

**November 23, 2020
Monday 3 P.M.**

MINUTES

Chairman Robert H. Rohner, Jr. called the meeting to order at 3:07 P.M. Also present were Theresa Laino, Vice Chair, Aaron Springs, Supervisor, Donald Karpowich, Township Solicitor, and Edwina Wolfe, Assistant Secretary.

PUBLIC HEARING PROPOSED ORDINANCE AMENDMENT SHORT-TERM RENTAL ORDINANCE:

Attorney Karpowich opened the Public Hearing at 3:08 P.M. by explaining the definition of a Short-Term Home Rental. If the proposed amendment passes it will become effective immediately and short-term home rentals will only be permitted by conditional use in the VC/VCO and GC zoning districts.

PUBLIC COMMENTS:

Patricia Foster has been a resident of Saw Creek Estates for over 20 years. Ms. Foster stated on weekends it is difficult to get through the gate, use amenities, etc. in the community. She appreciates all of the time and work the Supervisors are dedicating to short-term rental issues.

Bruce Shane has been a full-time renter at 320 Canterbury Road in Saw Creek Estates since 2009 and has seen a huge change in the community due to short-term rentals. There is more trash on the roads, speeding and getting through the gate on weekends is a “nightmare”. Mr. Shane expressed concerns about occupancy limits in homes renting short term.

Barbette Weimer-Elder and her family have owned a home at 131 Clifton Dr. in Saw Creek Estates since the 70s. Ms. Weimer-Elder feels that with proper screening short-term rentals are possible in the township.

Przemyslaw Dabrowski has owned a home in Pine Ridge for 20 years and had neighbor problems before short-term rentals were in the community. He feels that you can host short-term rentals without affecting your neighbors.

John Kili from Keller Williams Real Estate has a home under contract at 1108 Hampstead Ct. that has a short-term rental permit. He has received a certificate of Non-Conformity and asked what a potential buyer will have to do to get a rental permit. Attorney Karpowich explained the new owner will have to apply for a permit and get an inspection. They will be able to keep the permit as long as they don't allow it to lapse and don't allow the property to fall into disrepair.

Lee Waskevick owner of 138 Manchester Dr. Saw Creek Estates agrees there are ways to do short-term rentals without affecting neighboring properties. Mr. Waskevich questioned why the change was made from rentals being 30 days to 60 days. Attorney Karpowich explained that the supervisors feel that a short-term rental is something that would be rented for less than 2 months.

Cory McFee is under contract to purchase a home in Saw Creek Estates. He feels with proper screening short-term rentals can be done successfully.

Kat Nostro has been a full-time resident at 171 Salisbury Rd. in Saw Creek Estates since 2018. Ms. Nostro stated that every weekend since June she has not been able to sleep due to noise at a short-term rental property. Additionally, she is unable to use the amenities on weekends. She has contacted Saw Creek Estates and they were of no help to her. She reached out to the township for guidance. Ms. Nostro explained that there are no home businesses permitted in Saw Creek Estates and feels short-term rentals are a business. Ms. Nostro stated she moved into Saw Creek Estates as a full-time resident, not into a recreational area.

Danielle Salvador currently lives in Brooklyn New York and is purchasing a home at 1111 Hampstead Rd. in Saw Creek Estates. She would like to live in the home half of the year and rent it the other half. If she can't rent the home it is unlikely she will be able to afford to keep it.

Joan Fisher lives full time at 4313 Winchester Way in Saw Creek Estates. She does not agree with short-term rentals in a residential community and appreciates any help the supervisors can offer.

John Raba owner of 5129 Braintree Dr. Saw Creek Estates thanked the supervisors for their work regarding short-term rentals.

Jean Marie Krowicki owner of 256 Kittatinny Dr. Saw Creek Estates has a short-term rental permit. She feels short-term rental properties create jobs and are good for the area.

Suzanna Mestric has been a full-time resident of Saw Creek Estates for over 20 years. She has experienced problems with full-time renters, not short-term renters. She feels it is possible to have a short-term rental property as long as it is run responsibly with consideration to neighbors.

Attorney Karpowich thanked all who participated in the meeting via zoom and turned the meeting over to the supervisors.

Motion made by Mr. Rohner to close the public hearing at 3:55 P.M., second by Mr. Springs. Unanimous.

Motion made by Mr. Springs to pass the amendment to the Short-Term Rental Ordinance second by Ms. Laino. Unanimous.

ADDENDUM NO. 1 – RESOLUTION #357:

Motion made by Mr. Rohner, second by Mr. Springs to pass Resolution No. 357 requesting 2020 Monroe County Local Share Account (LSA) fund for \$350,000 for the new Bushkill Outreach & Senior Center facilities. A copy is part of these minutes on file. Unanimous.

There being no further business motion made by Mr. Rohner second by Ms. Laino to close the meeting at 3:58 P.M.

Respectfully submitted,

Edwina Wolfe
Edwina Wolfe
Assistant Secretary

