

ROSS TOWNSHIP PLANNING COMMISSION
MONTHLY MEETING
JUNE 16, 2026

CALL TO ORDER:

The Ross Township Planning Commission (PC) Meeting, for May 12, 2026, was called to order by Chairman Howard Beers at 7:00 pm. The meeting was held at the Township Municipal Building.

ROLLCALL:

All PC members were present:

Howard Beers, Chairman
Lauri Lapping, Vice Chairman
Thomas Wagner, Secretary
Keith Noble Jr.
Kevin Overfield
Vincent Delhery
Eric Longenbach

Also present were:

Russ Kresge, Keystone Consulting Engineers,
Solicitor Michael Gaul, King Spry Law Firm,
Karen Orlando, Recording Secretary, members of the public, and Plan representatives, as noted below.

APPROVAL OF MINUTES:

May 12, 2026 meeting minutes

Motion: Motion to approve May 12, 2026 meeting minutes as presented was made by Thomas Wagner and seconded by Keith Overfield.

Motion Carried: 7-0

COMMUNICATIONS:

None.

OLD BUSINESS:

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

Neither the applicant nor their representative was present. A request for extension to 10/5/26 was emailed earlier by Jonathan Shupp Engineer, representative for the applicants. Tabling this to the next meeting was also discussed.

Motion: A motion to recommend that the Supervisors approve the extension request to 10/5/26 was made by Lauri Lapping, Vice Chairman and seconded by Thomas Wagner, Secretary.

Motion Carried: 7-0

Motion: A motion to table the proposed 1889 Kunkletown Road Plan until the next meeting was made by Vincent Delhery and seconded by Keith Noble Jr.

Motion Carried: 7-0

B. Schultheis/Lobb (Mount Eaton Rd.) – Minor Subdivision Plan – 7/20/26 Deadline

Neither the applicant nor their representative was present. A request for extension to 10/6/26 was emailed earlier by Matthew Kline of Arro Consulting, representative for the applicants.

Motion: Motion to recommend that the Supervisors approve the extension request to 10/6/26 was made by Lauri Lapping, Vice Chairman and seconded by Thomas Wagner, Secretary.

Motion Carried: 7-0

C. Gateway Industrial – Final Land Development Plan – 7/20/26 Deadline

Martin Smith of Pany & Lentz, representing the developer, presented the Final Land Development Plan and noted that an extension request had been submitted. He stated that, in November 2025, the Board of Supervisors conditionally approved the proposed Preliminary Land Development Plan for the project. Following that approval, comments from the Township Engineer were addressed and a final plan package was prepared and submitted. The Planning Commission received Township Engineer review letters dated May 19, 2026, and May 21, 2026. The previously approved lot consolidation plan, combining the three existing parcels into a single parcel, is currently being processed for recording.

Discussion followed regarding DEP review of the Component 2 Sewage Facilities Planning Module. Mr. Smith reported that revisions were resubmitted to DEP following authorization from the Board of Supervisors on June 1, 2026. DEP had not yet responded, and an extension was granted to allow completion of DEP's review.

The Commission discussed the NPDES permit application and Conservation District review process. Mr. Smith explained that the erosion and sedimentation plans, stormwater management plans, and post-construction stormwater management plans would be submitted as part of the permitting process. Attorney Gaul noted several minor typographical and reference inconsistencies within the plan notes and emphasized the importance of consistent terminology identifying the landowner as the responsible party. Mr. Smith acknowledged that DEP and the Conservation District would conduct detailed reviews of all maintenance notes, BMPs, and permit requirements before determining the plans to be adequate and issuing permits.

Attorney Gaul reviewed the role of the Planning Commission and Board of Supervisors in the approval process. He noted that any future recommendation for approval would likely include numerous conditions related to DEP, Conservation District, PennDOT, stormwater, sewage, developer agreements, financial security, and other municipal requirements. He emphasized that final approvals from state agencies remain outside Township control.

Questions about traffic-control measures were brought up by the members. Attorney Gaul explained that access to the site is controlled by PennDOT because the project fronts a state roadway. He further stated that the Final Plan is entitled to approval if it remains consistent with the previously approved Preliminary Plan. Conversely, the developer could lose the protection of the Preliminary Plan if the developer made modifications to the Final Plan to address outside agency requirements that were inconsistent with the Preliminary Plan approval.

Discussion was held regarding the proposed warehouse facility. Mr. Smith stated that the building would contain approximately 306,000 square feet, 45 loading docks, and parking for up to 40 trailers. While no tenant has been identified, the site is designed to accommodate those capacities. The loading docks and operational areas are located on the side of the building facing Route 33, away from neighboring residences, and a fire tank exceeding 300,000 gallons is proposed to meet fire protection requirements. PennDOT-related driveway and access improvements were also reviewed.

Chairman Beers expressed concerns regarding the proposed employee entrance along Route 115, including potential traffic confusion, safety considerations, and impacts to nearby residences. Mr. Smith explained that the entrance and parking area would be graded nearly level with Route 115 and that the design had been approved as part of the Preliminary Plan. Additional discussion addressed truck circulation and the inability to route all vehicles through the primary truck entrance due to site constraints.

Several members expressed concerns regarding traffic conditions at the Route 33 interchange and nearby ramps. Mr. Smith stated that the project is currently undergoing a third PennDOT review and includes frontage improvements, turn lanes, and other upgrades. He noted that PennDOT is aware of concerns regarding interchange safety and is evaluating those issues as part of its review process.

The Commission reviewed proposed landscaping, buffering, fire protection measures, and future building appearance. Mr. Smith stated that a landscape plan includes extensive tree plantings along Route 115 frontage and that architectural renderings are being developed using earth-tone colors. Discussion also addressed restrictions on future building uses including hazardous materials, and the potential inclusion of hydrant maintenance costs within the developer's agreement.

Additional discussion addressed utility relocations, easements, fiber-optic lines, sewage treatment design, site grading, wetlands, stormwater management, existing culverts, and lighting. Mr. Smith reported that coordination continues with Met-Ed, PA American Water, and utility providers regarding easements and relocations. He also reviewed proposed stormwater controls, wetlands delineation, drainage patterns, and lighting plans, noting that lighting levels are designed to reach zero foot-candles at the property lines.

Russ Kresge of Keystone Consulting Engineers stated that he had reviewed the plans and recent correspondence and had no significant concerns with the latest submissions.

Chairman Beers requested a site visit for interested Planning Commission members. Mr. Smith agreed to meet members at the site on June 19, 2026, at 2:30 p.m. Attorney Gaul reviewed site-visit procedures and reminded members that no deliberations or decisions could occur outside a public meeting. Mr. Smith also confirmed that Township Engineer comments would be addressed and incorporated into a future resubmission.

Motion: Motion to recommend that the Board of Supervisors approve the extension request to September 8, 2026, was made by Vincent Delhery and seconded by Kevin Overfield.

Motion Carried: 7-0.

Motion: Motion to table Gateway Industrial until the next meeting, was made by Keith Noble Jr. and seconded by Kevin Overfield.

Motion Carried: 7-0.

NEW BUSINESS:

A. 2026 CJERP Regional Comprehensive Plan – Review and Recommendation.

Planning Commission members discussed the proposed CJERP Plan (June 2, 2026 draft). A copy of the proposed Plan was provided to the Planning Commission members prior to the meeting. Planning Commission members were also provided with a copy of a June 15 letter from residents Joanne and Jerry Aruta. Mr. and Mrs. Aruta requested that the Old Route 115 corridor from the Chestnuthill Township border to Meixsell Valley Road remain residential as originally zoned. They also requested that this be removed from the CJERP map for future commercial growth.

Motion: Motion to recommend that the Supervisors adopt the proposed CJERP Regional Comprehensive Plan was made by Vincent Delhery and seconded by Thomas Wagner.
Motion Carried: 7-0

OPEN TO THE PUBLIC:

No comments received, other than the Aruta correspondence referenced above.

PENDING:

None.

ADJOURNMENT:

There being no further business, the meeting adjourned at 8:06 pm.

Motion: Motion to adjourn was made by Vice Chairman Lauri Lapping and seconded by Kevin Overfield.

Motion Carried: 7-0

Next Meeting: July 21 at 7 p.m.

Respectfully Submitted,

Karen Orlando
Recording Secretary