

**ROSS TOWNSHIP PLANNING COMMISSION**

**MONTHLY MEETING**

April 21, 2026

**CALL TO ORDER:**

The Ross Township Planning Commission Meeting, for April 21, 2026, was called to order by Chairman Howard Beers at 7:00 pm. The meeting was held at the Township Municipal Building.

**ROLLCALL:**

Howard Beers, Chairman  
Lauri Lapping, Vice Chairman  
Thomas Wagner, Secretary **(Absent)**  
Keith Noble Jr.  
Kevin Overfield  
Vincent Delhery  
Eric Longenbach **(Absent)**  
Tighe Meckes, Keystone Consulting Engineers  
Solicitor Michael Gaul, King Spry Law Firm  
Karen Orlando, Recording Secretary

**APPROVAL OF MINUTES:**

March 17, 2026 meeting minutes

**Motion:** Vincent Delhery moved and Vice Chairman Lauri Lapping seconded that the March 17, 2026, meeting minutes be approved as presented.

**Motion Carried:** 5-0

**COMMUNICATIONS:**

None.

**OLD BUSINESS:**

A. 1652 Bonser Road – Minor Subdivision - 7/20/26 Deadline

Chairman Beers summarized that this is a large property of approximately 36 acres that they're proposing to subdivide off a 1-acre lot with an existing home on it.

Engineer Jonathan Shupp stated that this was accepted for review 2 months ago. Keystone Engineering and Attorney Gaul did a review and minor corrections were made - Keystone Engineering commented that a variance existed in the closure report, descriptions have been typed up, and the landowner was requesting a waiver from SALDO Section 703.E.5's requirement that all the existing and proposed above and below ground utilities be shown on the Plan, and a letter was received approving the sewage planning module. Jonathan Shupp stated this was forwarded by email & he assumes the township also received this. He's looking for conditional approval of the plan based on Keystone Engineering's April 7, 2026, letter and wants everything corrected in time for the next Board of Supervisors Meeting May 4, 2026.

Tighe Meckes Keystone Consulting Engineers replied that a little variant distance in the closure was missing from the plans but has been added. Tighe also stated that the deed descriptions are here and will be checked against the plans before they're recorded. Owner certification needs to be signed.

Attorney Gaul shared that he had a few clean up items which he will send separately to Jonathan Shupp.

Engineer Jonathan Shupp questioned what date to use, since this is a revision of the old plan. Attorney Gaul stated it should be a final plan revision and to list the submittal or the date prepared and then list the revision dates.

**1<sup>st</sup> Motion:** Vice Chairman Lauri Lapping moved and Keith Noble Jr. seconded to recommend to the Board of Supervisors a waiver of SALDO Section 703.E.5 that all existing and proposed above ground and below ground utilities and stormwater culverts be shown on the plan.

**Motion Carried:** 5-0

Keith Noble Jr. made a motion, seconded by Vincent Delhery, to recommend approval of the plan to the Board of Supervisors once the comments are addressed re SALDO Sections 703.C.4, 703.E.5, and 703.H.2 from the Township Engineer's April 7, 2026 review letter and approved by the Township Engineer; and any comments from Attorney Gaul also be addressed.

**Motion Carried:** 5-0

B. 1889 Kunkletown Road – Preliminary/Final Land Development Plan - 7/20/26 Deadline

Engineer Jonathan Shupp requested to table this proposed Plan as they're working on the driveway HOP with Penn Dot and won't be moving forward with anything else until that's resolved.

**Motion:** Kevin Overfield moved and Keith Noble Jr. seconded to table this until the next meeting.

**Motion Carried:** 5-0

**NEW BUSINESS:**

A. Gateway Industrial – Final Land Development Plans

Martin Smith, Jr. Pany & Lanz Engineering stated they had submitted their final plans after receiving conditional preliminary plan approval last year. Tonight they're just asking for acceptance for review.

**Motion:** Kevin Overfield moved and Vincent Delhry seconded to accept the plan for review.

**Motion Carried:** 5-0

B. Schultheis/Lobb (Mount Eaton Road) – Minor Subdivision Plan

Ron Petrie with Arro Consulting requested acceptance for a review. Ron Petrie stated that the entire parcel is 21.368 acres. Their intent is to subdivide it into 2 equal pieces with the property line in the middle.

Chairman Beers and Attorney Gaul brought up 2 issues: both lots accessing one driveway and the stormwater management ordinance. Attorney Gaul stated that Tighe Meckes Keystone Consulting Engineers will issue a letter by the next meeting. Attorney Gaul suggested that Ron Petrie review the SALDO prior to the next meeting so he's ready for discussion.

Attorney Gaul also recommended that Ron Petrie speak with the Township Zoning Officer for 2 reasons: 1) the design of the lot must comply with the Zoning Ordinance and 2) there's a question on the reserve testing water of the septic. Per Attorney Gaul's request, a copy of the plans will be given to the Township Zoning Officer by the Recording Secretary for review.

**Motion:** Vice Chairman Lauri Lapping moved and Kevin Overfield seconded to accept the plan for review.

**Motion Carried:** 5-0

C. Trumbauer (Ladyslipper Court) – Lot Joinder Plan

Engineer Jonathan Shupp stated that this is a Lot Joinder plan here for acceptance.

Attorney Gaul explained that the ordinance says that it can go directly to the Supervisors if it's received 10 days before the Board of Supervisors Meeting. This must go through SALDO if you wish to eliminate the lot lines.

**1<sup>st</sup> Motion:** Keith Noble Jr. moved and Vincent Delhery seconded to accept the plan for review.

**Motion Carried:** 5-0

Keith Noble Jr. made a motion, seconded by Kevin Overfield, to recommend that the Supervisors approve the proposed Lot Joinder Plan, subject to the applicant satisfactorily addressing the Township Engineer's comments from his April 21, 2026 review letter, and the Township Engineer reviewing and confirming the changes were properly made.

**Motion Carried:** 5-0

**OPEN TO THE PUBLIC:**

Jim Vogt, a Ross Township resident, desired to make public comment. He stated that he sent a letter to the Supervisors dated December 1, 2025. He reviewed the Gateway plans at the Monroe County Planning Commission. Jim wanted to point out that Ross Common Creek has been designated a high-quality cold-water fishery and an exceptional value stream since January of 2022. Jim believes the regulations under that re-designation might change because the 2 wetlands are also exceptional value wetlands. He wanted to make the Planning Commission aware that Gateway was sent a letter of deficiency from DEP on March 19, 2026, in response to its Sewage Planning Module application. The letter cited 3 deficiency items.

Attorney Gaul verified that the March 19, 2026 letter from Philip Schiebel, Soil Scientist, Rooted Environmental Consulting had been included in the Gateway submission. Attorney Gaul stated that due to the size of the septic site, that would be subject entirely to DEP approval. He explained that there will be an Engineer's letter issued at the next meeting and that the Solicitor may also have comments. The merits of the plan will be discussed then.

Attorney Gaul reminded everyone that they have the right as a citizen to comment on a motion before it's voted on.

**PENDING:**

None.

**NEXT MEETING:**

The next meeting will be held on **Tuesday, May 12 at 7 pm** due to election day falling on May 19.

**ADJOURNMENT:**

There being no further business, the meeting adjourned at 7:40 pm.

**Motion:** Vice Chairman Lauri Lapping moved and Keith Noble Jr. seconded to adjourn.

**Motion Carried:** 5-0

Respectfully Submitted,

Karen Orlando  
Recording Secretary