

ROSS TOWNSHIP SUPERVISORS MEETING
November 3, 2025

The Ross Township Supervisors Meeting was called to order on November 3, 2025 at 6:00pm. The meeting was held at the Township Municipal Building.

In attendance were Chairman James Zahoroiko, Vice Chairman David Shay and Supervisor Randy Detrick. Solicitor Attorney Eric Filer was also in attendance.

OPEN TO THE PUBLIC:

Michelle Bisbing, with Pocono Mountains Economic Development and the Monroe County Industrial Development Authority, came before the meeting to introduce herself as their former President had retired in July. She is visiting the local municipalities to not only introduce herself, but share the resources available through the organization for local small business owners including information on small business loans, demographic information and free counseling once a month from the Small Business Development Center. She also stated she would leave flyers to be available to those visiting the Township Building as well as provide digital copies should more be needed. After Chairman James Zahoroiko asked where the office was located, it was shared to be at 701 Main Street in Stroudsburg on the 4th Floor of the County Building.

Vincent Delhery, Judge of Elections, came forward to remind everyone of Election Day on Tuesday, November 4th. The polls would be open from 7:00am-8:00pm, but would remain open for those who may still be in line.

MINUTES REVIEW:

A motion was made to approve the minutes of the October 6, 2025 meeting as written by Supervisor Randy Detrick and seconded by Vice Chairman David Shay. The motion carried 3-0.

TREASURER'S REPORT:

Vice Chairman David Shay made a motion to approve the Treasurer's Report. The motion was seconded by Supervisor Randy Detrick and carried 3-0.

PLANS:

Catherine Andrews Plan

There were no further updates as the Township had only just recently received back the applicant's signed agreement.

Approve Plan for 210 Hemlock Lane

The plans had only been received that afternoon and the Township Engineer had not had time to review prior to the meeting for further updates.

Gateway Industrial – Lot Consolidation & Land Development

Martin Smith was present for the meeting and displayed maps from the Plan for all to be able to see and introduced himself as a representative for the applicant. He stated there are currently two applications for review that include the Lot Consolidation Plan, to combine three parcels into one, and the Land Development Plan which would include work to be done after the Lot Consolidation. Mr. Smith then stated there had been a previous concern of a small remnant parcel that had not been assigned a PIN

after the 115 relocation. They have since had a Quick Claim Deed recorded and PIN assigned. He also stated there were notes from the Planning Commission Solicitor that they were in agreement to comply with.

Vice Chairman David Shay stated the Township Planning Commission had reviewed the Plans and had recommended granting approval to the Lot Consolidation Plan so that the applicant would be able to move forward with other items after receiving approval.

Vice Chairman David Shay made a motion to grant final approval to the Lot Consolidation Plan based on the recommendation of the Planning Commission dated October 21st, subject to the conditions set by the Planning Commission. The motion was seconded by Supervisor Randy Detrick and carried 3-0.

The discussion then moved to the Land Development Plan and Mr. Smith stated the preliminary plan had been submitted and they received the Township Engineer's review letter to which they addressed comments and made revisions. After receiving, and addressing, the Township Engineer's letter dated October 16th, they were before the Planning Commission seeking recommendation for preliminary approval. Once they received final approval, they will be able to continue with NPDES Permit and sewage facility planning. They have started the process for sewage planning and also been working to receive their HOP with the intent to have it submitted within the next few weeks.

Mr. Smith went on to describe the proposed building to be a 306,000sqft warehouse with approximately 150 employee parking spaces and truck loading docks in the rear. There would be two driveways with one being designated for trucks and the other to be employee only. The two lots would be connected in the back, but only for emergency services. Mr. Smith continued with that there had been many iterations worked through to minimize disturbance will all of the work to be taking place within Ross Township. He further stated for stormwater management, there would be a basin at the base of the site and use spray irrigation in the back. Septic would be on lot closer to the intersection and there would be greenspaces implemented after development. Lastly, Mr. Smith stated they had designed the parking lots based on the employee count, but a Township Ordinance would only have them build a portion of the spaces needed while leaving a space reserved. After discussing, the Planning Commission had recommended allowing them to build all of the parking spaces at one time for which they would go through the necessary process.

Vice Chairman David Shay asked on the aesthetics of the project with asking about the size of the water tank being added to the site as well as the intended color of the building to help with maintaining the rural look of the surrounding area. Mr. Smith stated a color had not been decided, but explained the grading and elevation, along with an elevated berm, to help soften appearances of the warehouse which will sit lower on the property. There will also be trees planted which will grow over time to further help cover the appearance from designated green spaces.

Vice Chairman David Shay made a motion, based on the recommendation of the Planning Commission, to grant preliminary approval for the Gateway Industrial Land Development Plan subject to the Planning Commission conditions of October 21st and the Township Engineer's letter dated October 17th. The motion was seconded by Supervisor Randy Detrick and carried 3-0.

OLD BUSINESS:

Data Center & Solar Farm Ordinances

Chairman James Zahoroiko stated they were awaiting more information back from CJERP and since there would not be another CJERP Meeting for the rest of the year, the item would be shelved until February.

Update on Pinecone Court

Vice Chairman David Shay stated they had received approval from the Redevelopment Authority and are waiting to receive two more estimates that are needed to submit before they can move forward. Once a bid would be awarded, the demolition project would be able to begin.

NEW BUSINESS:

Appointing Howard Beers to be a Planning Commission Member starting December 1, 2025

With there being a resignation from the Planning Commission Board, Howard Beers was next on the list of those to fill a position.

Vice Chairman David Shay made a motion to appoint Howard Beers to be a Planning Commission member for a four-year term beginning December 1, 2025. The motion was seconded by Supervisor Randy Detrick and carried 3-0.

Approve Advertisement for 2026 Budget

Chairman James Zahoroiko stated the Board of Supervisors had met the previous Wednesday to discuss the 2026 Budget. Vice Chairman David Shay stated they were able to come up with an approximately \$1.1 million balanced budget for Ross Township which would not include any Real Estate Tax Assessment or Fire Tax for residents.

Vice Chairman David Shay made a motion to advertise the 2026 Budget. The motion was seconded by Supervisor Randy Detrick and carried 3-0.

Hire Full-Time/Part-Time Road Department Employees

Chairman James Zahoroiko stated they had interviewed candidates for the Road Department and would be extending an offer to Thomas Ricardi.

Supervisor Randy Detrick made a motion to extend an offer to Thomas Ricardi with a starting rate of \$23/hr for the first 90days to then be moved to a rate of \$25/hr. The motion was seconded by Vice Chairman David Shay and carried 3-0.

Vice Chairman David Shay then stated they had the opening for a Full-Time Road Department position as one of their current full-time employees was out on permanent disability.

Supervisor Randy Detrick then made a motion to hire Keith Hahn as a Part-Time member of the Road Department at the current Part-Time hourly rate. The motion was seconded by Vice Chairman David Shay and carried 3-0.

Chestnuthill Township – Emergency Operations Center – Chairman to Sign

Chairman James Zahoroiko had already signed the necessary items and Vice Chairman David Shay stated they had already included the costs within the budget.

EVENTS:

Tuesday, November 4th – The Township Office will be closed for Voting for Ross 2. Those in Ross 1 will vote at Mt. Eaton Church.

Tuesday, November 11th – The Township Office will be closed for Veteran’s Day.

Thursday, November 27th & Friday, November 28th – The Township Office will be closed for Thanksgiving Break.

Saturday, December 13th at 6:00pm – Along with Blue Ridge Fire Department, there will be a Christmas Tree Lighting at the Township Building along with visit from Mr. & Mrs. Claus.

ROAD FOREMAN REPORT:

Chairman James Zahoroiko asked if there would be anti-skid provided for residents this year and Road Foreman Ethan Brewer stated there would be before having to step away from the meeting to take a phone call.

Chairman James Zahoroiko then asked if they knew of the lead time for the new truck. Vice Chairman David Shay stated the body is on backorder for completion of the new truck, but that the other trucks had been fixed. After returning to the meeting, Road Foreman Ethan Brewer confirmed this and stated he would be waiting to hear more this week on the time frame, but they may not receive the new truck until the beginning of next year.

CORRESPONDENCE:

The Board of Supervisors had reviewed the provided Correspondence items and there were no further questions.

RECEIPTS & EXPENDITURES:

After a review of the bills to be paid, a motion to approve the processing and payment of all current bills was made by Vice Chairman David Shay and seconded by Supervisor Randy Detrick. The motion carried 3-0.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:30pm. The motion to adjourn was made by Supervisor Randy Detrick, seconded by Vice Chairman David Shay and carried 3-0.

Respectfully Submitted,

Lizzy Stortz
Temporary Recording Secretary