

ROSS TOWNSHIP SUPERVISORS MEETING

May 5, 2025

The Ross Township Supervisors Meeting was called to order on May 5, 2025 at 5:59PM. 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 PUBLIC:

Galen Balinski introduced himself and announced he would be a candidate running for Ross Township Supervisor for the upcoming election. Making comments on the current vision of the Board of Supervisors, he shared his belief that Ross Township is one of the best functioning townships within the county with a good balance of differences between the current Board of Supervisors with varying strengths as he has seen them navigating tricky items in recent meetings. He further stated he is running to fill a seat believed to continue a position of balance between others.

The Judge of Elections shared that registration had closed for the upcoming Primary and that next Tuesday at 5pm would be the cutoff to receive a mail-in ballot. Voting will take place at the Township Building on May 20th from 7:00am-8:00pm, or later for any still in line. He also shared the five types of people allowed into the polling place which included volunteers, voters, those assisting voters who are in need, poll watchers and the Constable.

Barbara Migliacio, who lives across from the park, addressed the Board of Supervisors over her concerns for safety at the park with seeing cars in the parking lot multiple nights a week in late hours of the night between 10:00pm and 12:30am. She stated she has also seen cars drive from the back side of the park up the paths to the front parking lot. She continued that there has also been concern with the park's bathrooms being left open overnight and toothbrushes/toothpaste being found the next day and asked about security camera placement and if there was enough coverage.

Ms. Migliacio then shared a recent issue from May 1st when a man on a segway and laptop had been going up to houses in the surrounding area coinciding with a vehicle with New Mexico plates being parked across from her home. She further stated she would be filing a report with the State Police the next day.

Another resident in attendance at the meeting pulled an image on his phone to ask if it was of the same man she was referring to which she confirmed it was. He then shared the man was Nathan Hall who had been going door to door selling extermination services.

Ms. Migliacio ended with sharing she is concerned for the safety of those around and who visit the park and wanted to know if there was anything more that could be done to help maintain a safe environment.

MINUTES REVIEW:

A motion was made to approve the minutes of the April 7, 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/Dan Saunders Land Development - Extension Expires 5/5/2025 – Letter from Planning Commission

Attorney Joe Weismeth and Daniel Saunders were in attendance.

Supervisor Randy Detrick began with asking about the Extension through August they had granted at the April Board of Supervisors Meeting to which Attorney Weismeth and Mr. Saunders responded they had and emailed the extension in to the Township, but an original copy was requested.

Supervisor Randy Detrick went on to read a statement he had written in regards to wanting to see the Plan resolved so another Ross Township Resident could have their dream home built, but also not wanting to cause any detriment to the working relationships within the Township. He continued to state the motion made in the April Board of Supervisors Meeting was to remove the road obstacle and refer the applicants back to the Planning Commission for a recommendation. As a recommendation had not been received from the Planning Commission, Supervisor Randy Detrick again referred the applicants back to the Planning Commission to have the discussion of if it is possible to move forward with building where they want and would it would take for that to happen in hopes of avoiding any further arguments.

Attorney Weismeth responded with that he did not see a reason to go back before the Planning Commission as they have been working through all of the items, which is now down to two, they had been presented with by the Township Engineer, who was said to have no issue with the Plan to be conditionally approved subject to the two remaining items. Attorney Weismeth then stated when they asked the Planning Commission to take action on the Plan with items for a conditional approval, they were given no constructive comments in return which causes further delays to the Plan. He continued with stating there were allegations of them having private meetings outside of the Board of Supervisor and Planning Commission Meetings along with allegations of payoffs to the Board.

Attorney Weismeth stated the Planning Commission Chairman has made claims that the applicant is not being required to go through SALDO by the Township. Attorney Weismeth continued with explaining they were working through Land Development, per the Township's decision, even though they had made the argument their plan did not meet the criteria of Land Development Application which includes upwards of 50-60 required items that they have been working to meet aside from the waiver for the Private Road at Township specifications they were granted a modification for. Attorney Weismeth concluded that he did not see the benefit of being brought back before the Planning Commission when any remaining requirements could be listed in a Conditional Approval to move forward.

Vice Chairman David Shay then asked Attorney Weismeth if he had received a copy of a memo from April 30th from the Zoning Officer that he stated he had not. Vice Chairman David Shay continued with explaining that apparently there was a Zoning Issue that was noted within the memo. He also then asked Attorney Weismeth if he had seen a letter from April 15th that was written to the Board of Supervisors from the Planning Commission in regards to the Planning Commission's April Meeting where a motion passed unanimously to send the Plan back before the Board of Supervisors without

recommendation due to lack of time to review the Plan prior to that current extension deadline of May 5th.

Mr. Saunders asked if the Zoning Ordinance subsection had been listed in the letter reference by Vice Chairman David Shay that could be read out. Vice Chairman David Shay then read from the letter that Elmer Drive property currently has one single family dwelling on the property with the proposal for a second dwelling unit on a single residential property would require Land Development in accordance with Section 801.A.1 of the Ross Township Zoning Ordinance. This continues with Land Development property must take place on a lot that directly abuts a public street, a street proposed to be dedicated to the Township by subdivision plan or a private street that meets the qualifications of the Township SALDO. Mr. Saunders state they had received a modification and Vice Chairman David Shay continued to read from the Zoning letter that the property does not have street frontage and is instead served by a private access drive that does not meet the qualifications of a street within the Township SALDO making the currently property a nonconformity. Adding an additional dwelling to the property would increase the nonconforming nature of the property.

Attorney Weismeth stated he had not seen the letter read out from the Zoning Officer and that he and the Planning Commission Solicitor had been through the Zoning Section listed that he did not believe was applicable to their application. He continued with stating how long the Plan had been before the Township before there being anything brought up from the Zoning Office now along with stating the belief that the Planning Commission had enough time to review the Plan as it had been before them in its revised form since October 2024.

Supervisor Randy Detrick stated he could not speak for the Planning Commission, but believed that the lack of time for review was since the motion from April's Board of Supervisors Meeting to remove the obstacle of the road modification. He continued to state he was not comfortable to supersede the Planning Commission to go against them based on previous recommendations. Supervisor Randy Detrick stated the applicants should go before the Planning Commission against and request a definitive approval or rejection with a list explaining the decision either way to reach closure.

Mr. Saunders asked they meet all requirements and there is still a recommendation of denial from the Planning Commission, would Supervisor Randy Detrick go against the Planning Commission then. Supervisor Randy Detrick responded that if that were to happen, he would have an open discussion with everyone.

Supervisor Randy Detrick made a motion to grant the Extension through August 4, 2025 and have the applicants go back before the Planning Commission. The motion was seconded by Chairman James Zahoroiko and carried 2-1.

Vice Chairman David Shay wanted to state his reason for opposing the motion was that the Plan did not meet the defined requirement for the number of dwellings.

Arsha Vidya Final Approval for Site Development Plan Construction 2 Story Building

The Board Secretary of Arsha Vidya Pitham, along with their new General Manager, was in attendance. He first thanked the Board of Supervisors and those at Ross Township he had worked with for being nice and cooperative throughout the process as it took longer than they anticipated with meeting all of the

requirements. He went on to state that the plan is not for a new building, but to replace three current buildings that need to be demolished and rebuilt due to mold.

The final Plan had come in at 2:54pm that day and Secretary Melissa Monaco provided the new plans, with updates from Engineering, to the Board of Supervisors needing to be signed.

Vice Chairman David Shay made a motion to sign approval of the plan based on the recommendation of the Planning Commission and Zoning that requirements had been met for approval. The motion was seconded by Supervisor Randy Detrick and carried 3-0.

OLD BUSINESS:

Pine Cone Court Dangerous Structure Decision

Vice Chairman David Shay stated he had met with the County Redevelopment Authority and that the application has been completed along with submitting photos. A resolution would be needed to request funds for demolition of the dangerous structure at Pine Cone Court in an amount of approximately \$15,000.

Vice Chairman David Shay made a motion for Resolution 2025-02 to move forward with the proposed grant from the Redevelopment Authority for demolition at Pine Cone Court. The motion was seconded by Supervisor Randy Detrick and carried 3-0.

Chairman James Zahoroiko asked what would become of the property after demolition was completed. It was stated the grant would allow the Township to demolish and take away the dangerous structure, but that the foundation would remain and the property would still belong to the original owner or the bank which held financing.

Leins to be places against 241 Vista Circle and 315 Ramblewood Drive

Attorney Eric Filer stated he had missed the item on the Meeting Agenda he had reviewed. He reconfirmed the Township had Priority Liens on the properties since July and that they would continue to have priority for five years.

Before moving onto New Business, Fire Chief Paul Warnick shared that Blue Ridge Hook & Ladder has had approximately \$1300 in donations come in, but they are still needing more funding for continued operations. He asked to be added to next month's agenda to discuss further.

NEW BUSINESS:

Motion to go to Quickbooks Online

It was stated the Township only has access to Quickbooks on the computer at the Township Office with no online access. Supervisor Randy Detrick shared there is a promotional price of \$1269 for the first year of switching to an online version of Quickbooks with an annual rate of \$2538 after that. Secretary Melissa Monaco stated she had spoken with Quickbooks and learned the version the Township is currently using will be obsolete after this year.

Supervisor Randy Detrick made a motion to move to Quickbooks Online with the Advanced a La Carte Package. The motion was seconded by Vice Chairman David Shay and carried 3-0.

Motion for 2 Large File Cabinets at \$250 each

Supervisor Randy Detrick made a motion to purchase two new filing cabinets for more organization of the Township Office. The motion was seconded by Vice Chairman David Shay and carried 3-0.

Motion for Pressurized Tank for Toilets

It was stated Affordable Care had been out to look over the current system and toilets at the Township Building and stated there currently are not adequate lines for the pressure tank. They are looking into another option which would only be a \$25 part instead of a full replacement along with looking into locking tanks so no one would have access.

Cameras – Ubiquity

Supervisor Randy Detrick stated he had been looking into the Ubiquity system for cameras at the Township which would allow for data to be saved directly onto a hard drive at the office to be able to be downloaded. These cameras would allow for stronger images while being fairly inexpensive. He will research further to have more information for next month's meeting.

Motion for Part Time Receptionist Hours to be 20-25 per Week

When discussing the possibility of the new Part Time Secretary going over the previously set 20hours per week, Vice Chairman David Shay stated it may be something that would have to be looked at the following year as they had set the budget with 20hours for the part time position. Secretary Melissa Monaco shared the additional hours would only be up to an additional 5hours per week with meeting preparations and recording of meeting minutes along with normal office duties.

Vice Chairman David Shay suggested offsetting hours on other days to stay within the set 20hours. Supervisor Randy Detrick agreed to start with the adjusting of hours and, if it was not working out, to return to the Board of Supervisors to further discuss at that time.

EVENTS:

Spring Clean Up Dates – Friday May 9th and Saturday May 10th from 6:30am-2:00pm.

May Planning Commission Meeting – Reminder the Planning Commission Meeting for May was moved to Tuesday May 13th at 7:00pm from Tuesday May 20th due to the elections being held at the Township Building.

Tuesday, May 20th - Township Office will be closed due to the building being used for voting

Monday, May 26th – The Office will be closed for Memorial Day

Blue Ridge Fire Fundraiser – A Fundraiser event will be held at Mazeilla on Saturday July 19th from 1:00pm-6:30pm to benefit the Blue Ridge Fire Department.

ROAD FOREMAN REPORT:

Mt. Eaton Road Culvert

Road Foreman Ethan Brewer stated the Engineer had sent everyone the tabulation of the results of PennBid along with their recommendation letter.

Vice Chairman David Shay explained multiple bids had come in through PennBid and Engineer Russ Kresge had sent over a compilation of all of the items with everything, including what had been

purchased, the construction and Bog Turtle Survey, coming in at \$177,620 with the Grant they had received being a total of \$164,975. He stated that Township Engineer Russ Kresge thought it to be smart to rebid the project for another month to try and come in under the Grant total.

Vice Chairman David Shay made a motion to rebid the Mount Eaton Road Culvert Replacement. The motion was seconded by Supervisor Randy Detrick and carried 3-0.

Sale of Old Mower/Tractor

Road Foreman Ethan Brewer stated the mower they had listed for sale on Municibid had a reserve of \$18,000 with the highest received bid coming in at \$10,200. Vice Chairman David Shay stated to list the mower again. It was decided to set the reserve at \$16,000.

Shop Welder

Vice Chairman David Shay had reviewed what Road Foreman Ethan Brewer had sent over and had found another option for approximately \$600 cheaper, with the stand and everything included, and asked if the purchase could be put off another month. Road Foreman Ethan Brewer stated he had trucks down that need to be welded and otherwise would have to send elsewhere to be done.

Supervisor Randy Detrick made a motion to purchase a Shop Welder not to exceed \$4,600. The motion was seconded by Vice Chairman David Shay and carried 3-0.

Motion for Backhoe Repair of \$4,100 – could be more or less

Road Foreman Ethan Brewer stated there were some issues with the backhoe and they were given an estimate of \$4,100 for repairs. He also stated he received another contact from Vice Chairman David Shay that he would be reaching out to for another price.

Vice Chairman David Shay made a motion to approve repairs up to \$4,100. The motion was seconded by Supervisor Randy Detrick and carried 3-0.

Motion for Part Time up to 40hours as needed by Ethan

Road Foreman Ethan Brewer stated he had asked at their last meeting about a part-timer and what hours would be available. Vice Chairman David Shay stated to stay with the same hours that were used last year which came to be roughly 30hours per week, with offsetting days depending on need and weather.

Vice Chairman David Shay made a motion to approve a part timer for summer as usual at 30hours per week. The motion was seconded by Supervisor Randy Detrick and carried 3-0.

Prior to moving onto Correspondence, Ms. Migliacio had wanted to share on record that there was a group in Bangor called FURR that helps trap, fix and release feral cats for anyone who may be in need of their service. The cost is \$20 if following through the process. She was asked to leave information with Secretary Melissa to be posted on the website.

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 6:52PM. 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