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**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:**

Extension Request for Gioino Minor Subdivision

There was no extension before the Board, so no further action was needed to be taken.

Consider Gioino conditional final approval of minor subdivision plan

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Attorney Campbell informed the applicant’s representative, Brian Courtright, that the resolution had been sent over to him for review and let them know they would be able to countersign that evening or take up to the available ten days to review and return. An additional note to be made was that Attorney Hoffman did provide the redline plan notes that were incorporated except for on Plan Note 19 the language that the plots cannot be sold separately would be struck.

Mr. Courtright stated he would make any necessary revisions and return them. Attorney Campbell stated he would be willing to review items after the meeting.

**OLD BUSINESS:**

Blue Ridge Fire workshop

The Township has not heard anything more beyond the initial contact.

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Ross Township Personalize Brick – Monroe County Historical Association

Chairman James Zahoroiko stated that there was a \$250 brick option he suggested the Township should move forward with in order to have a connection back to Ross Township. Vice Chairman David Shay agreed along with that the brick should say “Residents of Ross Township”.

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Attorney Rich Campbell discussed the steps he has been working through to find more information to provide a recommendation to the Board. When the Hearing was initially set, all were under the impression that the individual, Kenneth Strohl, was incarcerated. Since the September Meeting, Attorney

Campbell ran multiple searches through various databases to find a contact address, but all searches returned no results. He also was in contact with another Municipality Attorney who recommended the Township petition the Court of Common Pleas to effectuate service which would cause for additional time, but could lead to additional due process issues if the individual was not served.

Another issue with the property was that, after a Title Search, multiple encumbrances, including two mortgages and multiple liens, were found for an estimated total of over \$100,000 which would not leave the Township in a great position to recover much in pursuing the process.

Being aware of time concerns, Attorney Campbell recommended to move the Hearing to the December Board of Supervisors Meeting to allow for additional time to petition the Court for Service and to be brought in front of a Judge.

Vice Chairman David Shay brought up the possibility of contacting the known lien holders of the property to correspond with them and possibly cite them under the Nuisance Ordinance in order to have the property safely secured before the Township would move forward with litigation against them.

Attorney Campbell stated he would be willing to pursue that course of action to see if any additional information could be gained.

Vice Chairman David Shay made a motion, seconded by Supervisor Randy Detrick, to move the Hearing date to December to allow for time to file with Monroe County for Service and also to send correspondence, with anticipation of enforcement notices, to the known lenders. The motion carried 3-0.

Further discussion was held in regards to different means to find contact information for the individual such as a possible Parole Officer, if the searched databases were current, if a federal search could be completed along with a possible connection to the deceased owner's family in Pen Argyl. Attorney Campbell will continue to research through the given recommendations.

#### Solar Commercial Facilities- Amendment

The amendment would be to address the possibility of a company coming in to purchase land for use as a solar farm within the township. Attorney Campbell stated that many townships are going through and updating provisions within the zoning ordinance. Currently, in the ordinance, it is permitted within the GC, general commercial, district and by special exception in another district. The current requirements were said to be dated and other townships are working to update and make them much more comprehensive.

Attorney Campbell stated that there are resources available through PSATS to meet with an individual specifically focused on meeting with Solicitors for consulting along with some model ordinances to review and further discuss. Attorney Campbell has worked on a few solar amendments and can use those as a starting point to further develop the current regulations in place to then be brought in front of the Planning Commission. While the areas available within the current zoning are limited within Ross Township, the plan is to be ahead of possible approaches and have more set guidelines in place and stay aware of what surrounding townships are doing.

#### Date of Budget Meeting

A date for the Budget Meeting needed to be set. Vice Chairman David Shay recommended that the meeting should be held in October to be able to advertise at the November Supervisor Meeting for approval at the December Meeting. The meeting will be held Monday, October 21 at 5:00pm.

#### **EVENTS:**

Columbus Day – Monday, October 14 – Township Office will be closed

Halloween Trick or Treat – Thursday, October 31 from 5:00pm-8:00pm

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**ROAD FOREMAN REPORT:**

Sale of Tractor

A bid was received on the tractor for \$15,100. Vice Chairman David Shay recommended that another listing be put out with a reserve of \$18,000 to see if they receive any other bids. Otherwise, it can held over through early spring.

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Road Foreman Ethan Brewer stated that new tires are needed to be purchased for the backhoe and cost \$850 each.

When asked about how the Township is set for snow/plowing. Road Foreman Brewer stated that a few more part time people would be needed and that Vice Chairman David Shay had a couple of individuals set to be in contact with him.

**CORRESPONDENCE:**

The Board of Supervisors had reviewed the list of 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 6:33pm. The motion to adjourn was made by Vice Chairman David Shay, seconded by Supervisor Randy Detrick and carried 3-0.

Respectfully Submitted,

Lizzy Stortz  
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## ROSS TOWNSHIP SUPERVISORS MEETING

October 10, 2024

The Ross Township Supervisors Meeting was called to order on October 10, 2024 at 6:01pm. The meeting was held at the Township Municipal Building.

In attendance were Chairman James Zahoroiko and Vice Chairman David Shay. Supervisor Randy Detrick called in for the meeting. Solicitor Rich Campbell was also in attendance.

### **OPEN TO PUBLIC:**

Caroline Lang, in place of Jim Vogt, provided an update on the map for the Aquashicola & Pohopoco Watershed for the new pricing and that the map would be ready to be presented for the November Board of Supervisors Meeting.

Judge of the Elections gave reminder that November 5<sup>th</sup> will be the next General Election with voting opening at 7:00am and closing at 8:00pm. He also provided a reminder that he would be unable to submit mail in ballots to the County Courthouse and that any mail in ballots would need to be received from the individual, or by mail, before the cutoff time on Election Day. Mail in ballots can only be voided at the polling center to be replaced with an in-person vote.

The Ross Township Historical Society Museum will be open the coming Saturday 10/12 from 11:00am-3:00pm. They have been reassured from those completing construction on the building that they will still be able to open safely.

After a meeting with Eldred Township's Historical Society, both groups have agreed to collaborate on speakers in the future as well as possible fund-raising efforts.

Ken Ejk brought forward that there was an issue with his neighbor having removed about ten pine trees from his property line at 398 Maple Terrace Drive approximately a month ago that were used as a privacy divide between his and the 388 Maple Terrace Drive properties. Mr. Ejk had been initially told by the neighbor that he would replace them and now the neighbor is refusing to help.

Mr. Ejk was recommended to reach out to law enforcement by Attorney Campbell to file an incident report to have record of the trespassing event and to have an impartial party come and observe what had happened. Vice Chairman Shay also gave a recommendation of filing a Civil Suit with the Magistrate for damages.

In the September Supervisor Meeting, Matthew D'Elia had asked about continuing researching and applying for applicable Grants for the Township. It was brought up that other townships have been able to receive Grants for dilapidated buildings and asked if Matthew would be able to further look into them. Attorney Campbell brought up that, while not a grant, his firm has been working with other townships to receive Act 152 Demolition Funds made available through the County. While the Township is not at the point to move forward with this, it is believed the Township would be a good candidate for the program when able to move forward.

Sandra Orner, from Cindy Lane, asked for a follow up on the speed sign. Vice Chairman Shay informed her that the sign was delivered on the day of the meeting, October 7, and had been given over to the Road Foreman. There would still need to be some more time for a secure mounting post to be constructed and installed, but was in process.

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