that you would not need conditional use approval.

TJ Francisco stated it is 120-days.

Dan Fest asked if you are under 120-days then no conditional use is needed.

Maureen Carlton stated it is a use variance, so regardless they would need conditional use the 120-days is the threshold that you would have to meet to be approved for the conditional use.

Dan Fest asked if the property was only rented out 2-3 times a year would they still need conditional use approval.

Maureen Carlton said yes, they would still need conditional use, it is still considered a rental.

Lesley Marino asked if the septic system has been addressed, as far as the number of bedrooms being advertised and the number of bedrooms the septic permit was approved for.

Curt Genner recommended the pump out and inspection of the system.

Maureen Carlton asked for an extension of time to conduct the conditional use hearing.

Brandon Savran granted a 5-week extension.

IV. Route 202 Corridor Plan Presentation

Mark Roth, McMahon Associates presented the attached presentation.

V. Route 202 Township Owned Property – Best Use Discussion

Kevin Morrissey stated that he and Noel Barrett are working together to develop a consensus from the community of what is the best use of the Route 202 property. We are in the process of gathering input from each of the Township Committees, Township Staff and Board of Supervisors. The idea is to take that information and send a survey to the residents in the Township.

Kevin Morrissey stated the property can be used for (3) purposes, passive recreation, active recreation and cultural.

Lesley Marino asked if a Library or Children’s Museum would be considered cultural.

Kevin Morrissey stated that a Library and Children’s Museum are considered cultural.

TJ Francisco recommended a Community Garden and possible a mixture of uses.

Lesley Marino recommended a Farmers Market.

VI. Adjournment

Upon a Motion by TJ Francisco, seconded by Gretchen Rice, the meeting was adjourned at 9:30 p.m.

Respectfully submitted,
Jean Weiss
Planning Commission Administrator, Solebury Township