

COVINGTON TOWNSHIP BOARD OF SUPERVISORS
PUBLIC HEARING for THERESA TULANEY CONDITIONAL USE PERMIT
MONDAY MARCH 22, 2021 AT 6 PM

The Covington Township Board of Supervisors held a Public Hearing on Monday, March 22, 2021 at 6:00 p.m., at the Covington Township Municipal Building, 20 Moffit Drive, Covington Township, PA 18444 to consider a conditional use permit submitted by Theresa Tulaney to operate a small bakery from her residence.

There were present: Thomas M. Yerke, Chairman; Joseph Setta, Vice-Chairman; John Brostoski, Supervisor; Melissa Kearney, Supervisor; Marshall Peirce, Supervisor; Douglas A. Hein, Secretary / Treasurer; and Joel M. Wolff, Esquire. Also present was Michelle Smolskis, Court Reporter.

Chairman Yerke called the hearing to order with the Pledge of Allegiance at 6:15 pm, asking the applicant, Theresa Tulaney, if she was looking to have a limited food establishment licensed by the Department of Agriculture at her Skyline Acres home. She stated she was. Chairman Yerke turned the hearing over to Solicitor Wolff.

Solicitor Wolff stated Ms. Tulaney wanted to sell baked goods out of her house and that it was a conditional use. He then read the following exhibits into the record: Ms. Tulaney's application, marked as T-1; January 28, 2021 e-mail from Mary Lou Butler, Township Engineer to Denise Hokien, Planning Commission Secretary, stating the sanitary sewer servicing the home can handle the use, marked as T-2; Covington Township Planning Commission meeting minutes from February 17, 2021 recommending approval of the application, marked as T-3; March 3, 2021 letter to Ms. Tulaney notifying her of the hearing, marked as T-4; request of Township Secretary Doug Hein to the Tri County Independent to advertise the hearing on two dates with an affidavit of publication and a copy of the ad showing it was advertised on March 13th and March 18th, marked as T-5; March 8 letter going out to three property owners in the surrounding area, marked as T-6; affidavit of posting along with pictures showing the posting, marked as T-7.

Solicitor Wolff turned the hearing over to Ms. Tulaney to introduce herself and explain to the Board why she was there. Ms. Smolskis swore Ms. Tulaney into the hearing. Ms. Tulaney said she wants to sell two to three orders per week of cakes, cupcakes and cookies out of her house. Chairman Yerke asked her where her house was located. Ms. Tulaney said at the end of Hillcrest on the right. Solicitor Wolff said that as part of the application, Ms. Tulaney stated there would be no construction, to which she agreed. Chairman Yerke asked if any of her neighbors opposed her business. Ms. Tulaney said all three of them were present with her to support her. Vice Chairman Setta said that she had stated there would mostly be one customer at a time at her house. Ms. Tulaney agreed and said she sometimes meets customers at her work so they wouldn't be at her house.

ON MOTION duly made (Setta), seconded (Kearney), and carried 5-0 to approve Theresa Tulaney's conditional use application to operate a small baking business from her home.

Solicitor Wolff said that either he or Mr. Hein would send Ms. Tulaney a letter stating her application had been approved.

ON MOTION duly made (Kearney), seconded (Setta), and carried 5-0 to adjourn the hearing at 6:20 pm.

*Respectfully submitted,
Douglas A. Hein
Secretary / Treasurer*