

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

September 10, 2025

CALL TO ORDER:

Robert Slaw called the meeting to order at 6:00PM at the Mahoning Township Building 2175 Blakeslee Blvd Dr. West, Lehigh, PA 18235.

PRESENT:

Robert Slaw, Chairman; Myron Blahy, Vice-Chairman; Deborah McGowan, Supervisor; Ronald Reeser, Supervisor; Ronald Wenrich, Supervisor, Thomas Nanovic, Solicitor; Natalie D. Haggerty, Secretary-Treasurer and Audie Mertz, Chief of Police

ABSENT:

Stephen Wanner, Zoning Officer

PUBLIC COMMENT:

Todd Wingert: Regarding Alif Meat Market they are not very good neighbors, they say something, and they don't follow through. They leave garbage out for weeks and it attracts flies. They don't have enough property there for a meat market. They said they would not have goats, and they do, you can't take their word, you can't trust them. Georges was there and shared with me that they were there once a week but moving forward they will have to be there twice a week. Truck parking is dangerous.

Carol Ethridge: Amplify on Todd's comments. I had the opportunity last week to take a tour of the premises. Alif provides goats, sheep, and cattle for Qurbani professionals slaughtering, this is taken from their Facebook page. They have not joined the Carbon County Chamber, no grand opening, do not seem vested in the community. Their employees are not local; customers are not local. It is very hard to figure out who they are as a business and who are they trying to serve locally for Mahoning Township and Carbon County. Concerns of treatment of animals, management of meat, management of waste, sewer, fowl odors and excessive flies and insects. During the visit I learned that the USDA is responsible for regulating slaughterhouses and the USDA requires additional segregation, plumbing and disposal practices for sewage and wastewater for slaughterhouses. While on visit, I went into store front, and the stench was so strong it made me think that some of these practices are not being followed. It was overwhelming, it made me sick. They are not operating as a butcher shop. Total butcher counter has been dismantled. So really what they are doing is slaughtering animals and selling the slaughtered animals on premises. I don't know what kind of zoning is for that didn't see a transaction code for that. On the grounds around the storefront building you have an area that's for the goats and that area is on top of an area which is a tributary of a creek that feeds the Lehigh River, so you got goats going to the bathroom in that tributary and that will affect the Lehigh qualities and there is no buffer for the Lehigh River. Property is two acres and the minimum in our zoning is five acres. So, considering the lack of transparency around this business and concerns about the operations. My perspective the permitted variance for them to operate as a butcher shop/slaughterhouse is not in the best interest of Mahoning Township.

Holly Heintzelman: I would note that I don't think anyone from Alif is here tonight and we have been attending these meetings since June. Last month they sent their attorney; but none of them have ever appeared for a township meeting. If they have nothing to hide as they say and if they

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

September 10, 2025

want to be good members of the community I think they should appear at a supervisor's meeting and address the questions and answer people's and supervisor's questions. I also have a question when your zoning officer issued a citation, he had a number of things that were required for compliance does and does anyone know if they have submitted their operating standards and approval from the Department of Agriculture. Immediately submit and approved waste disposal plan, I don't know if they done that. Immediately submit odor abatement plan. If they done that it's not successful. Compliance must be completed within thirty days. We are waiting on the thirty-day time. Is the Board going to impose fines on them? Are you going to take them to a magistrate? What happens next?

Ron Reeser: Shared he spoke with Stephen about an hour ago. This all started with application of a permit by the previous owners. They pulled the wool over our zoning officers' eyes when they told him they were acting as a slaughterhouse for years. That's coming from our zoning officer, not me. He then issued that permit as a conditional use permit. One good reason for that permit is after owning it for four years and it was for sale, and it was tying up loose ends. I'm not happy about it, I think it should have been investigated a lot further before any of that was issued. Unfortunately, we are now at this point where he has signed two permits for them to operate. Previous owner and them. It's now up to us to figure out what we're going to do about that. Are we going to revoke permit? These folks need answers, and we are no closer to a solution than we were four months ago.

Tom Nanovic: we will discuss it a little further in executive.

Deborah McGowam: We talk and we talk, and nothing gets accomplished. It's time we put the gavel down and say enough is enough. It's up to us to push Steve to go in the right direction to get this done. The majority of us were there and I will agree it smells within, I did not see any manure, any dead animals outside. Stayed on Hollys property.

Ronald Wenrich: The only concern I have if we do this we have to win. I don't want to go soon and then lose. Please be a little patient

Robert Slaw: They are not going anywhere without a court fight in my opinion. So, we have to determine whether we can win a court battle. We can't say you're not a good neighbor, go away. We must have legal reason to get resolution. I have been there twice; I'm invested to help you.

Ron Reeser: So, all and all we will be discussing this again tonight.

Carol Etheridge: When we were there for the visit their employees were driving up from Philadelphia. This is not a local operation.

Robert Slaw: They bought two houses, one in Packerton and one in Leighton.

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

September 10, 2025

Holly Heintzelan: Deb mentioned when she was there, she did not see any manure or dead animals. The question you need to be asking is what are they doing with that stuff? Ron said that we did ask them that question and their response is they pack it in fifty-gallon drums and seal it

with lye and then goes into cooler and a company comes and removes those drums. We don't know what they are doing with manure.

APPROVAL OF MINUTES:

MOTION

Myron Blahy made a motion to approve the Minutes of August 13, 2025, Board of Supervisors Meeting. Seconded by Ronald Wenrich. Robert Slaw, yes; Deborah McGowan, yes; Myron Blahy, yes; Ronald Wenrich, yes and Ronald Reeser 5-0 vote. Motion carried.

APPROVAL OF TRANSFERS:

MOTION

Ronald Reeser made a motion to approve the following transfers:

\$17,692.20 Payroll Checking to General Checking 8/14/25

\$17,015.82 Payroll Checking to General Checking 8/21/25

\$17,020.61 Payroll Checking to General Checking 8/28/25

\$16,919.43 Payroll Checking to General Checking 9/4/25

537.97 Residential Street Light to General Checking

\$595.20 Residential Fire Hydrant to General Checking

Seconded by Myron Blahy. Robert Slaw, yes; Deborah McGowan, yes; Myron Blahy, yes; Ronald Wenrich, yes and Ronald Reeser; 5-0 vote. Motion carried.

APPROVAL OF TREASURER REPORT:

MOTION

Deborah McGowan made a motion to approve the Treasurer's Report for August 2025. Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Wenrich, yes and Ronald Reeser, yes 5-0 vote. Motion carried.

APPROVAL OF PAYMENT OF BILLS AND PAYROLLS:

MOTION

Myron Blahy made a motion to approve the following bills and payrolls:

Bill List #536 in the amount of \$303,271.82

General Check's #25381-#25412

State Check's #1895-#1900

Building and Land Check #1118

Subdivision Land Development Check's #1634-#1636

Special Equipment Check #1014

Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes Ronald Wenrich, yes and Deborah McGowan, yes 5-0 vote. Motion carried.

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

September 10, 2025

APPROVAL OF REPORTS

MOTION

Deborah McGowan made a motion to approve the following reports:

Mahoning Township Road Department Reports August 4, 2025-August 29, 2025

Mahoning Township Road Department Equipment and Fuel Log for August 2025

Mahoning Township Police Department Fuel Log for August 2025

Mahoning Valley Ambulance August 2025 Directors Report

Mahoning Township Municipal Authority Minutes for June 18, 2025, and July 16, 2025

Mahoning Township Sewage Enforcement Officers Report June 12/25-August 29, 2025

Seconded by Myron Blahy. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich, yes and Deborah McGowan, yes 5-0 vote. Motion carried.

NEW BUSINESS:

Ordinance 2025-#2

Ordinance amending the Volunteer Service Credit

MOTION

Robert Slaw made a motion to adopt Ordinance 2025-#2 an ordinance amending the volunteer service credit. Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich, yes and Deborah McGowan, yes 5-0 vote. Motion carried.

Resolution 2025-#23

PENNDOT Winter Maintenance Services Agreement

MOTION

Ronald Reeser made a motion to adopt Resolution 2025-#23 PENNDOT Winter Maintenance Services Agreement. Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich, yes and Deborah McGowan, yes 5-0 vote. Motion carried.

Resolution 2025-#24

Resolution establishing the amount of real property tax credit an active volunteer is eligible to receive pursuant to the Mahoning Township Volunteer Service Credit Program

MOTION

Ronald Reeser made a motion to establish township real property tax credit at 50% of township tax liability actually paid by the active volunteer, if paid in penalty credit shall only apply to base. Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, abstain; Ronald Reeser, yes; Ronald Wenrich, yes and Deborah McGowan, no 3-1-1 vote. Motion carried.

MOTION

Ronald Reeser made a motion to adopt Resolution 2025-#24 a resolution establishing the amount of real property tax credit an active volunteer is eligible to receive pursuant to the Mahoning Township Volunteer Service Credit Program. Seconded by Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, abstain; Ronald Reeser, yes; Ronald Wenrich, yes and Deborah McGowan, no 3-1-1 vote. Motion carried.

September10, 2025

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

September 10, 2025

Bid for Roof (Low Bidder for Roof was from Vertex: Base bid \$60,300)

MOTION

Myron Blahy made a motion to award low bid for roof replacement from Vertex in the amount of \$60,300. Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich, yes and Deborah McGowan, yes 5-0 vote. Motion carried.

Bid for add alt GC#1 Demo and replace soffit and fascia (Low Bidder from Vertex: \$41,000)

Board did not accept.

Bid for Dehumidification System (Low Bidder for Dehumidification system from Leibold: Base bid \$39,900)

Ronald Reeser made a motion to award low bid for dehumidification system from Leibold in the amount of \$39,900. Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich, yes and Deborah McGowan, yes 5-0 vote. Motion carried.

Bid for Add Alt 1 Dehumidification Upper Level \$32,400

Board did not accept.

Bid for Add Alt 2 Dehumidification Unit for South Lower Level \$30,600

Board did not accept.

Resolution 2025-#25

Police Pension Plan Contribution Requirement for 2026 Minimum Municipal Obligation (MMO) in the amount of \$138,846

MOTION

Deborah McGowan made a motion to adopt Police Pension Plan Contribution Requirement for 2026 Minimum Municipal Obligation (MMO) in the amount of \$138,846. Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich, yes and Deborah McGowan, yes 5-0 vote. Motion carried.

Resolution 2025-#26

Non-Uniform Pension Plan Contribution Requirement for 2026 Minimum Municipal Obligation (MMO) in the amount of \$47,602

MOTION

Myron Blahy made a motion to adopt Non-Uniform Pension Plan Contribution Requirement for 2026 Minimum Municipal Obligation (MMO) in the amount of \$47,602. Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich, yes and Deborah McGowan, yes 5-0 vote. Motion carried.

Remmey Lot Line Combination

MOTION

Ronald Reeser made a motion to approve Remmey Lot Line Consolidation. Seconded by Myron Blahy. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich, yes and Deborah McGowan, yes 5-0 vote. Motion carried.

September 10, 2025

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

September 10, 2025

Conditional Use Application - Fredericks Grove Rd Solar (schedule a public hearing)

MOTION

Myron Blahy made a motion to schedule and advertise public hearing on Tuesday October 28, 2025 at 6:00PM for Fredericks Grove Solar conditional use application. Seconded by Ronald

Wenrich. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich, yes and Deborah McGowan, yes 5-0 vote. Motion carried.

OLD BUSINESS

ULP Agreement: TABLE

Mahoning Township Historical Society Ordinance: Discussion took place. Todd Weaver and Sandy Palinchak spoke on behalf of Historical Society. Todd shared this is all voluntary and at discretion of property owner. Sandy Palinchak as far as the power goes, we don't say that a certain area is historical. What happens is that the resident that owns property will come to us and request if we want to make this a historic building or property. What we would do is the research to see if it is historical. This is entirely voluntary. All is at the discretion of property owners.

The wording dictates differently in this draft ordinance. The solicitor provided Towamensing Twp. Ordinance. This whole ordinance is set up to do something completely different. Todd will do some research at the state level. Asked to reach out to Jim Thorpe Borough to see if they have an ordinance in place.

TABLE

CORRESPONDENCE:

MOTION

Myron Blahy made a motion to accept and place the correspondence on file dated September 10, 2025. Seconded by Deborah McGowan. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Deborah McGowan, yes and Ronald Wenrich, yes 5-0 vote. Motion carried.

***CARBON CONSERVATION DISTRICT, CHRIS STORM, CONSERVATION DISTRICT MANAGER

RE: BALMER HOME PROJECT ADEQUACY REVIEW; ADEQUATELY ADDRESSES EROSION AND SEDIMENT POLLUTION CONTROL AND MEETS THE MINIMUM REQUIREMENTS OF THE DEP RULES AND REGULATIONS

***LTL CONSULTANTS, LTD., STEPHEN WANNER, BCO & ZONING OFFICER

RE: PERMIT DENIAL, FONTANEZ (POOL)

***LTL CONSULTANTS, LTD., STEPHEN WANNER, BCO & ZONING OFFICER

RE: PERMIT DENIAL, WARNER (FENCE)

***LTL CONSULTANTS, LTD., STEPHEN WANNER, CODE ENFORCEMENT OFFICER

RE: NOTICE OF VIOLATION, DECK CONSTRUCTED WITHOUT PERMIT APPROVAL; LUTZ

***LTL CONSULTANTS, LTD., STEPHEN WANNER, CODE ENFORCEMENT OFFICER

RE: NOTICE OF VIOLATION, UNPERMITTED STRUCTURE (OUTDOOR BAR), BEAVER RUN DRIVE; UKRAINIAN HOMESTEAD

****LTL CONSULTANTS, LTD., STEPHEN WANNER, CODE ENFORCEMENT OFFICER

September 10, 2025

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

September 10, 2025

RE: NOTICE OF VIOLATION, ACCUMULATION OF JUNK AND/OR RUBBISH, JAMESTOWN STREET;
SALLIT

***LTL CONSULTANTS, LTD., STEPHEN WANNER, CODE ENFORCEMENT OFFICER

RE: COURTESY NOTICE, UNPERMITTED USE (SECOND DWELLING) BIRCHWOOD DR; GARRETT

***LTL CONSULTANTS, LTD., STEPHEN WANNER, CODE ENFORCEMENT OFFICER

RE: PERMIT DENIAL, PROCIUK (GARAGE ADDITION)

***LTL CONSULTANTS, LTD., STEPHEN WANNER, CODE ENFORCEMENT OFFICER

RE: PERMIT DENIAL, CUTH (DECK)

***LTL CONSULTANTS, LTD., STEPHEN WANNER, ZONING OFFICER

RE: PERMIT DENIAL, FONTANEZ (SHED)

***NANOVIC LAW OFFICES, THOMAS S NANOVIC

RE: COPY OF LETTER SENT TO ATTORENY KEMMERLING IN RESPONSE TO HIS LETTER REGARDING
PURSELL APPLICATION TO THE MAHONING TOWNSHIP ZONING HEARING BOARD (60 DAY GRACE
PERIOD)

***NANOVIC LAW OFFICES, THOMAS S NANOVIC

RE: BOUNDARY LINE REMOVAL SUBDIVISION INQUIRY BY BRUCE STEIGERWALT

***NANOVIC LAW OFFICES, THOMAS S NANOVIC

RE: REVIEW OF ALIF FARMS

***PA DEPARTMENT OF TRANSPORTATION LOCAL TECHNICAL ASSISTANCE PROGRAM QUARTERLY
REVIEW, SUMMER 2025

***PSATS NEWS BULLETIN, AUGUST 2025

***SAVE CARBON COUNTY, LINDA CHRISTMAN, PRESIDENT

RE: CONCERNS OF DATA CENTER PROPOSALS EXPECTED IN CARBON COUNTY

***EMPLOYMENT APPLICATION - PART TIME ROAD DEPARTMENT; CHASE ZEIGENFUSS

***RESIDENT CONCERNS REGARDING ROAD WORK PERFORMED AT 554 COUNTY LINE DRIVE.

***RESIDENT CONCERNS REGARDING ALIF FARMS

***NOTICE OF VIOLATION-291 BREEZEWOOD ROAD

***PA ONE CALL ANNUAL REPORT 2024

***PIRMA SECOND QUARTER NEWSLETTER 2025

COMMITTEE REPORTS:

Road Committee:

Nevin Frey: The new FORD is at EM Kutz for upfitting.

Performing road work on County Line Road and confronted by a resident regarding the diversion of water. Nevin shared that himself and his crew are tired of being yelled at by residents. It's becoming worse. We will be brush cutting next week and we have some residents that are not going to be happy.

The township office will be sending a letter advising to cut back brush due to safety hazard. Please cut back yourself or the township will.

Police Committee: Nothing currently

September 10, 2025

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

September 10, 2025

OFFICIALS:

Deborah McGowan: Gobbler Fundraiser

Giant Food Store again is having a friendly competition between our local police departments and first responders accepting canned goods and frozen turkeys for Valor Clinic. Try to be more active in our community, trying to think of the less fortunate and willingness to participate. Asking everyone's involvement and asking for the boards backing. Place a box in the lobby for donations and message on our website.

MOTION

Ronald Reeser made a motion to participate in efforts with Gobbler Fundraiser. Seconded by Deborah McGowan. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Deborah McGowan, yes and Ronald Wenrich, yes 5-0 vote. Motion carried.

Tom Nanavic: Executive session at conclusion of meeting for legal.

ADJOURNMENT:

MOTION

Ronald Reeser made a motion to adjourn the meeting at 7:40PM. Seconded by Myron Blahy. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Deborah McGowan, yes Ronald Wenrich, yes 5-0 vote. Motion carried.

Respectfully Submitted,
Natalie D. Haggerty
Secretary-Treasurer

September 10, 2025