

ROSS TOWNSHIP PLANNING COMMISSION
MONTHLY MEETING
February 20, 2024

The Ross Township Planning Commission meeting scheduled for February 20, 2024, was called to order by Chairman Roger Christman, at 7:00 pm. The meeting was held at the Township Municipal Building.

In attendance were the following Planning Commission members: Chairman Roger Christman, Vice Chairman Rick Meixsell, Dave Labar, Frank Piraino, Roger Green and Lauri Lapping. Herb Stecker was absent.

Also in attendance were Attorney Richard Campbell, of the King Spry Law Firm, Planning Commission Solicitor, Township Engineer Russ Kresge, and Planning Commission Secretary, Deb Brown.

ELECTION/APPOINTMENT OF OFFICERS:

Rick Meixsell made a motion to elect Roger Christman as Chairman, the motion was seconded by Roger Green. The motion carried unanimously.

Roger Green made a motion to elect Rick Meixsell as Vice Chairman, Lauri Lapping seconded the motion. The motion was carried unanimously.

Frank Piraino made a motion to elect Deb Brown as Secretary, the motion was seconded by Rick Meixsell. The motion was carried unanimously.

MEETING SCHEDULE:

A motion was made by Dave Labar and seconded by Frank Piraino to keep the meetings on the third Tuesday, at 7:00 p.m., at the Ross Township Municipal Building located at 250 Anchorage Road, Saylorsburg, Pa. 18353. The motion was carried unanimously.

APPROVAL OF MINUTES:

A motion to approve the minutes of October 17, 2023 meeting as written was made by Frank Piraino and seconded by Roger Green. The motion was carried unanimously.

COMMUNICATION:

OLD BUSINESS:

Arsha Vidya – Preliminary Plan (3/4/2024)

Representatives of the plan were not present for the meeting. A request to extend the plan until May 6, 2024 was made by the applicant's representative. A motion to move the request for extension to the Board of Supervisors was made by Rick Meixsell, seconded by Dave Labar and carried unanimously. Plan revisions were distributed to the Engineer, Zoning Office and members of the commission for review.

NEW BUSINESS:

Anthony J. Gioino – Lot Line Adjustment Application

Resident/property owner Anthony Gioino attended the meeting by phone and his consultant Brian D. Courtright attended the meeting in person. The applicant submitted a lot line adjustment plan to the

Township on January 10, 2024. The property owner submitted a plan which combines multiple tax parcels and paper roads and subdivides them into 10 lots.

The property owner explained that he had previously obtained a Court Order quieting title in his favor over the paper roads. This document was not submitted with the lot line adjustment application. Mr. Gioino stated that after meeting with the Board of Supervisors the 2023 Township Solicitor recommended a possible solution to be a lot joinder. Gioino at the Board of Supervisors meeting on January 2, 2024 the Board of Supervisors could not act on the application or plan as submitted to the township as it does not meet the SALDO requirements of 705 but would possibly fall under SALDO 704.xx and would need review by the Planning Commission.

Township Engineer Kresge and Attorney Campbell stated the lot line adjustment plan was incomplete and would not be considered. Mr. Gioino and Mr. Courtright agreed that the lot line adjustment plan was incomplete. The incomplete packet and check in the amount of \$400.00 was returned to Mr. Courtright. Mr. Gioino stated he intends to send the Quiet Title to the paper streets to the Township. Attorney Campbell agreed to review the Quiet Title in his capacity as Township Solicitor solely for the purpose of confirming the Quiet Title is relevant to the property at issue, and not the purpose of recommending a specific course of action to Mr. Gioino. After hearing Planning Commission discussion of the application, its incompleteness, Brian Courtright with the applicant Anthony Gioino in agreement, asked that the Lot Line Adjustment Plan application be withdrawn.

A motion to accept the withdrawal of the Lot Line Adjustment Plan application was made by Roger Green, seconded by Rick Meixsell and carried.

OPEN TO THE PUBLIC:

Ag Security meeting is scheduled for March 11, 2024. Roger Christman discussed ordinance updates that are currently being discussed at Regional Planning Committee. Would like Supervisors to agree to using consultant to re-write ordinance language to be consistent.

PENDING:

ADJOURNMENT:

There being no further business, the meeting adjourned at 8 pm. The motion to adjourn was made by Frank Piraino, seconded by Dave Labar, and carried unanimously.

Respectfully Submitted,

Deb Brown
Planning Commission Secretary