

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

August 13, 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:

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

PUBLIC COMMENT:

Bruce Steigerwalt: Question regarding procedure and if it applies to the provision of ordinance (Section 99-B-23). It says to provide a deed description with language (draft provided), a copy of subdivision plan (provided the recorded Tam Pallet Corporation Plan which reflects two lots subdivided in 1993 and now they want to put them back together). The ordinance says we do not need to go before planning commission or township engineer. There are some things that Tom may have to look at to make sure the wording is included in the ordinance. Talks about reference numbers, lot numbers which are in the deed description, the plat book and page number which were it is recorded and a revised combined new lot number. He does not know what that would be called because it will be one parcel again. Language restricting the sale or transfer of being combined, I placed in the description. Present asking if it's as simple as submitting deed descriptions to the Board of Supervisors for approval. Bruce provided Tom with a copy of 1993 subdivision plan and description.

Todd Wingert: Present questioning status of the meat market. Shared they are still storing goats on the property. I sent videos and pictures to Steven. Tom advised that the Board meet with the property owner and their legal counsel to learn how they operate. My understanding is that they were no longer storing animals. Attorney Cousens addressed the question of storing animals. Client advised they are no longer storing animals at the premises. We were told they were bringing them in same day and slaughtering between 7-3:00. Attorney Cousens shared USDA inspector on site when this takes place so whatever hours permitted by regulators will be the hours, they slaughter the animals. Tom said they told us the animals would come in a half hour to one hour beforehand and all slaughtered same day. Attorney Cousens said that is the plan and procedure in place. Wingert asked if they were stored in the white barn. Residents said we have video of them storing in the white barn and carrying them into the building. Tom said we were told that they are not storing in white barn. We were told they are in the lean to in the back. No animals in the barn. Robert visited the site. Ron shared we were told M-Thurs. from 7-3:30 are their inspector days. I have reports of slaughtering on Friday, do you know if an inspector was there? Attorney Cousens does not know, client advised that they were not limited to certain days of the week but when the inspector could be there.

Holly Heintzelman: Questioned paperwork from the USDA. If they have an inspector, the inspector must file a report with the USDA every time they inspect (date they inspected the number of animals they inspected, and whether there were any issues with any of the animals). Can you provide those reports? Attorney Cousens is not certain if we can provide those reports

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or not, he is not familiar with process of USDA. What I do know is there are no violations. We want everybody to know that they are following the rules. Attorney Cousens will look into. Holly shared that this is an easy fix, these are the days the inspector was here, and these are days the truck arrived. Easy comparison. Tom shared so all understands, the Board of Supervisors has not decided on anything yet, we are fact finding. We met with them, and we are not sure what we are going to do at this point. The owners told us, and we are telling you what they shared with us. They are willing to put in writing, so we would be able to enforce. Tom asked when video was taken of animals in barn. (response of Thursday Aug 7, 2025). Robert specifically asked them are their animals going to be stored here, and they responded no. There was hay in the barn, they said they would back the truck up to the lean to in the back of building to bring animals in. Myron asked if it was a USDA government inspector or one of the employees that gets certified by USDA. Attorney Cousens responded with his understanding that it is an outside inspector from USDA. Tom said we were told it is a USDA inspector. Holly said he is never there to 3-3:30 he is only there to noon. Ronnie Wenrich, must he be on site for slaughtering or when he finishes cutting up. Attorney Cousens, he does not need to be on site for processing. So, there is a possibility he may have left by noon. Chill animal to 42 degrees which is part of the inspection. Tom said they are welcome to visit. Residents shared there were no inspectors present during holiday. Alif acknowledged early on there were issues and he is trying not to store animals. When they first opened up there were no inspectors. They take them out and throw them in the minivan, they are not chilled. Holly, they had purchased 176 goats at an auction, because they knew the holiday was coming and those came in on tractor trailer. Talked to tractor driver delivering them primarily because he was parked on my property blocking my driveway. He told me he was collecting goats all over the country and he was delivering 176 goats. I would dispute the fact that the goats were brought in by family. The killing floor is the same exact size as before. No intent of increasing that. Got a permit for a use not the buildings or anything else. They went into the building and ripped out all the retail parts of it, they ripped out garage. Robert, half of the retail is gone. Holly, they are expanding a non-conforming use which is not allowed without a special exception. They back a tractor trailer up to the door because they cannot get it into the barn. They back the tractor trailer off 902 up to the door at butcher shop, they unload the goats and now you have goats inside what was a garage. The only way to get them from there to the slaughter floor is to run them through the back office. They told us they back the truck into a lean to which is a shute and then a holding area to the killing room. Holly, there is no way to get a tractor trailer into that barn, there is not enough space. They are across the entire road; there could be an accident. Robert said the owners have an open-door policy and invited all to visit to give a tour. Tom said we should arrange, and Attorney Cousens said that may be beneficial. Patricia Snyder questioned the fact of you are both depending on a third party and a simple phone call to the USDA would say what they are doing and not doing. Steve, did you call? Steve said he spoke with the Department of Agriculture not from anybody from USDA. Theres a USDA office in Bethlehem. Holly questioned if they were given a permit for a fence? Steven replied I had no reason not to. What fencing, they fenced in a building that was not fenced in before. 200 feet from the property line. When was the permit issued? Are they keeping animals inside the fence? Holly if you are going to meet with the other side for their viewpoint then I think at some point you should meet with all the neighbors and ask for our viewpoint. Tom, I thought we were doing that. Holly, we have a lot of other information that we do not share at public meetings. Robert shared that we hear you all loud and clear and we will set up a meeting with all to help mitigate. Jeff Frace what are the uses of this property? Tom, we

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do not know that at this point, but I believe the violations we are discussing you would not be involved in. We are unaware of the uses; it would be helpful to us.

Ann Shigo: Carbon County Office of Planning and Development Open Space Coordinator. My position is new due to the 2022 referenda to preserve working farms, wildlife habitat and water resources. Her role was developed as well as an open space advisory board to oversee the spending of ten million dollars. The program is new, and we have grant funding through the county for municipalities and land trusts organizations to utilize. I would like the municipalities to utilize this grant funding and to do so I have been organizing workshops throughout the county, and this region is the Lehigh region. Looking forward to hosting within the next few months and I need a point of contact.

Dawn Gorham, Wildlands Conservancy helps the county with their open space program and are participating in the workshops and giving land preservation 101. We also have a DCNR grant that allows us to provide technical assistance to municipalities, so if you have a project to allow open space, we can help you with that. It cannot provide for ballparks and fields only for wildlife and wooded areas. It came about as the Carbon County Agricultural Conservation Program or Farmland Preservation Program. The chairman of that board was looking for more funding because the county commissions allocate a certain amount of funding from the state and the farmland preservation board was not getting enough funding from the county to preserve the number of farms that they were looking to be preserved in the county. So, he went to a colleague, and he started this referenda campaign to get on the ballot to show the commissioners the voters of Carbon County care about this. They put out a survey of all different topics to get people interested in voting yes for this ballot and wildlife habitat, water resources and working farms which were the most popular. So that is why the program focusses on those items. This was voted in November 2022 and had an 85% pass rate which is the highest in the nation. So, the voters of Carbon said we will donate 10million dollars to this.

APPROVAL OF MINUTES:

MOTION

Ronald Wenrich made a motion to approve the Minutes of July 9, 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.

APPROVAL OF TRANSFERS:

MOTION

Deborah McGowan made a motion to approve the following transfers:

\$19,571.82 Payroll Checking to General Checking 7/10/25

\$16,938.93 Payroll Checking to General Checking 7/17/25

\$16,856.40 Payroll Checking to General Checking 7/24/25

\$16,456.68 Payroll Checking to General Checking 7/31/25

\$19,806.78 Payroll Checking to General Checking 8/7/25

\$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.

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APPROVAL OF TREASURER REPORT:

MOTION

Ronald Reeser made a motion to approve the Treasurer's Report for July 2025. Seconded by Myron Blahy. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Wenrich and Ronald Reeser, yes 5-0 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 #535 in the amount of \$345,239.37

General Check's #25344-#25380

State Check's #1888-#1894

Building and Land Check #1116-#1117

Subdivision Land Development Check's #1628-#1633

Fire Co Check #1047

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.

APPROVAL OF REPORTS

MOTION

Ronald Reeser made a motion to approve the following reports:

Mahoning Township Road Department Reports June 29, 2025-August 2, 2025

Mahoning Township Road Department Equipment and Fuel Log for July 2025

Mahoning Township Police Department Fuel Log for July 2025

LTL Consultants Building Report July 2025

Mahoning Township Zoning Hearing Board Meeting Minutes July 1,2025

Mahoning Valley Ambulance May, June and July 2025 Directors Report

Mahoning Township Financial Report December 31, 2024

Carbon County District Court 56-3-03 and 56-3-01 audit December 31, 2024

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

NEW BUSINESS:

CDBG (3yr funding project 2024, 2025 and 2026)

Resolution 2025-#22

Resolution of the Township of Mahoning, approving the Community Development Plan and activity(s) submitted for the inclusion in the Community Development Block Grant application (CDBG) FY2025 through grantee Carbon County Board of Commissioners, Commonwealth of Pennsylvania .

MOTION

Ronald Reeser made a motion to approve Resolution 2025-#22. Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich and Deborah McGowan, yes 5-0 vote. Motion carried.

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Cooperation Agreement for CDBG FY2024 (motion to adoption of agreement)

MOTION

Ronald Reeser made a motion to adopt Cooperation Agreement for CDBG FY2024. Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich and Deborah McGowan, yes 5-0 vote. Motion carried.

Extension Request for the Final Minor Land Development Plan over lands of Melo Enterprise LLC (Ashtown Drive Solar) November 2025.

(Action taken by Mahoning Township Planning Commission July 16, 2025, the planners made a motion recommending the rejection of the Final Minor Land Development Plan over lands of Melo Enterprise LLC (Ashtown Drive Solar) based on LTL Consultants review letter dated June 12, 2025; unless the township receives an extension letter by August 12, 2025, to allow time for review of said plan). **6/7 time started 9/5-time ends**

MOTION

Ronald Reeser made a motion to approve Extension Request for the Final Minor Land Development Plan over lands of Melo Enterprise LLC to November 12, 2025, to allow time for review of said plan. Seconded by Deborah McGowan.

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

End User Agreement- P25 Radios

End user agreement prepared by the County as part of their upgrade to a digital radio system for emergency services. The county obtained grant funding to replace our in-car police radios. The county will retain ownership of the radios which are to be installed in our vehicles. They will also be putting in for grant funding to replace our portable radios.

MOTION

Myron Blahy made a motion to authorize Audie Mertz to sign End User Agreement- P25 Radios. Seconded by Robert Slaw. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich and Deborah McGowan, yes 5-0 vote. Motion carried.

Leighton Halloween Parade Saturday October 18, 2025, 4:00PM

(Leighton Borough requesting assistance from fire police)

MOTION

Deborah McGowan made a motion to approve assistance from Mahoning Fire Police for the Leighton Halloween Parade on Saturday October 18, 2025, at 4:00PM. Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich and Deborah McGowan, yes 5-0 vote. Motion carried.

Volunteer Tax Credit Incentive (motion to advertise)

Ordinance 2025-#2

MOTION

Robert Slaw made a motion to advertise Ordinance 2025-#2 Volunteer Tax Credit Incentive. Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich and Deborah McGowan, yes 5-0 vote. Motion carried.

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Galasso Excavating and Plumbing LLC Real Estate Tax Refund in the Amount of \$67.98

MOTION

Myron Blahy made a motion to approve Galasso Excavating and Plumbing LLC Real Estate Tax Refund in the Amount of \$67.98. Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich and Deborah McGowan, yes 5-0 vote. Motion carried.

Building and Land CD

MOTION

Ronald Reeser made a motion to issue and deposit Building and Land CD into Building and Land Fund. Seconded by Myron Blahy. Robert Slaw, yes; Myron Blahy, yes; Ronald Reeser, yes; Ronald Wenrich and Deborah McGowan, yes 5-0 vote. Motion carried.

OLD BUSINESS

ULP Agreement: TABLE

Mahoning Township Historical Society Ordinance: Discussion took place. Todd Weaver shared sample ordinance which was reviewed by Township Solicitor. Solicitor had a number of issues such as committee members, recognize and preserve; but if you the property owner do not want to and must. Tom provided a sample used in a neighboring community that is a kinder version. Board of Supervisors to review both versions and bring back comments to next agenda. TABLE

CORRESPONDENCE:

MOTION

Myron Blahy made a motion to accept and place the correspondence on file dated August 13, 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.

***BOROUGH OF LEHIGHTON, RYAN SAUNDERS, MAYOR

RE: REQUEST OF FIRE POLICE ASSISTANCE FOR HALLOWEEN PARADE TRAFFIC CONTROL, OCT 18, 2025

***BURGET & ASSOCIATES, SALLY BURGET

RE: FINAL MINOR LAND DEVELOPMENT PLAN OVER LANDS OF MELO ENTERPRISES, LLC TIME
EXTENSION REQUEST; NOVEMBER 2025

****CARBON CHAMBER & ECONOMIC DEVELOPMENT, JARED SOTO, ECONOMIC DEVELOPMENT
SPECIALIST

RE: REQUEST TO ATTEND MEETING TO INFORM BOARD AND RESIDENTS OF GOALS FOR CCEDC

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

RE: NOTICE OF VIOLATION #2, SAGE MEADOWS RESIDENTIAL DEVELOPMENT, REGARDING EARTH
DISTURBANCE ACTIVITY

***CARBON COUNTY FAIR, LIZ McELWEE, MISTRESS OF CEREMONIES

RE: COMPLIMENTARY TICKETS AND INVITE TO ATTEND OPENING CEREMONY

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

RE: MINOR SUBDIVISION/LOT COMBINATION REVIEW – FREY AND WEINRICH. RECOMMEND
CONDITIONAL PLAN APPROVAL; COMMENTS MUST BE ADDRESSED AND MITIGATED BEFORE FINAL PLAN
APPROVAL AND PLAN RECORDING.

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***DEPARTMENT OF ENVIRONMENTAL PROTECTION, MICHAEL TARCONISH, ENVIRONMENTAL GROUP
MANAGER, WATERWAYS & WETLANDS PROGRAM

RE: INCOMPLETENESS REVIEW LETTER, HOFFMAN FARMS

***LTL CONSULTANTS, STEPHEN WANNER, CODE OFFICIAL

RE: DENIAL OF BUILDING PERMIT; ACCARDI, 286-114 LOWER NIS HOLLOW DR.

***NANOVIC LAW OFFICES, THOMAS NANOVIC

RE: HEINTZELMAN'S MEAT MARKET CLARITY REGARDING NONCONFORMING USE/ABANDONMENT

***PSATS NEWS BULLETIN JULY 2025

COMMITTEE REPORTS:

Road Committee: No report

Police Committee: No report

OFFICIALS:

Mark Ebbert: Questioned status of 2685 Mahoning Drive East and if ready to move in. Needs a cleaning. The garage only. Tom will prepare a simple agreement. Mark to coordinate with Ron Reeser.

ADJOURNMENT:

MOTION

Myron Blahy made a motion to adjourn the meeting at 7:36 PM. Seconded by Deborah McGowan. 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