

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

January 5, 2026

CALL TO ORDER:

Deborah McGowan called the meeting to order at 6:40PM at the Mahoning Township Building 2175 Blakeslee Blvd Dr. West, Lehigh, PA 18235.

PRESENT:

Deborah McGowan, Chair; Ronald Reeser, Vice-Chairman; Carol Etheridge, Supervisor; Mark Schwalm, Supervisor; Matthew Wentz, Supervisor; Megan Nanovic, Attorney; Natalie D. Haggerty, Secretary-Treasurer and Audie Mertz, Chief of Police

PUBLIC COMMENT:

Todd Wingert: Speaking on behalf of the neighbors of the slaughterhouse, an incident happened two weeks ago the properties east of there are close to the slaughterhouse and heard the goats getting slaughtered and screaming for their lives. It is a residential area and should have never been zoned or even given a permit. Asking for cease and desist, this needs to stop. They need twenty acres to have the animals, they still have a fence up, and it's on the neighbor's property. Curious about the sale of the property and what is on the commercial property information sheet. That will tell you if one person had a slaughtering license for the property or not and if they did how did they obtain it. It's a meat market not a slaughterhouse. You are aware of it and it doesn't seem to be going anywhere. Mark Schwalm asked if he was at the last meeting when Deb addressed this? Todd said yes. They might be doing everything right with the USDA, but it comes down to they should never have got a zoning permit. Somewhere between the previous owner, the realtor and the goat people, they pulled one over. It needs to be corrected.

Holly Heintzelman: Did they file an appeal? (As of January 5, 2026, the office did not receive anything). Holly checked the county records, and she did not receive anything. 30 days to file an appeal would be today.

Holly Heintzelman followed up on Mark Schwalm's comment. Just having a permit from the USDA doesn't mean that the permit cannot be revoked and if they are not complying with requirements of the USDA which is questionable at this point the permit can be revoked. We have a report from USDA saying they are doing nothing wrong. Separately, the 30 days for them to appeal expires today; the Zoning Hearing Board decision was dated December 4. The next procedure would be a cease and desist to take the fence down. They did not go to the hearing; they have not filed an appeal they have lost the opportunity. They need to take the fence down, which will eliminate them having goats outside and causing problems.

Questioned the Concern Home being used as a Homeless Shelter and do they have a zoning permit for that? Deborah McGowan and Carol Etheridge responded that they have nothing. Deborah McGowan we have been battling with him for a month. He decided it's his property and he is going to do with it as he wishes. I was approached and I stopped there; it's a wonderful facility. Its clean, its regulated, they sign in and sign out. They are not there permanently. They are taken in the evening and stay overnight and then taken back into town in the morning. It is not a permanent facility. Trying to get the permits that are required and we are not getting a response. Not a permanent facility and it's not going to be permanent. Carol Etheridge responded she has been in contact with the owner and in touch with people that operate the place. Deb there is a proper way to do this and there is no way we're going to sit up here or out there and say sorry and lock those doors. This is not how it's going to be. They're homeless and need

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

January 5, 2026

a shelter but needs to be done correctly by the owner. Some of the attitudes I hear on the streets are that it is his building and he is going to do with it how he wants. We will not let this slide. One of our residents took it upon himself to visit and its clean facility and has a beautiful stainless-steel kitchen. They are taking donations for food. Carol shared right now it is being operated as an emergency shelter. So, when temperatures drop below twenty-eight degrees communities can allow emergency shelter process. It is not being operated as a homeless shelter; working with the property owner that they respond to the zoning violation letter that they previously received and then start the process of permit application for emergency shelter and then in the future if there is a discussion of homeless shelter that is a different conversation. It was a group home but never zoned for a homeless shelter. Ronald Reeser commented there are strict regulations with the providing of food and you need to get permits and it's not because we don't want to see it happen, you have to do it right. Holly, if we are going to enforce zoning you have to enforce for everybody.

APPROVAL OF MINUTES:

MOTION

Ronald Reeser made a motion to approve the Minutes of the December 29, 2025 Board of Supervisors Meeting. Seconded by Carol Etheridge. Deborah McGowan, yes; Ronald Reeser, yes; Carol Etheridge, yes; Mark Schwalm, yes and Matthew Wentz, yes 5-0 vote. Motion carried.

APPROVAL OF TRANSFERS:

MOTION

Ronald Reeser made a motion to approve the following transfers:

537.97 Residential Street Light to General Checking

\$595.20 Residential Fire Hydrant to General Checking

Seconded by Carol Etheridge. Deborah McGowan, yes; Ronald Reeser, yes; Carol Etheridge, yes; Mark Schwalm, yes and Matthew Wentz, yes 5-0 vote. Motion carried.

APPROVAL OF TREASURER REPORT:

MOTION

Ronald Reeser made a motion to approve the Treasurer's Report for December 2025. Seconded by Mark Schwalm. Deborah McGowan, yes; Ronald Reeser, yes; Carol Etheridge, yes; Mark Schwalm, yes and Matthew Wentz, yes 5-0 vote. Motion carried.

APPROVAL OF PAYMENT OF BILLS AND PAYROLLS:

Bill List #541 in the amount of \$12,875.94

MOTION

Carol Etheridge made a motion to approve the following bill:

General Check #25560

Seconded by Ronald Reeser. Deborah McGowan, yes; Carol Etheridge, yes; Ronald Reeser, yes Mark Schwalm, yes and Matthew Wentz, yes 5-0 vote. Motion carried.

Bill List #542 in the amount of \$113,718.10

MOTION

Ronald Reeser made a motion to approve the following bills

General Check's #25558-#25573

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

January 5, 2026

***excludes check #25560 printed 12/30/25

State Check's #1907-#1908

Seconded by Carol Etheridge. Deborah McGowan, yes; Ronald Reeser, yes; Carol Etheridge, yes; Mark Schwalm, yes and Matthew Wentz, yes 5-0 vote. Motion carried.

APPROVAL OF REPORTS

MOTION

Ronald Reeser made a motion to accept and place on file the following reports:

Mahoning Township Road Department Reports November 30, 2025-December 27, 2025

Mahoning Township Police Department Fuel Log for December 2025

Mahoning Valley Ambulance Directors Report December 2025

Mahoning Township Municipal Authority Minutes for November 19, 2025

Seconded by Carol Etheridge. Deborah McGowan, yes; Ronald Reeser, yes; Carol Etheridge, yes; Mark Schwalm, yes and Matthew Wentz, yes 5-0 vote. Motion carried.

OLD BUSINESS

Mahoning Valley Fire Co. License Agreement-TABLE (Tom will have draft prepared for next meeting)

Mahoning Township Historical Society Ordinance (Meeting scheduled for January 27, 2026, 5:00 PM)

Warehouse Ordinance- (Meeting scheduled for January 13, 2026, 5:30PM)

Data Center Ordinance (meeting to be scheduled)

CORRESPONDENCE:

MOTION

Carol Etheridge made a motion to accept and place the correspondence on file dated January 5, 2026. Seconded by Ronald Reeser. Ronald Reeser, yes; Deborah McGowan, yes; Mark Schwalm, yes; Carol Etheridge, yes and Matthew Wentz, yes 5-0 vote. Motion carried.

***HOLLY A HEINTZELMAN, ATTORNEY AT LAW

RE: LETTER OF RE-APPOINTMENT FOR BOTH TIMOTHY ECKHART AND TODD WINGERT, BOTH 5 YEAR TERMS, MAHONING TOWNSHIP MUNICIPAL AUTHORITY. (ECKHART 2026-2030), (WINGERT 2025-2029)

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

RE: NOTICE OF VIOLATION, FENCE, ALIF FARMS

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

RE: PERMIT DENIAL, DECK AND STOOP, MAIA PINE HOLLOW DR

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

RE: NOTICE OF VIOLATION, UNPERMITTED SIGN, GEORGE, ASHTOWN DRIVE

***PPL, HARLEY HARNED, LEAD DISTRIBUTION AGENT

RE: NOTIFICATION OF UPCOMING STORM HARDENING – TROXELL VALLEY PROJECT.

UPGRADES TO REDUCE INTERRUPTION OF POWER DURING STORMS

***PSATS NEWS BULLETIN, DECEMBER 2025

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

January 5, 2026

COMMITTEE REPORTS:

Road -Nevin Frey nothing to report

Police- Audie Mertz nothing to report. Carol Etheridge, the committee, is making progress, moving forward with discussions.

Fire- Mark Ebbert nothing to report. Carol Etheridge commented on the review, it was spectacular.

OFFICIALS:

Matt Wentz: Nothing to report

Mark Schwalm: nothing to report

Carol Etheridge: 10-minute executive session at conclusion of meeting

Ronald Reeser: nothing to report

Deborah McGowan: LTL to turn over all files and to stop inspections.

ADJOURNMENT:

MOTION

Mark Schwalm made a motion to adjourn the meeting at 7:12 PM. Seconded by Ronald Reeser. Deborah McGowan, yes; Ronald Reeser, yes; Carol Etheridge, yes; Mark Schwalm, yes and Matthew Wentz, yes 5-0 vote. Motion carried.

Respectfully Submitted,

Natalie D. Haggerty

Secretary-Treasurer