

EXETER BOROUGH REGULAR MONTHLY COUNCIL MEETING

TUESDAY August 5, 2025 • Exeter Borough Building 7:00 p.m.

MINUTES

Chairman Pizano called the meeting to order 7:00 p.m.; Pledge of Allegiance was recited.

Roll Call was taken. Present: Chairman Joe Pizano, Vice Chairman Morgan, Council Members Lori DeAngelo, Carmen Marranca, Richard Murawski; Mayor Denise Adams, Solicitor Ray Hassey, Borough Manager Amy Huntington, Secretary Sharon Sorokin, Streets-Vince Ninassi; Fire-Ralph Dixon, WARP-Chief Turner. Excused: Councilmen Dave Balent, Joe Esposito.

Motion to Approve the June 3, 2025 Meeting Minutes made by Councilman Murawski seconded by Councilwoman DeAngelo; motion passed unanimously.

Motion to Approve the Treasurer's Report as read on file by Amy Huntington made by Vice Chairman Morgan; seconded by DeAngelo; motion passed unanimously. Monthly checks total \$182,812.95

Correspondence: Amy Huntington reported the following correspondence:

- 6/9, J.P. Mascaro fully executed Contract for Municipal Solid Waste Collection and Disposal Services July 1, 2025 through December 31, 2028, with Two Options Years.
- 6/23, PA Opioid Misuse and Abatement Trust confirming \$0 spent by December 31, 2024.
- 6/25, PA Keep Pennsylvania Beautiful Healing the Planet \$112K tree plantings grants.
- 6/26, PennEastern Exeter Commons Major Subdivision/Wawa Development review letter.
- 6/27, Luzerne Conservation District Mosquito Disease Control season update letter.
- 6/27, PennEastern re: Sullivan Street repairs estimate email.
- 6/27, National Opioid Purdue Pharma and new defendants settlement letter.
- 6/30, Luzerne County Recycling 904 Grant Application letter.
- 6/30, WVSA residential water shut-off letter notice.
- 7/1, Rhonda Williams, 116 Valley re: noise complaints in alley.
- 7/1, ABC Kiddie Campus annual emergency plan submission.
- 7/1, Reilly Engineering, Revised Traffic Impact Study to PennDOT for Exeter Commons.
- 7/2, PEMA PA-specific Floodplain Development Guide Resource email.
- 7/2, America250 2026 Senior Scholarships, [https://www.america250pa.org/PPE: Semiquin Scholarships](https://www.america250pa.org/PPE:SemiquinScholarships)
- 7/2, PennEastern Stormwater Management Permit review, 704 Schooley, Kitner Modular Homes.
- 7/2, John Reviglio re: 1000-1020 Wyoming Avenue zoning denial letter.
- 7/4, shreinvestments.com RTK sewer capacity of Lot 41 Anthracite St. Parcel 16E10S2 00701C000
- 7/7, Camille Calvitti re: 1399 Susquehanna Ave, Pisano Fence property complaint.
- 7/7, PennEastern re: Pre-Construction Mtg. with Pioneer Construction, USDA 7/10 at 1:00p.m.
- 7/7, Schindler Elevator, notice of obsolescence of Hall push button boards.
- 7/8, NEPA Alliance Networking Reception, 9/25/2025.
- 7/8, Luzerne County EMS G 402 Incident Command training, 8/14/2025.
- 7/9, RT Environmental Services Intent to Remediate 141 Birchwood Estates.
- 7/15, Reilly Engineering, Exeter Commons Sewer Capacity Request letter.
- 7/11, NEPA Land Bank Habitat for Humanity event on Sat. 8/2/2025.
- 7/11, USDA Rural Development Amendment to Letter of Conditions (dated 11/13/2023).
- 7/16, PA DCED fully executed LSA Luzerne Grant Contract C000094176, \$300,000.
- 7/16, PA DCED fully executed LSA Luzerne Grant Contract C000094043, \$50,000.
- 7/17, Luzerne Conservation District NPDES technical deficiency letter, Exeter Commons.
- 7/17, PennEastern, Approval for Latona Trucking Contractor Pay App #2, \$44,829.
- 7/17, Wyoming Avenue Development Group, LLC Zoning Hearing Board request for Wawa sign.
- 7/21, PSAB PA Labor of Industry Statement of Account request.
- 7/22, PA Rep. Brenda Pugh Human Trafficking Seminar, August 14th.
- 7/22, PA Training for Health & Safety (PATHS) Workers Compensation training letter.
- 7/22, Pave Cut Request, 308 Susquehanna, American Rooter, Freeland, PA.
- 7/22, PADCNr support letter thank you for Luzerne Co. Community Conservation Partnerships.
- 7/23, Complex PA OneCall Meeting, Pioneer Construction, Wyoming Avenue/Schooley Avenue Sewer Improvement Project, Monday 8/4/25.
- 7/24, PA LTAP Winter Maintenance Training, Wed. Sept 10, 7:30am, Kingston/FF Fire Bldg.
- 7/24, PennEastern re: requesting UGI to extend their main lines within Wyoming Avenue.
- 7/25, Joyce Insurance package quote and renewal signature forms.
- 7/25, PennEastern re: Exeter Commons sewage planning module sufficient capacity.
- 8/1, U.S. Department of Commerce U.S. Census Bureau Construction Progress Survey.

- 8/5 PPL, will start construction Jenkins-Stanton Line on 8/25/2025 and will hang/mail construction notices, hold complex One Call on 8/7/25.
- 8/5 PA Economy League, revised Luz. County Home Rule Charter vote, Nov. 4 General Election.
- 8/5, BHW Code Enforcement Property Maintenance report, 14 properties addressed, on file.

Citizens' Input (agenda items only): Mr. George Race, Sullivan Street, requested Council consider a no vote for Agenda Item #10, Ordinance 6 of 2025.

Refuse & Recycling Report was read by Sharon Sorokin, on file. May deposit \$2,292.; Recycling 45.88T; 259.78T YTD reported.

Report of Committees:

- Police/Wyoming Area Regional Police (WARP): Chief Turner provided report, on file. 203 of 602 calls were Exeter, new officers will be sworn in this month.
- Finance & Insurance (Grants): No report at this time.
- Fire Department: Councilman Murawski read report, 33 calls this month. Report on file.
- Streets/Recycling: Vince Ninassi reported Packer Avenue clearing is complete; pot hole patching and grass cutting continues; mower in for repair; Complex One Call Meeting for PPL transmission line replacement on Thursday 8/7. Councilman Balent submitted report, on file, regarding Packer Ave; Borough Building basement flooding, parking lot striping, parking blocks, rain gutters.
- Parks & Recreation: Councilwoman DeAngelo reported 2025 Residential Paper Shredding Event is Sat. 8/30 from 9am-12pm; bucket truck is needed for hanging Veterans Banners.
- WWSA: Vice Chairman Morgan and Amy Huntington reported 66 sanitary sewer lines flushed; report provided by WWSA, on file.
- Zoning: Report read by Councilwoman DeAngelo, on file, total deposit \$7,011.42. Chairman Pizano requested Amy review outdated 2011 fees with BHW, provide proposed fee update.
- Hicks Creek: No report at this time.
- Building/Grounds: Councilman Murawski reported underground water line leak at Recycling Center; Borough Unit 2 rooftop unit leaked into ceiling, floor tiles, requires insurance claim.
- Council of Governments: Councilman Balent submitted report in advance, on file.
- NEPA Land Bank: Councilman Balent submitted report in advance, on file.
- Mayor's Remarks: No report at this time.
- Solicitor's Report: No report at this time.

New Business:

1. Motion to Ratify Agreement for Exeter Borough to Opt-In as Participating Subdivision in the Purdue Direct Opioid Settlement made by Councilman Marranca; seconded by Morgan; motion passed unanimously.
2. Motion to Execute U.S. Treasury Department Form SF3881 for USDA Rural Development for electronic funds transfers made by Councilwoman DeAngelo; seconded by Murawski; motion passed unanimously.
3. Motion to Approve Handicapped Parking Permit No. 1 of 2025 made by Councilman Marranca; seconded by Morgan; motion passed unanimously.
4. Motion to Approve Payment of \$10,451 to Marshall Machinery for zero-turn mower made by Vice Chairman Morgan; seconded by Marranca; motion passed unanimously.
5. Motion to Authorize PennEastern to put out to bid FY 2024 CDBG Project for Lincoln, Grant, and Thomas Street paving and sewer trench restoration made by Councilman Murawski; seconded by Marranca; motion passed unanimously.
6. Motion to Designate Reilly Associates as Exeter Borough's agent to sign Forms to apply for Penn DOT Highway Occupancy Permits for Exeter Commons, made by Councilman Marranca; seconded by DeAngelo; motion passed unanimously.

7. Motion to Approve Resolution No. 6 of 2025, notifying PennDOT that Exeter Borough is the owner of Sullivan Street made by Vice Chairman Morgan; seconded by Murawski; motion passed unanimously.
8. Motion to Approve Resolution No. 7 of 2025, notifying PennDOT that Exeter Borough is authorizing Traffic Signal Maintenance Agreement for Exeter Commons Subdivision made by Councilman Marranca; seconded by Morgan; motion passed unanimously.
9. Motion to Approve Traffic Signal Maintenance Agreement with PennDOT for Wyoming Avenue Development Group, LLC for Exeter Commons Subdivision made by Councilman Marranca; seconded by DeAngelo; motion passed unanimously.
10. Motion to Ratify Publication of Notice for, and Motion to Approve Ordinance No. 6 of 2025, establishing Sullivan Street as a two-way traffic street made by Councilman Murawski; seconded by DeAngelo; motion passed unanimously.
11. Motion to Approve Agreement between WVSA, Wildflower Village HOA, and Exeter Borough, to review Wildflower Village sanitary sewer lines made by Vice Chairman Morgan; seconded by Murawski; motion passed unanimously.
12. Motion to Approve \$6,500 payment to Schindler Elevator by Councilman Murawski; seconded by Marranca; motion passed unanimously.
13. Motion to Approve 7/23/2025 Contract Change Order for \$15,000 PA COSTARS Baldwin Pergolas quote for required pavilion pitch-height made by Vice Chairman Morgan; seconded by DeAngelo; motion passed unanimously.
14. Motion to Approve 8/1/2025 Contract Change Order for \$24,511.60 for 2024 Site Development and Parking Lots Improvement Project made by Vice Chairman Morgan; seconded by Marranca; motion passed unanimously.
15. Motion to Approve Waiver of Requirements of Section 304.C.2 of the Stormwater Management Ordinance for Exeter Commons Major Subdivision made by Councilman Marranca; seconded by Murawski; motion passed unanimously.
16. Motion to Approve Waiver of Requirements of Section 304.C.4 of the Stormwater Management Ordinance for Exeter Commons Major Subdivision made by Vice Chairman Morgan; seconded by Marranca; motion passed unanimously.
17. Motion to Execute PA Department of Environmental Protection Sewage Facilities Planning Module Application 3800-CD Section 8.d. for Exeter Commons Major Subdivision made by Vice Chairman Morgan; seconded by Marranca; motion passed unanimously.
18. Presentation of proposed mixed use development at Packer Avenue/Pagnotti Properties at Black Desert made by Attorney Sam Falcone. He stated request forthcoming to consider change R-1 to R-3 to accommodate 304 townhomes, all for sale/no rentals. Abandoned rail line may connect to Rails-to-Trails. Property will resemble Yalick Farms development in Dallas Township, PA.

Open to Public:

- Ms. Vanessa Smith, 31 Park Lane, requested cleanup and citation of Pizano Fence property.
- Ms. Nancy LaNunziata, 1844 Susquehanna Ave, requested all of Sullivan St. be one-way out.
- Ms. Tish Doreskewicz, 211 Sullivan Street, discussed Sullivan Street ponding issue.
- Mr. George Race, 230 Sullivan, requested Bonanza be considered as tenant at Exeter Commons.
- Ms. Donna Morgan, Sullivan Street also requested Sullivan Street be one-way out.

Adjourn: Councilman Marranca made the motion to adjourn, seconded by Councilman Murawski; adjourned at 8:14 p.m.

Respectfully Submitted by Amy Huntington, Borough Manager, August 15, 2025.

Exeter Borough Monthly Council Meeting



Meeting summary - Tuesday Aug 5, 18:48-20:15



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AI-Generated Quick recap

The council meeting covered routine business items including minutes approval, financial reports, and correspondence from various entities regarding projects and services. Departmental updates were presented for police activity, recycling efforts, and various operational reports, followed by discussions on zoning matters including a proposed development project for Packer Avenue Properties. The conversation ended with extensive discussions about traffic management, infrastructure concerns, and development projects, particularly focusing on street modifications and their impact on local communities.

Next steps

- Amy to schedule a meeting with BHW to review updated fee schedules from other towns for zoning and permits
- Borough Engineer to continue gathering cost estimates and repair details for PA American Water lawsuit
- Council to review traffic study for Wawa development including emergency vehicle access
- Council to evaluate adding crosswalks near Wawa development
- Council to review declaration of restrictive covenants for Packer Avenue townhouses
- Council to review planning commission's phasing plan for Packer Avenue development
- Council to review agreement between WVSA, Wildflower Village HOA, and Exeter Borough

July Council Departmental Updates

The council discussed several agenda items, including a recycling, police, fire, streets, recycling, zoning, upcoming events including a paper shredding event on August 30th and State Rep. Pugh events, and discussed concerns about low zoning fees that need updating.

Zoning Overview

The Council approved various resolutions related to traffic signals, parking, and stormwater management. They heard a presentation from Atty. Falcone on behalf of Pagnotti Enterprises regarding a proposed development for the Packer Avenue Properties, known as the Black Desert, which involves seeking a zoning change from R-1 and R-3 to R-3, to allow for a mix of single and multifamily homes while addressing environmental and infrastructure challenges.

The meeting discussed a proposed zoning change from R-1 to R-3 for a mixed-use development project, which would include 133 single-family homes and approximately 204 townhouses. Exeter explained that the project has already been reviewed by the planning commission and addressed concerns about stormwater management and sanitary issues. The group agreed to limit the townhouse development to 204 units and ensure a mix of single-family homes and townhouses. They also discussed the need for proper engineering, including a dedicated pump station, and the importance of maintaining green space. Exeter emphasized that the development would be phased over time and managed by a homeowners' association.

The council members were provided with information about the new Home Rule Charter and a property maintenance report from BHW.

Local Traffic and Water Issues

The council discussed traffic concerns on local streets, ongoing issues with PA American Water regarding ponding problems that have been ongoing for three years, with engineers working on cost estimates for repairs and potential litigation through the Public Utility Commission. The council clarified that Sullivan Street will be changed to two-way, and confirmed that proper advertisements have been published regarding these changes.

Sullivan Street Traffic and Development

The meeting focused on traffic at Sullivan Street and a new Wawa location. Residents expressed concerns about increased traffic. The discussion also touched on property disputes and code enforcement issues with a vacant lot, as well as rising garbage fees and the need for revenue generation through development.