

ROARING BROOK TOWNSHIP
BOARD OF SUPERVISORS

IN RE: CONDITIONAL USE
APPLICATION OF LOU LIFRIERI

January 11, 2021

LOU LIFRIERI CONDITIONAL USE PERMIT - CONDITIONS

The Board of Supervisors of Roaring Brook Township hereby grant a conditional use permit to Lou Lifrieri to use the property located at 1 Green Mountain Place, Roaring Brook Township, as a short-term rental property. We find that the following reasonable conditions are necessary to ensure that harmony with the purposes, goals, objectives and standards of the Zoning Ordinance and all other ordinances of the Township, and to ensure that the health, safety and welfare of the Township residents and public at large be protected.

1. The conditional use permit must be renewed on an annual basis. Such renewal is not automatic and is subject to an annual inspection and reasonable fee. The inspection shall be limited to establishing conformity with the conditions enumerated herein, as well as other relevant health, safety and welfare concerns. The inspection shall not be for any other purpose.
2. No other commercial activity, other than a short-term rental (as defined in the Zoning Ordinance), is permitted on the property.
3. The total number of "house guests" is limited to two (2) persons per bedroom plus an additional four (4) persons. In other words, since the property currently consists of four (4) bedrooms, the total number of "house guests" is limited to twelve (12) persons. The total number of bedrooms permitted for this short-term rental property is five (5), meaning the total possible house guest limit is fourteen (14) people.

4. The total number of “event guests” is limited to fifty (50) persons, including “house guests”.
5. Should Lifrieri, or any future owner, subdivide the property, no other short-term rental property shall be permitted on any other subdivided parcel.
6. The following shall be adhered to and enforced by any and all short-term renters and event guests, Lifrieri, his heirs, successors and assigns:
 - a. Loud music after 10:00 p.m. is not permitted;
 - b. Firearms use on the property is not permitted;
 - c. A Shooting Preserve on the property is not permitted;
 - d. Hunting on the property is not permitted;
 - e. The use of ATVs or snowmobiles on the property is not permitted;
 - f. Fireworks are not permitted;
 - g. Open fires are not permitted on the property. Fire pits are allowed only as per Township Ordinance;
 - h. RVing on the property is not permitted.
 - i. The property shall not be used as a campground or RV campground.
 - j. The maximum number of vehicles allowed on the property shall not exceed the maximum number of total guest occupancy capacity nor exceed the maximum number of available parking spaces on the property (whichever is less);
 - k. All activities on the premises shall conform to and not violate any Roaring Brook Township Zoning Ordinance, other Township ordinance, rules or regulations.
7. A local point of contact for short-term rentals at the property (“Managing Agent”) shall be maintained to address any and all issues by short-term renters, neighbors, police

and/or Township officials. Lifrieri, his heirs, successors and assigns must provide the contact information for the Managing Agent to the Township Supervisors and Zoning Officer. Should the identity of the Managing Agent change, Lifrieri, his heirs, successors and assigns shall provide the contact information for the new Managing Agent within ten (10) days of such change.

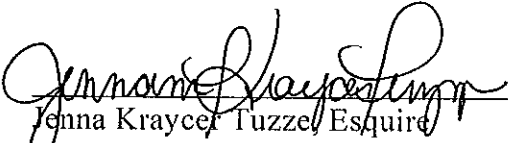
8. House rules shall be published on a placard in a conspicuous manner in the improvement located on the property. The house rules shall also included in all contracts for rentals of the property. The "house rules" must include the following:

- a. The name of the owner and Managing Agent, as well as contact telephone numbers for both;
- b. 911 address for the property;
- c. The maximum number of occupants, as referenced above in paragraphs 3 and 4;
- d. The maximum number of vehicles allowed to park on the property, as referenced in paragraph 6(j);
- e. Trash day pick-up and trash regulations;
- f. Notice that the occupant or guest may be cited or fined for disturbances or violations of Roaring Brook Township ordinances;
- g. Notice that the short-term rental occupants and guests must make the dwelling available for inspections upon notice.


9. The septic tank at the property shall be pumped every three (3) years. A receipt of same shall be provided to the ~~Zoning~~ ^{Sewer Enforcement} Officer.

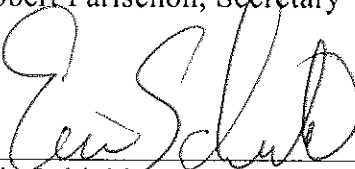
ATTEST:

BOARD OF SUPERVISORS OF ROARING
BROOK TOWNSHIP


Jenna Krayce, Esquire
Solicitor, Roaring Brook Township

By: 
Anthony Jordan, Chairman


Robert Farischon, Secretary


Eric Schield, Supervisor