

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

October 8, 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:

Pat Seyford 334 Edgemont Palmerton, PA

Thank you for allowing me the opportunity to speak. The reason I'm here is I'm following the slaughterhouse situation, and I have some opinions. I am familiar with zoning and building codes and I am absolutely appalled that this operation has not been shut down. It is a health hazard, should never be there, nonconforming use expired many years ago and should never have been revitalized. The individual which is the zoning officer should be relieved of his duties, fired and possibly sued for not doing his job as a zoning officer. Now the neighbors are stuck with the problem. The current owners are making a fool of you, no matter what you tell them they do not comply, and they will continue to do so. They lied to you repeatedly; they have not done what is asked of them. It should not even be on the table, because it shouldn't be there, residential neighborhood should not have a slaughterhouse. You need at least five acres of land according to your zoning regulations. For them to come in and have lied to you or previous owner, whoever did all that is responsible and should be held responsible. How it reads in the paper is that Alif Farms are going to tell you how they are going to operate, and you are going to monitor. That is baloney. They should not be there. Where is the Department of Health? Where is the SPCA or any other animal organizations because animals are being cruelly treated. This is how they are going to continue to operate and not respect your laws. You need to understand that. You must play hardball. They have consistently gone against what is asked of them and brought in all these animals that are being treated inappropriately. What else needs to happen? I know you have all these meetings behind closed doors. Things have been said. I'm not privy to that I can only comment on what I read in your minutes and in the paper. The neighbors' properties are tanking with this operation next door, how would you feel if this was your house? Something needs to be done, not getting better it is getting worse. Thanked us for our time.

Ronald Reeser, Myron Blahy and Deborah McGowan whole heartily agree 100% with Pat Seyford words.

APPROVAL OF MINUTES:

MOTION

Deborah McGowan made a motion to approve the Minutes of September 10, 2025, Board of Supervisors Meeting. Seconded by Myron Blahy. Robert Slaw, yes; Deborah McGowan, yes; Myron Blahy, yes; Ronald Wenrich, yes and Ronald Reeser 5-0 vote. Motion carried.

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APPROVAL OF TRANSFERS:

MOTION

Myron Blahy made a motion to approve the following transfers:

\$18,032.02 Payroll Checking to General Checking 9/11/25

\$17,922.60 Payroll Checking to General Checking 9/18/25

\$17,344.44 Payroll Checking to General Checking 9/25/25

\$16,906.62 Payroll Checking to General Checking 10/2/25

537.97 Residential Street Light to General Checking

\$595.20 Residential Fire Hydrant to General Checking

Seconded by Ronald Reeser. 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

Ronald Reeser made a motion to approve the Treasurer's Report for September 2025. Seconded by Ronald Wenrich. 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 #537 in the amount of \$188,387.76

General Check's #25413-#25446

State Check #1901

Building and Land Check's #1119-#1120

Subdivision Land Development Check's #1637-#1641

Fire Co. Check #1048

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

APPROVAL OF REPORTS

MOTION

Ronald Reeser made a motion to approve the following reports:

Mahoning Township Road Department Reports August 31, 2025-September 26, 2025

Mahoning Township Road Department Equipment and Fuel Log for September 2025

Mahoning Township Police Department Fuel Log for September 2025

Mahoning Valley Ambulance September 2025 Directors Report

Mahoning Township Municipal Authority Minutes for August 20, 2025

Mahoning Township Building and Zoning Report August and September 2025

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

Holly Heintzelman questioned at the last meeting you indicated you were getting a zoning report including Alif. Is that included in your report that you just approved?

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Following the last meeting there was an email sent to the zoning officer with Hollys questions.

The township office will forward that response to Holly. Pat Seyford asked if that's how we get a response from our zoning officer, submitting questions to him. Deb McGowan commented saying that is how we contact him directly. Holly does not contact our zoning officer because he works for the township. Holly never contacted him directly; the only time we have spoken was when he came out to the property and he was there for some other reason. If you tell me I can contact him directly I will do so; but that is not normal procedure. Deb McGowan, so if Pat puts her questions in writing to the board we would submit it to Steve and then Steve would respond to us and then we would respond to Pat. I find it disturbing that someone cannot get a direct answer without going around a tree sort of speak. If that lady has a question she has every right to question the zoning officer, police chief, the board. I believe she has that right.

Tom agrees 100% that is why he asked our zoning officer to be at all our meetings. Deborah McGowan asked me to notify Stephen, advising he must be at all our meetings.

A resident shared he has sent a video to Steve. People are pulling up in an SUV, and they have goats in the trunk, they take them out and carry in building, they slaughter them and then bring them out, put a bag over their carcass and throw back in trunk and leave. No inspectors. What day of the week? Thursday night. Myron questioned that the goats do not come in on a truck as a delivery and is this common practice? Pat Seyford you must back up, this operation should not be there under any circumstances. You have to say we made a mistake and what are we going to do to fix it? It got to go away. The neighbors have the proof. It's a health hazard. What about the sewage? Myron, does Carbon County have a health department? Ronald Reeser shared the Dept. of Agriculture does this in Carbon County. Somebody must take the bull by the horns and call these agencies and hold them accountable. So, if the previous owner was doing something they weren't doing and that enabled them to get a renewal of a license, can that license or permit be revoked and how do we go about doing that? A license or permit under false pretenses. Tom, you may attempt to do that but there are principles in the law that may have a right if they acted in good faith and spent money in getting that permit. We are not aware that the current owners lied to us. Pat, you can't issue a permit when it's illegal to issue a permit. That whole non-conforming thing was dead in the water. Tom, it's not a non-conforming it called vested right. Someone in good faith gets a permit, an error might be made, they expend money and then courts look and see if it's fair to revoke the permit. Who made the mistake? Should the innocent person pay for someone else's mistake? Pat, this far into it we should answer these questions. It's getting worse, not getting better. Tom shared no one to this point has showed me documents that current owners lied or misled anyone to get their permit. Pat, so they bought under false pretenses, they could operate a butcher house slaughterhouse. Tom, you are saying that I'm not saying that. Ronald Reeser, according to our zoning officer, the original owner said they have been slaughtering there for years. Ron that is false, but at that point the permit was already issued. Then two months later new owner comes in. Pat, who would allow this? The zoning officer was wrong. Robert, it was a slaughterhouse for over 100 years, does the non-conforming use run out? Tom, my understanding, there has not been slaughtering for 40 years except for a deer. Again, if it were a nonconforming use if you cease that nonconforming use for a period of two years the nonconforming use is abandoned, it does not work that simply. There's two parts to abandonment there's actual cease the operation and the intent to abandon. Ordinance says cease the operation for a period of two years that creates a presumption that you intended to

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abandon the use. A rebuttable presumption. Shared case law. Tom does agree that the zoning officer should be here to share what is being done. Ronald Reeser, the Department of Agriculture, has not been inspecting there for I say thirty years, would that then prove that they abandoned the slaughterhouse? Tom, that would prove they ceased the operation you have to prove the intent to cease the operation. Myron Blahy should the residents been for warned what business was coming in? Pat, clearly they expanded the operation beyond the scope of what the intent was, if we go down that path. This goes on and on with common sense violations without knowing the specific laws. It is terrible. Recommendation to have an attorney who specializes in this. How do we advance? In the meantime, they have not complied to what is required of them they should be shut down until this is resolved.

Note: a lot of people talking over one another.

Holly, the distinction in some of the cases is in this case the property changed hands four times. Has anyone made a freedom of rights request from the Department of Agriculture to see what slaughtering is going on and how many animals? It would be very easy. Deborah McGowan, only to Steve. Holly asked if the township would object to her making the freedom of information request? Not at all, you have the right to know

NEW BUSINESS:

Joseph & Carol Frey & Casara Weinrich Lot Line Adjustment (LTL review letter September 11, 2025)

Planning Commission recommend approval of Joseph & Carol Frey and Casara Weinrich lot line adjustment plan. Note: comments signed notarized plans by owners and plans sealed and signed by professional surveyor.

NOTE: EXTENSION OF TIME REQUEST NOVEMBER 12, 2025

MOTION

Deborah McGowan made a motion to grant extension of time to November 12, 2025. 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.

Question: if he can put up a pole barn before the house? Contact the zoning officer.

Nancy P. & Stanley F. Bielicki Minor Subdivision/Lot Line Adjustment Waiver Request (requesting waivers from the following Sections of the Mahoning Township SALDO requirements).

Section 99-50.E. – Lot Width and Depth. The minimum width of residential and nonresidential lots shall be as follows; the lot depth to width ratio shall not exceed 4:1.

MOTION

Ronald Reeser made a motion to grant approval of waiver from Section 99-50.E. Lot Width and Depth. 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.

Nancy P. & Stanley F. Bielicki Minor Subdivision/Lot Line Adjustment

Planning Commission recommend conditional approval contingent on county review and addressing LTL review letter dated September 16, 2025.

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MOTION

Ronald Reeser made a motion to grant conditional approval contingent on county review and addressing LTL review letter dated September 16, 2025. 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.

DiCarlo Limited Family Partnership Sketch Plan (Present Al DiCarlo, owner and Petter Terry, traffic engineer, and representation of potential tenant)

MOTION

Deborah McGowan made a motion to send a letter to PennDOT saying this sketch plan was reviewed from a traffic standpoint only and find no concerns. 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.

CDBG Budget 2026 \$20,714 Westside Project cost estimate \$257,950.

Funding amounts are as follows:

FY2023 \$79,914

FY2024 \$78,867

FY2025 \$78,455

Total allocated \$237,236

MOTION

Ronald Reeser made a motion to budget \$20,714 for CDBG Project. 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.

Jeffrey Hill Resignation from Planning Commission

MOTION

Ronald Reeser made a motion to accept Jeffrey Hill resignation from Planning Commission effective October 8, 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.

MOTION

Deborah McGowan made a motion to amend agenda to appoint a member of the Planning Commission. 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.

MOTION

Deborah McGowan made a motion to appoint Stephen Chuckra to the Mahoning Township Planning Commission effective October 8, 2025. Seconded by Robert Slaw. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich, yes and Deborah McGowan, yes 5-0 vote. Motion carried.

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Budget Workshops (schedule and advertise)

MOTION

Myron Blahy made a motion to advertise workshops for October 22, 29 and November 5, 2025, at 4:00PM. 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 Valley Fire Co. License Agreement

MOTION

Ronald Reeser made a motion to send agreement to Fire Company for approval. Seconded by Robert Slaw. 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: Tom will put together a summary for the next meeting and numerate concerns. TABLE

CORRESPONDENCE:

MOTION

Myron Blahy made a motion to accept and place the correspondence on file dated October 8, 2025. Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Deborah McGowan, yes and Ronald Wenrich, yes 5-0 vote. Motion carried.

***CARBON COUNTY PLANNING COMMISSION, IVAN MEIXELL, PLANNER

RE: REVIEW AND CONSIDERATIONS FOR MINOR SUBDIVISION/LOT COMBINATION-NANCY & STANLEY BIELICKI FINAL-MAHONING TOWNSHIP/JIM THORPE

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

RE: PERMIT DENIAL, LUTZ – DECK, SPRUCE ST.

***LTL CONSULTANTS, STEPHEN WANNER, ZONING OFFICER

RE: PERMIT DENIAL, SCHWALM, AG BUILDING, BREEZEWOOD RD.

***BOROUGH OF LEHIGHTON POLICE DEPARTMENT, RYAN SAUNDERS,

RE: FIRE POLICE TRAFFIC CONTROL ASSISTANCE REQUEST FOR ANNUAL HALLOWEEN PARADE, OCT 18 2PM, (RAINDATE OCT 19)

***MILDRED A MOLINO, ESQUIRE

RE: REQUEST OF EXTENSION OF TIME (11/12/25) FOR LOT LINE ADJUSTMENT PLAN REVIEW; FREY / WEINRICH

***PSATS NEWS BULLETIN, SEPTEMBER 2025

COMMITTEE REPORTS:

Road: Nothing

Police: Nothing

Fire Co: Nothing

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OFFICIALS:

Myron Blahy thanked Carol Ethridge for attending all our meetings and being proactive in issues we have.

Natalie Haggerty questioned Warehouse and Data Center Ordinances, place on next agenda.

Deborah McGowan: Reiterated on Give a Gobbler Program that is being run by the township in cooperation with our fire company, ambulance and township as a whole. There are three drop offs; fire company, ambulance, and here at the township. If you want to give a turkey, you can give a gift card to purchase a turkey. Otherwise, me and representatives from ambulance and fire company will be personally delivering the goods we collect to Giant through Give a Gobbler and Valor Clinic on November 19th from 9:00AM- noon and I would appreciate everyone's support.

Robert Slaw: Executive session at conclusion of meeting for personnel, there will be no further business

ADJOURNMENT:

MOTION

Myron Blahy made a motion to adjourn the meeting at 7:15 PM. Seconded by Ronald Reeser. 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