

MAHONING TOWNSHIP BOARD OF SUPERVISORS MEETING

MINUTES

January 10, 2024

CALL TO ORDER:

Robert Slaw called the meeting to order at 6:00PM at the Mahoning Township Building 2685 Mahoning Drive East, Lehighton, PA 18235.

PRESENT:

Robert Slaw, Chairman; Myron Blahy, Vice-Chairman (by phone); Deborah McGowan, Supervisor; Ronald Reeser; Supervisor; Ronald Wenrich, Supervisor; Thomas Nanovic, Solicitor and Natalie D. Haggerty, Secretary-Treasurer.

PUBLIC COMMENT:

Jeffrey Miller – 2264 Mahoning Drive West, looking for progress on his interest to press charges on the woman on his property. Jeffrey was to contact Supervisor Reeser the morning after last month's meeting but did not. Ron stated the Chief confirmed three officers went to 2264 Mahoning Drive West the day of call, the woman was not on the property in question but was visible at 2278 Mahoning Dr West. The police spoke with the occupants of that address, and they confirmed the woman was permitted to be on their property. The police could not press trespassing charges and the case was closed. Stephen Wanner, Zoning Officer has been actively pursuing the dangerous structures and RV occupancy to try and have it cleaned up. Civil complaints and citations have been issued. Tom is going to reach out to Stephen for updates and to move it along.

Jeffrey has additional concern with the "unstable" gentleman in the trailer. A female resident stated she is concerned for the young female kids in the neighborhood and does not feel safe. The supervisors encouraged the concerned residents to contact the police every time they see something illegal going on and also assured them people are watching the area.

Jeffrey also asked on the status of 24-hour police coverage – Ron spoke to the Chief about the 24-hour schedule and stated the schedule will be reviewed but due to lack of police manpower, there will not be 24 hours / 7 days a week. Robert Slaw stated we do not have the resources right now to offer 24 hours / 7 days. Both Ron and Robert assured the resident we are trying to correct the uncovered times.

Jake Ahner

Looking to solve traffic and parking problems. Would like to discuss this at a meeting to hear any BOS concern, stressing he would like it to be non-conflict. Ron Reeser suggested the best time to discuss any concerns would be at the scheduled upcoming meeting with the zoning hearing board at the end of January; Jake agreed.

APPROVAL OF MINUTES:

MOTION

Myron Blahy made a motion to approve the Minutes of the December 27, 2023, Board of Supervisors Meeting. Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, abstain; 4-0 vote. Motion carried.

Ronald Reeser made a motion to approve the Minutes of the January 02, 2024, Board of Supervisors Organization Meeting. Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

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APPROVAL OF TRANSFERS:

MOTION

Deborah McGowan made a motion to approve the following transfers:

\$20,114.13 General Checking to Payroll Checking pay date 1/4/24.

\$537.97 Residential Street Light to General Checking

\$595.20 Residential Fire Hydrant to General Checking

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

APPROVAL OF TREASURER REPORT:

MOTION

Ronald Reeser made a motion to approve the Treasurer's Report for December 2023. Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

APPROVAL OF PAYMENT OF BILLS AND PAYROLLS:

MOTION

Ronald Reeser made a motion to approve the following bills and payrolls:

Bill List #515 in the amount of \$131,981.21

General Check's #24607-#24642 (note: cks #24610-#24614 were accounted in Dec. 2023)

Building and Land Check #1085

LVH Checks #145-#146

Subdivision Land Development Check's #1473-#1480

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

APPROVAL OF REPORTS

MOTION

Myron Blahy made a motion to accept and place on file the following reports:

Mahoning Township Road Department Reports December 10, 2023-December 30,2023

Mahoning Township Equipment and Fuel Log for December 2023

Mahoning Township Auditors Meeting Minutes for January 3, 2024

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

NEW BUSINESS:

Lyle Stern Subdivision Planning Modules

MOTION

Ronald Reeser made a motion to approve the Lyle Stern Subdivision Planning Modules conditioned upon Zoning Officer and Natalie Haggerty signing modules. Seconded by Deborah McGowan. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Teamster Contract (opening for wages)

Table and discussed in Executive

Zoning Hearing Board Solicitor

MOTION

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Ron Wenrich made a motion to appoint Attorney Schnell as the Zoning Hearing Board Solicitor. Seconded by Deborah McGowan. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Alternate Building Code Inspector.

MOTION

Ronald Reeser made a motion to bring on Buena Vistas as Alternate Building Code Inspector. Seconded by Myron Blahy. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Natalie will contact LTL to make them aware of this change and discuss billing.

Septic System (Diaz Building)

MOTION

Robert Slaw made a motion to hire Magnum Excavating to put a new tank and pump system in. Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Land Lease: Diaz Property

MOTION

Robert Slaw made a motion to approve lease of Diaz property for farming to Nev&Nise Produce Greenhouse (highest bidder). Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

DROP Ordinance: TABLED

Pass along to Tyler for review.

EIT Volunteer Credit Certificates for 2023

MOTION

Ronald Reeser made a motion to approve EIT Volunteer Credit Certificates for 2023. Seconded by Deborah McGowan. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

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
Neal Ebbert II	39 Brook Drive
Darrin Arndt	16 Mahoning Drive East
Alden Everett	3 Laurel Road
Jeffrey Miller	2264 Mahoning Drive West
Robert Brooks	122 Keiser Lane
William Boyd Henry III	1518 Hemlock Drive
Erik Reichard	2547 Mahoning Drive West
Bryan Pollock	694 Mill Road
Andrew Conrad	2701 Mahoning Drive West
Chris Sterner	50 Manor Lane East

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MAHONING VALLEY AMBULANCE

Robert Miller Jr.

983 Mill Road

OLD BUSINESS:

Sierra Vista (Planning Commission granted conditional final plan approval of Sierra Vista Phase 1A, conditions: Compliance with comments of LTL letter of 10-20-2020. No construction to take place until pre-security agreement is approved and signed, and escrow fund for construction inspection and letter of credit for sewer main trench maintenance and Flagstaff Road overlay are submitted to the Township). **RECEIVED EXTENSION LETTER TO March 31, 2024.**

Philharmonic and Shark Tank are still interested in investing.

CORRESPONDENCE:

MOTION

Deborah McGowan made a motion to accept and place on file the correspondence dated January 10, 2024. Seconded by Ronald Reeser. Robert Slaw, yes; Myron Blahy, yes; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

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

RE: ROUTE 209 RETAINING WALL REPAIRS ADEQUACY REVIEW. PLAN ADEQUATELY ADDRESSES EROSION AND SEDIMENT POLLUTION CONTROL AND MEETS MINIMUM REQUIREMENTS OF THE DEP RULES AND REGULATIONS.

***CARBON CONSERVATION DISTRICT, BRIANA FULMER, DISTRICT TECHNICIAN

RE: PROJECT ADEQUACY REVIEW FOR CARBON PLAZA FIRST COMMONWEALTH FEDERAL CREDIT UNION, BLAKESLEE BLVD DRIVE EAST. PLAN ADEQUATELY ADDRESSES EROSION AND SEDIMENT POLLUTION CONTROL AND MEETS MINIMUM REQUIREMENTS OF THE DEP RULES AND REGULATIONS.

***CARBON CONSERVATION DISTRICT, REANNON ZANGAKIS, DISTRICT TECHNICIAN

RE : MANOR LANE E HOME BUILD PROJECT ADEQUACY REVIEW, MAHONING MANOR ESTATES. PLAN ADEQUATELY ADDRESSES EROSION AND SEDIMENT POLLUTION CONTROL AND MEETS MINIMUM REQUIREMENTS OF THE DEP RULES AND REGULATIONS.

***HOLLY A HEINTZELMAN, ATTORNEY AT LAW

RE: MAHONING TOWNSHIP MUNICIPAL AUTHORITY, DENNIS KLOTZ, RE-APPOINTMENT FOR NEW FIVE YEAR TERM

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

RE: BUILDING PERMIT APPLICATION DENIAL LETTER, SWISS VIEW RD

***NANOVIC LAW OFFICES, THOMAS NANOVIC

RE: FIRST COMMONWEALTH FEDERAL CREDIT UNION, CARBON PLAZA ASSOCIATES. EASEMENT AGREEMENT REVIEW

***NANOVIC LAW OFFICES, THOMAS NANOVIC

RE: REPLY TO ABOVE FIRST COMMONWEALTH FEDERAL CREDIT UNION, CARBON PLAZA ASSOCIATES EASEMENT AGREEMENT REVIEW

***NANOVIC LAW OFFICES, THOMAS NANOVIC

RE: GRANDFATHERED CESSPOOL CLEARIFICATION

***NANOVIC LAW OFFICES, THOMAS NANOVIC

RE: AMENDMENTS TO ZONING ORDINANCE REGARDING ANIMAL SHELTER / KENNEL / STAGING AREA FOR EQUIPMENT AND MATERIAL

***PA DEPARTMENT OF LABOR & INDUSTRY, JEFFREY CRISS, BCO, UCC FIELD OPERATIONS MANAGER

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RE: EDUCATION LETTER REGARDING UCC REVIEW OF MAHONING TOWNSHIP. FINDINGS FOR REVIEW WERE ARBYS AND GEORGES TRANSPORTATION

***RESIGNATION: MAHONING TOWNSHIP ZONING HEARING BOARD

RE: RONALD WENRICH, ASHTOWN DRIVE

***LETTER OF INTEREST: MAHONING TOWNSHIP ZONING HEARING BOARD

RE: ANDREW WENRICH, BEAVER RUN DR

***LETTER OF INTEREST: MAHONING TOWNSHIP ZONING HEARING BOARD

RE: GAIGE ACCARDI, LOWER NIS HOLLOW DR.

***LETTER OF INTEREST: MAHONING TOWNSHIP PLANNING BOARD

RE: JEFF HILL, HILL FARMS

***LETTER OF INTEREST: MAHONING TOWNSHIP AUDITOR

RE: JESSE LEIBY

***POSITION DECLINE: MAHONING TOWNSHIP AUDITOR

RE: TRAVIS ANDREWS

***LETTER OF INTEREST (2): PROPERTY LEASE FOR FARMING THE DIAZ PROPERTY

RE: NEV & NIS PRODUCE GREENHOUSE, LLC
ADAM ZEIGLER

OFFICIALS:

Police: Discuss in Executive Session

Road: N/A

Tom Nanovic - Zoning Workshop regarding Kennels and Animal Shelter allowance clarification. Confirmation – permitted C1 only.

Natalie – Business Sign at Diaz building. Reached out to several vendors, still nothing final. Received a quote from EBC Printing in Allentown in the amount of \$3,265.00. Dennis Hawk, Hawk Signs in Palmerton was recommended to reach out to.

Fire Co – Accident. Mark Ebbert informed the Board of the accident involving the Expedition. He was involved in a rear-end accident at Walmart entrance, vehicle was totaled. The vehicle was valued at \$8,450., was salvaged as scrap. Mark reached out to PennDOT and insurance co. and will receive a salvage title, the vehicle cannot be driven on the road but can be used for parts and for training. The vehicle will be stripped down and all valuables removed. Will be replaced using the funds from donations given last year and the funds received by the insurance co.

Executive

Breaking for executive session and will return to the meeting.

Teamster Contract

MOTION

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Robert Slaw made a motion to contact the teamster representative to discuss the contract. Seconded by Myron Blahy. Robert Slaw, yes; Deborah McGowan, yes; Ron Wenrich, yes; Ronald Reeser abstains and connection with Myron Blahy was lost. 3-0 vote. Motion carried. Noted the representatives will be Myron Blahy and Deborah McGowan

ADJOURNMENT:

MOTION

Robert Slaw made a motion to adjourn the meeting at 7:34pm. Seconded by Ronald Wenrich. Robert Slaw, yes; Myron Blahy, lost connection; Deborah McGowan, yes; Ronald Reeser, yes; Ronald Wenrich, yes; 5-0 vote. Motion carried.

Respectfully Submitted,

Natalie D. Haggerty
Secretary-Treasurer