

ROSS TOWNSHIP SUPERVISORS MEETING

December 1, 2025

The Ross Township Supervisors Meeting was called to order on December 1, 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:

Jim Vogt of the Aquashicola/Pohopoco Watershed Conservancy came forward to address the Preliminary Plans of the Gateway Industrial Park. He stated he had reviewed the Plans submitted to Monroe County Planning Commission in which Aquashicola and Ross Common Creeks as 'High Quality', but they should be listed as 'Exceptional Value', which they have been since January 2022, which would change items within the permitting process and there should be further scrutiny of the plans.

Mr. Vogt suggested there should be a conversation held with the Conservation District to see what would be needed to address the plans and asked for further decisions to be tabled until such concerns were addressed properly. He then stated Anti-Degradation Regulations mandates the water quality should be maintained and protected under 25 PA Code 934AC along with asking for other concerns to be addressed including thermal impacts, adding greener options to building plans and further inspections to be done involving earth disturbances and runoff.

Mr. Vogt then offered to provide a copy to the Board of Supervisors of all he had written up and Vice Chairman David Shay asked if he submitted comments to the County level. Mr. Vogt stated he had not yet, but would be submitting as well. He ended with stating he was not against development and just wanted the Board of Supervisors to be aware of items for them to be handled properly.

Next to speak was Carolyn Lange, also of the Aquashicola/Pohopoco Watershed Conservancy. She stated she wanted to reiterate all items that Mr. Vogt had presented along with sharing concerns, as a resident who lives near to the project site, that the Board of Supervisors approved the project before all permits had been secured. Vice Chairman David Shay stated there had been no final approval granted as there still needed to be further review from the Township Planning Commission, County Planning Commission, DEP and PennDOT before returning to the Board of Supervisors for approval.

Martha Rezeli, of the Ross Township Historical Society, came before the Board of Supervisors to share that the Museum would not be opened in December as there usually is not a large turnout. She then stated they would be open January 10, 2026 and that if anyone would be interested to visit the Museum at another time, they are welcomed to reach out and schedule a time with the Historical Society. Ms. Rezeli ended with stating the Historical Society wanted to thank Chairman James Zahoroiko for his support over the years as a Township Supervisor.

Current Tax Collector Laura Hoffman was next to come before the Board of Supervisors. She shared that her term will be ending December 31, 2025 as Nina Campbell won the election. Mr. Hoffman stated Nina will be collecting out of the same office and will be working to try and accommodate the same schedule along with setting up an account for accepting online payments through Jack Rabbit Connect, which is what Ms. Hoffman had been using. The two will be meeting to go over other items and Ms.

Hoffman will keep the 309 PO Box open to receive payments to be passed along to Ms. Campbell until the next bills in Spring are printed which will include Nina Campbell's name and information. Ms. Hoffman ended with thanking the Ross Township Community for the opportunity to have served over the last four years.

David Parker, Monroe County Commissioner and Chairman of the America 250 Commission for the County, congratulated Ross Township as being the first Township to have had their Keystone completed which had been designed by Gary Embich. He stated he had brought materials to be able to install the Keystone for display that he could leave and schedule a dedication ceremony in the future.

Supervisor Randy Detrick then addressed the meeting to share that it was Chairman James Zahoroiko's last meeting as a Township Supervisor and thanked him for serving Ross Township. Chairman James Zahoroiko then thanked all for the opportunity to serve on the Board of Supervisors and shared it was his time to move on leaving the position to Greg Gill who he feels will serve the Township fairly and honestly. Chairman David Shay added in that without volunteers, there is no community and shared his appreciation to have served with Chairman James Zahoroiko over the years.

MINUTES REVIEW:

A motion was made to approve the minutes of the November 3, 2025 meeting as written by Vice Chairman David Shay, seconded by Supervisor Randy Detrick. 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:

Gateway Industrial – Approve Resolution for Sewage Module

Vice Chairman David Shay stated there really was no Plan as it was only the Sewage Module Resolution before them that evening that had been received. Chairman James Zahoroiko asked if the public concerns stated from the Aquashicola/Pohopoco Watershed Conservancy could be worked into the approval of the resolution. Attorney Filer stated the only item being voted on was for the passing the resolution for DEP updates to the Sewage Module.

Supervisor Randy Detrick made a motion to approve the resolution for the Sewage Module. The motion was seconded by Vice Chairman David Shay and carried 3-0.

Approval of Plans for 210 Hemlock Lane

Attorney Filer stated there had been a request for an extension through February. Vice Chairman David Shay made a motion to grant the extension until February. The motion was seconded by Supervisor Randy Detrick and carried 3-0.

OLD BUSINESS:

Data Center & Solar Farm Ordinances

Chairman James Zahoroiko stated they are still working on the Data Center and Solar Farm Ordinances. Vice Chairman David Shay stated it would not be discussed at CJERP until January so they would not have any comments from then so it would be carried over until February.

Update on Pinecone Court

Vice Chairman David Shay stated they had received a second bid for demolition at the property and were waiting on a third before they could proceed.

NEW BUSINESS:

Appointing Thomas Wagner to be a Planning Commission Member starting January 1, 2026

Supervisor Randy Detrick made a motion to appoint Thomas Wagner to be a Planning Commission member beginning January 1, 2026. The motion was seconded by Vice Chairman David Shay and carried 3-0.

Vice Chairman David Shay stated that last month Howard Beers was appointed to the Planning Commission as Roger Christman, Planning Commission Chairman, was moving out of Ross Township and they have now appointed Thomas Wagner to replace Frank Piraino Jr who was resigning. Mr. Piraino was thanked for his many years of service to the Township as a tremendous volunteer. Vice Chairman David Shay then stated there will be two more openings for the Planning Commission that will need to be appointed and if anyone is interested to reach out to the Township Office.

Adopt 2026 Budget

Vice Chairman David Shay stated they had advertised the new 2026 Budget with a total of \$1,127,192.43 which would not include any additional Fire or Real Estate Taxes for residents. The Township was able to design a budget that would allow for the Fire Department to be properly funded along with having funds set aside for equipment purchases.

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

EVENTS:

Tuesday, December 2nd through Friday, December 5th – The Township Office will be closed.

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.

Thursday, December 25th & Friday, December 26th – The Township Office will be closed for Christmas.

Thursday, January 1st, 2026 – The Township Office will be closed for New Years Day

ROAD FOREMAN REPORT:

Road Foreman Ethan Brewer confirmed they were preparing for the storm forecasted for that evening along with stating there is still an ad out to hire a part-time CDL driver for snow plowing as they are currently short drivers.

Chairman Jim Zahoroiko asked if the new truck would be in by January and Road Foreman Ethan Brewer stated it could be ready in January, but did not have an exact date.

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 Supervisor Randy Detrick, seconded by Vice Chairman David Shay. The motion carried 3-0.

Before the meeting adjourned, Howard Beers asked the Board of Supervisors to specify when the granted extension for the Hemlock Lane Plan would be through. After confirming it was a 90 day extension request, Supervisor Randy Detrick made a motion to amend the previously granted extension to be through March 2, 2026. The motion was seconded by Vice Chairman David Shay and carried 3-0.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:25pm. 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