

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

February 12, 2025

CALL TO ORDER:

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

PRESENT:

Myron Blahy, Vice-Chairman; Deborah McGowan, Supervisor; Ronald Wenrich, Supervisor; Thomas Nanovic, Solicitor and Natalie D. Haggerty, Secretary-Treasurer.

ABSENT: Robert Slaw, Chairman; Ronald Reeser, Supervisor

PUBLIC COMMENT:

Carolyn Albright 365 Twin Hill Drive

APPROVAL OF MINUTES:

MOTION

Deborah McGowan made a motion to approve the Minutes of the January 6, 2025 Organization Board of Supervisors Meeting. Seconded by Ronald Wenrich. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

MOTION

Deborah McGowan made a motion to approve the Minutes of the January 6, 2025 Board of Supervisors Meeting. Seconded by Ronald Wenrich. Myron Blahy, yes; Deborah McGowan, yes; and Ronald Wenrich, yes 3-0 vote. Motion carried.

MOTION

Deborah McGowan made a motion to approve the Minutes of January 8, 2025 Conditional Use Hearing Solar. Seconded by Ronald Wenrich. Myron Blahy, yes; Deborah McGowan, yes; and Ronald Wenrich, yes 3-0 vote. Motion carried.

MOTION

Deborah McGowan made a motion to approve the Minutes of the January 30, 2025 Conditional Use Hearing Solar. Seconded by Ronald Wenrich. Myron Blahy, yes; Deborah McGowan, yes; and Ronald Wenrich, yes 3-0 vote. Motion carried.

APPROVAL OF TRANSFERS:

MOTION

Deborah McGowan made a motion to approve the following transfers:

\$17,807.28 Payroll Checking to General Checking 1/9/25

\$20,493.14 Payroll Checking to General Checking 1/16/25

\$17,933.30 Payroll Checking to General Checking 1/23/25

\$18,673.75 Payroll Checking to General Checking 1/30/25

\$15,386.61 Payroll Checking to General Checking 2/5/25

\$537.97 Residential Street Light to General Checking

\$595.20 Residential Fire Hydrant to General Checking

Seconded by Ronald Wenrich. Myron Blahy, yes; Deborah McGowan, yes; and Ronald Wenrich, yes 3-0 vote. Motion carried.

APPROVAL OF TREASURER REPORT:

MOTION

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

February 12, 2025

Deborah McGowan made a motion to approve the Treasurer's Report for January 2025. Seconded by Myron Blahy. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

APPROVAL OF PAYMENT OF BILLS AND PAYROLLS:

MOTION

Deborah McGowan made a motion to approve the following bills and payrolls:

Bill List #529 in the amount of \$275,703.51

General Check's #25124-#25179

State Check's #1865-#1870

Building and Land Check #1107

Subdivision Land Development Check's #1590-1593

Seconded by Ronald Wenrich. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

APPROVAL OF REPORTS

MOTION

Deborah McGowan made a motion to approve the following reports:

Mahoning Township Road Department Reports December 29, 2024-February 1, 2025

Mahoning Township Equipment and Fuel Log for January 2025

Mahoning Valley Vol. Fire Co. #1 2024 Year End Report and Profit Loss December 2024

Mahoning Township Municipal Authority Meeting minutes for November 19, 2024 and December 18, 2024

LTL Consultants Building Report January 2025

Mahoning Township Zoning Hearing Board minutes for January 7, 2025

Mahoning Valley Ambulance Association Financial Report 2024

Mahoning Township Police Officers Schedule (1/13/25 and 2/10/25)

Seconded by Ronald Wenrich. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

MOTION

Deborah McGowan made a motion to send a strong letter to the police department telling them they are responsible for shoveling their own parking lot. Seconded by Myron Blahy. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

NEW BUSINESS:

MOTION

Deborah McGowan made a motion to approve EIT Volunteer Credit Certificates for 2024

FIRE COMPANY

Andrew Yenser	2239 Mahoning Drive West
Rickey Frey	2285 Mahoning Drive West
John A. Michalik	2986 Mahoning Drive West
Mark Ebbert	1037 Mahoning Drive East
Clifford Klotz II	18 Chestnut Lane
Rob Frey	672 Mill Road
Darrin Arndt	16 Mahoning Drive East
Alden Everett	3 Laurel Road
Jeffrey Miller	2264 Mahoning Drive West
Robert Brooks	122 Keiser Lane

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

February 12, 2025

William Boyd Henry III	1518 Hemlock Drive
Erik Reichard	2547 Mahoning Drive West
Bryan Pollock	694 Mill Road
Andrew Conrad	2701 Mahoning Drive West
Kaylyn Ahner	635 Laurel Road

MAHONING VALLEY AMBULANCE

Robert W. Miller	983 Mill Road
Brandon Ruch	1386 Twin Crest Drive

Seconded by Ronald Wenrich. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

APPOINTMENT OF ZONING OFFICER (Current LTL Consultants, Stephen Wanner)

MOTION

Deborah McGowan made a motion to appoint Stephen Wanner, LTL Consultants as Mahoning Township Zoning Officer. Seconded by Myron Blahy. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

APPOINTMENT OF BUILDING CODE OFFICIAL (Current LTL Consultants)

MOTION

Deborah McGowan made a motion to appoint LTL Consultants as Mahoning Township Building Code Official. Seconded by Ronald Wenrich. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

APPOINTMENT OF A SOLICITOR FOR THE ZONING HEARING BOARD (Current Matt Schnell, Strubinger Law Office)

MOTION

Deborah McGowan made a motion to appoint Strubinger Law Office as Solicitor of Mahoning Township Zoning Hearing Board. Seconded by Ronald Wenrich. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

PART TIME SUMMER ROAD DEPARTMENT WORKERS AND SETTING RATE OF PAY:
Jeff Kirsch: Error made with rate of pay. Agenda stated \$15/hr. but in was increased in 2023 to \$17/hr.

MOTION

Ronald Wenrich made a motion to set the rate of pay at \$17.00/hour for part time summer road workers. Seconded by Deborah McGowan. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

APPOINTMENT OF A CHAIRMAN ON THE VACANCY BOARD (1-YEAR TERM)
TABLE

Close ARP Fund (Transfer Interest to General Fund)

MOTION

Deborah McGowan made a motion to close ARP Fund and transfer interest to general fund. Seconded by Myron Blahy. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

February 12, 2025

Proposal from Watkins Architect for Roof Replacement and Dehumidification System

MOTION

Deborah McGowan made a motion to accept proposal from Watkins Architect for roof replacement and dehumidification system. Seconded by Myron Blahy. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

Generator Maintenance Proposal (Diaz Building) TABLE

Non-Uniform Pension Plan Adoption Agreement (agreement provided by PSATS, IRS regulations require that sponsors of Defined Benefit Pension Plans restate their Plan Documents to incorporate changes in pension legislation. Previously done in 2020).

MOTION

Deborah McGowan made a motion to approve the Non-Uniform Pension Plan Adoption Agreement (agreement provided by PSATS, IRS regulations require that sponsors of Defined Benefit Pension Plans restate their Plan Documents to incorporate changes in pension legislation. Seconded by Myron Blahy. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

Stephen & Phyliss Jerden Tax Refund \$370.70 (taxed for incorrect acreage)

MOTION

Deborah McGowan made a motion to approve the Stephen and Phyliss Jerden tax refund in the amount of \$370.70. Seconded by Myron Blahy. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

DUI Trailer Donation

Noted we have two entities interested. TABLE

Bodycam Usage TABLE

Resolution 2025-17 Tax Collector Increase of Fees.

MOTION

Deborah McGowan made a motion to approve Resolution 2025-17 Tax Collector Increase of fees. Seconded by Myron Blahy. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

Resolution 2025-18 Tax Collector Increase of Commission 4% discount and base 5% penalty.

MOTION

Deborah McGowan made a motion to approve Resolution 2025-18 Tax Collector Increase of Commission 4% discount and base 5% penalty. Seconded by Myron Blahy. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

Mahoning Township Tax Collector Disposition of Records

MOTION

Deborah McGowan made a motion to approve Mahoning Township Tax Collector Disposition of Records as listed. Seconded by Ronald Wenrich. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

Tax Certifications 2022

Change of Address Records 2022

Real Estate Property Transfer Records 2022

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

February 12, 2025

Unpaid Taxes issued to the Sheriff for Property Sales 2022

Exoneration Certificate Issued to Tax Collector 2019

Exoneration Per Capita and Occupational 2019

Tax Bills & Paid Receipts 2022

Delinquent Tax Collection Records/Lien Lists 2017

Tax Collectors Monthly Records to Taxing Districts 2017

Tax Collectors Duplicates and General Ledgers 2017

OLD BUSINESS

Blue Ridge Cable Franchise Agreement 10-year Renewal TABLE

Dollar General: Deed of Dedication as part of the Right of Way for Twin Hill Drive- Resolution #2025-19

MOTION

Ronald Wenrich made a motion to approve Resolution 2025-19 Dollar General, Deed of Dedication as part of the right of way for Twin Hill Drive contingent upon Attorney Nanovic's review of the maintenance bond. Seconded by Deborah McGowan. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

Resident Carolyn Albright questioned the deed. Advised it is being deeded back to the township.

Starbucks Letter of Credit (LTL Consultants letter dated 2/7/25 recommends full release of security in the amount of \$106,315.69)

MOTION

Deborah McGowan made a motion to approve Starbucks Letter of Credit full release of security in the amount of \$106,315.69. Seconded by Ronald Wenrich. Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

Starbucks Development Agreement

Noted serves no purpose anymore.

Warehouse Ordinance TABLE

RV Ordinance TABLE

d. A Large Vehicle may be stored, unoccupied, upon private property, including but not limited to storage on private roads owned by or leased to the owner of such Large Vehicle. All such stored Large Vehicles must be located on the side or rear of the property on a crushed stone, black top, or concrete surface capable of supporting the vehicle. All parking areas and access roads or areas that are created or expanded after the adoption of this Ordinance shall be constructed of a hard, homogeneous, all-weather surface such as cement or asphalt or equivalent; shall be graded to provide convenient vehicular access and proper drainage; and shall be maintained in good and usable condition. All existing parking areas and access roads or areas shall be constructed and maintained with an aggregate base, cement, or asphalt all-weather surface. The parking of Large Vehicles on any surface or the accessing of parking areas across any surface that is not constructed in accordance with these regulations is strictly prohibited.

e. It shall be unlawful for any Recreational Vehicle to be occupied for living purposes within the Borough of Hanover, whether located on a public street, public property, or private property.

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

February 12, 2025

Fritz Road Speed Study TABLE

CORRESPONDENCE:

MOTION

Deborah McGowan made a motion to accept and place the correspondence on file dated February 12, 2025. Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes and Ronald Wenrich, yes 5-0 vote. Motion carried.

***LEHIGHTON AREA HERTIAGE ALLIANCE, MEMBERSHIP INFORMATION AND FORM

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

RE: DG/LVP PROGRAM: ENVIRONMENTALLY SENSITIVE MAINTENANCE TRAINING COURSES OFFERED

***HOLLY A HEINTZELMAN, BURGET ASSOCIATES – SOLAR FARM PLAN.

***LCB, PA LIQUOR CONTROL BOARD, ANDREW STUFFICK, DIRECTOR, BUREAU OF LICENSING

RE: NOTIFICATION OF LIQUOR LICENSE TRANSFER APPLICATION. MICRO ENTERPRISES, INC. TO DON CORLEONE RESTAURANT, NORMAL SQUARE

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

RE: NOTICE OF VIOLATION; ACCUMULATION OF JUNK/RUBBISH AND JUNK VEHICLES, S. McLEAN, 1338 TWIN CREST DRIVE

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

RE: CHANGE OF USE APPLICATION DENIAL, FOLLWEILER, 211 SEMMELS HILL RD

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

RE: RESIDENTIAL APPLICATION, SINGLE-FAMILY DWELLING DENIAL, SHIPWASH, 308 UPPER NIS HOLLOW DRIVE

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

RE: SINGLE-FAMILY DWELLING APPLICATION DENIAL, WINTER MOUNTAIN RD

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

RE: RESIDENTIAL APPLICATION, SINGLE-FAMILY DWELLING DENIAL, WINTER MOUNTAIN RD

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

RE: NOTICE OF VIOLATION, UNPERMITTED STRUCTURE USED FOR STORAGE AND CAMPGROUND USE. I MURMYLA, PINE HOLLOW DRIVE

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

RE: NOTICE OF VIOLATION, UNPERMITTED USE AS CAMPGROUND/RV PARK AND UNPERMITTED AND/OR PROHIBITED STRUCTURES ON PROPERTY. C PURSELL, LAUREL RD

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

RE: NOTICE OF VIOLATION, UNPERMITTED USE AS A CAMPGROUND/RV PARK AND UNPERMITTED STRUCTURE ON THE PROPERTY. D DAUGHTRY, PENN DR/PA 443

***LTL CONSULTANTS, LTD, STEPHEN WANNER

RE: RESIDENTIAL APPLICATION, SINGLE-FAMILY DWELLING DENIAL, 231 KEISER LANE

***LTL CONSULTANTS, LTD. STEPHEN WANNER

RE: RESIDENTIAL APPLICATION, GROUND-MOUNTED SOLAR DENIAL, 408 ASHTOWN DR

***NANOVIC LAW OFFICES, THOMAS NANOVIC

RE: REVIEWED DOCUMENTS IN RELATION TO DEED OF DEDICATION REFERENCING JLM REAL ESTATE INVESTMENTS (DOLLAR GENERAL) AND SUPPLIED RECOMMENDATION

***NANOVIC LAW OFFICES, THOMAS S NANOVIC

RE: 3 OF 4 ISSUES IN ABOVE CORRESPONDENCE REFERENCING RELATION TO DEED OF DEDICATION; JLM REAL ESTATE INVESTMENTS (DOLLAR GENERAL) ADDRESSED AND DISCUSSED.

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

February 12, 2025

***NANOVIC LAW OFFICES, THOMAS S NANOVIC

RE: DEED OF DEDICATION SEPT 30, 2024 LETTER RESENT TO GRETCHEN STERNS, ESQ FOR REVIEW.

***NANOVIC LAW OFFICES, THOMAS NANOVIC

RE: MAHONING DRIVE-IN RECAP OF ZONING HEARING BOARD MEETING.

***NANOVIC LAW OFFICES, THOMAS NANOVIC

RE: SUMMARY REVIEW OF HEARING BEFORE JUDGE DODSON IN RELATION TO MAHONING TOWNSHIP
VS T WARNER AND J COSTENBADER (FOUR CITATIONS) NOT GUILTY

***NANOVIC LAW OFFICES, THOMAS NANOVIC

RE: WALMART PROJECT, RIGHT OF WAY AND CONVEYANCE ISSUED TO BE ADDRESSED

***PROSSER LABORATORIES, INC. OPERATION SERVICES, DAVID SCHOLTZ, PLANT OPERATOR

RE: NOTIFICATION OF NPDES WASTEWATER DISCHARGE PERMIT APPLICATION RENEWAL, SPRINGDALE
GARDENS APARTMENTS

***RESIDENT REQUEST FOR CLEARIFICATION REGARDING THE DOLLAR GENERAL DEED OF DEDICATION
THAT WAS TABLED AT THE JANUARY MEETING. C ALBRIGHT

***PA DEPARTMENT OF TRANSPORTATION LOCAL TECHNICAL ASSISTANCE PROGRAM, WINTER 2025

***CARBON COUNTY OPEN SPACE PROGRAM

COMMITTEE REPORTS:

Police Committee:

Deborah McGowan: So much to say, so little time.

Road Committee:

Ronald Wenrich: Road department is doing a great job.

OFFICIALS:

ADJOURNMENT:

MOTION

Myron Blahy made a motion to adjourn the meeting at 6:33PM. Seconded by Ronald Wenrich.
Myron Blahy, yes; Deborah McGowan, yes and Ronald Wenrich, yes 3-0 vote. Motion carried.

Respectfully Submitted,
Natalie D. Haggerty
Secretary-Treasurer