

**Exeter Borough Planning Commission Meeting
May 29, 2025 - 6:00 p.m.
MEETING MINUTES**

6:00 p.m. Chairman Forlenza called the meeting to order, Pledge was recited.

Borough Manager Amy Huntington took Roll Call. Present: Chairman Rudy Forlenza, Solicitor Gene Molino, Harold Ash, Dave Balent, Lori DeAngelo, Carmen Mauriello.. Absent: Tony Doblovasky, Brian Graham, Lindo Sabatini.

Mr. Balent made the motion to approve the April 24, 2025 Meeting Minutes; seconded by Ms. DeAngelo, motion passed unanimously.

AGENDA:

1. Wyoming Avenue Development Group, LLC, Major Subdivision, Exeter Commons/Wawa. Mr. Casey Cawley of Reilly Engineering presented his May 22, 2025 Letter, which explained (11) submission including: lighting plan, certificate of organization, utility letters, waiver request letter, erosion and sediment control plan, post construction stormwater management plan, geotechnical report, land development plans, major subdivision plans, draft operation and maintenance agreement and landscape plan. He also provided an overview of his responses to the (93) items in the May 1, 2025 Luzerne County Planning Commission Letter.

Motion #1 made by Mr. Dave Balent, to grant conditional approval of the Wyoming Avenue Development Group, LLC Major Subdivision Plan, pending review and comments by Harold Ash, PennEastern, Borough Engineer. Motion seconded by Mr. Carmen Mauriello; motion passed unanimously.

Motion #2 made by Mr Dave Balent, to grant approval for a 90-day extension for Wyoming Avenue Development Group, LLC and Reilly Engineering SALDO, to prepare the Major Subdivision Plan, to address the subdivision first, second to include the land development portion for the Wawa. Motion seconded by Mr. Carmen Mauriello; motion passed unanimously.

2. Insalaco Development Group, Proposed Residential Development, Initial Plans

Mr. Sam Stiner of Verdantas Engineering presented plans for a 45 unit residential development, including single and two-story townhomes, to be located on Slocum Road above Schooley Avenue, noting that zoning will be an issue and a use variance or map amendment may be needed. He also reported plans were presented also to Exeter Borough Council at the May 6, 2025 Regular Borough Council Meeting. Harold Ash requested sewer flow details, to determine if sewage will go to Schooley Avenue and Pump Station at Hicks Creek, or to Slocum Avenue outlet area, or to break it up half to Schooley Avenue, half to Slocum Avenue, noting 8" sewers provide sufficient capacity.

Motion #3 made by Mr. Dave Balent, to approve a Zoning Map Amendment to R-3, based on the forthcoming submission of plans by Insalaco Development Group, and upon approval of the Borough Engineer; seconded by Mr. Carmen Mauriello; motion passed unanimously.

Public Comment: No public comment was made.

Adjourn: Meeting adjourned at 6:44 p.m.

Minutes respectfully submitted by Amy Huntington, Exeter Borough Manager.