

**EXETER BOROUGH**  
**REGULAR MONTHLY COUNCIL MEETING MINUTES**  
**TUESDAY January 6, 2026 • Exeter Borough Building 7:00 p.m.**

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 John Morgan. Council Members Lori DeAngelo (Zoom), Dave Balent, Carmen Marranca. Mayor Denise Adams, Solicitor Ray Hassey (Zoom) Borough Manager Amy Huntington. Secretary Sharon Sorokin, Streets-Vince Ninassi; Fire-Ralph Dixon, WARP-Chief Turner. Absent: Councilman Joe Esposito, Councilman Richard Murawski.

Motion to Approve the December 2 Regular Meeting and Dec. 15, Dec. 22, 2025 Special Meetings made by Councilman Balent; seconded by Councilman Marranca; motion passed unanimously.

Motion to Approve Treasurer's Report as read on file by Amy Huntington; made by Vice Chairman Morgan; seconded by Marranca; passed unanimously. Monthly checks total: \$131,937.99.

Correspondence: Amy Huntington reported the following correspondence:

- Received two Stormwater Management Permits, 1845 Susquehanna & Lot 10 Jean St.
- WVSA sewer account delinquency report, \$67,411 outstanding; liens will be filed.
- Invite from Brenda Pugh re: transportation grants.
- Email and letter from Ms. Jacqueline Jabors, Astor Court re: last year's senior trash rate.
- Email explanation of CodeRed nationwide cybersecurity incident and data breach.

Citizens' Input (agenda items only): No input was given.

Refuse & Recycling Report was read by Sharon Sorokin, on file. Deposit total 10,586.50. December Recycling 36.93Tons; 401.48T YTD reported.

**Report of Committees:**

- Police/Wyoming Area Regional Police (WARP): Chief Turner provided report, on file. For 2025, 8,282 calls, 2,117 were Exeter; February 26th Rotary/Students Against Drunk Driving program; Chief putting team together to collect municipal amusement/games device fees.
- Finance & Insurance: Vice Chairman Morgan reported budget passed and quarterly finance committee meetings will be held in 2026. Amy Huntington reported \$1.4M grant application to LSA - Statewide.
- Fire Department: Vice Chairman Morgan read the Fire Dept report, on file; and commended Ralph Dixon for his outstanding response and excellent service to the recent Boro fire calls, and also Councilwoman DeAngelo thanked Ralph for helping her with numerous Exeter Events.
- Streets: Councilman Balent reported one truck and one plow are in for repairs.
- Parks & Rec: Councilwoman DeAngelo asked Vince for the bucket truck for Veterans Banners when the next opportunity permits.
- WVSA: Vice Chairman Morgan read WVSA report, on file: callout made to accident at Kelly Auto Tag; Wyoming Ave-Schooley Ave sewer project will begin soon and asks for cooperation during the 18 months of construction; reported Exeter Boro sewer fee did not increase, but WVSA sewer fee increase will graduate over next 5 years.

- Zoning: Report read by Councilwoman DeAngelo, on file, total deposit \$13,081.
- Hicks Creek: Councilman Balent reported creek is clear and state fund for dredging and cleaning should be considered for paying for maintenance.
- Building/Grounds: Vice Chairman Morgan thanked the WA National Art Honor Society for the holiday window painting.
- Council of Governments: No report at this time.
- NEPA Land Bank: Councilman Balent reported 2 homes completed; nothing from Exeter taxsale.
- Mayor's Remarks: None at this time.
- Solicitor's Report: None at this time.

Old Business:

Chairman Pizano asked for an update of Exeter Borough Stormwater Management Fee, Amy Huntington reported it is under review by PennEastern Engineers.

New Business:

1. Motion to Approve **Ordinance #1 of 2026**, Tax Levy Ordinance, establishing the tax rate of 2.3565 mills on each one hundred dollars of assessed value, made by Vice Chairman Morgan, seconded by Councilman Marranca; motion passed unanimously.
2. Motion to Approve **Ordinance #2 of 2026**, amending Chapter 66, Article IV of the Borough's Code of Ordinances establishing Garbage Collection Sticker Fees, made by Vice Chairman Morgan, seconded by Councilman Balent; motion passed unanimously.
3. Motion to approve **Resolution # 1 of 2026** setting forth the requirements for Garbage Collection and Mandatory Recycling, made by Vice Chairman Morgan, seconded by Councilman Balent; motion passed unanimously.
4. Motion to Conduct Hearing to Consider Adoption of an Ordinance to Rezone the property of Insalaco Development, Exeter Realty, L.P. at or near 460 Slocum Avenue made by Councilman Balent; seconded by Vice Chairman Morgan; motion passed unanimously.

Solicitor Ray Hassey conducted the Rezoning Hearing, noting all property owners within 200' have been 11/15/2025 public advertisement; Exeter Borough Planning Commission provided letter in support on 10/30/2025; Luzerne County Planning and GIS provided a letter stating no further comment dated 11/18/25. Mr. Sandy Insalaco, project developer, explained there is a significant amount of planning and permitting to be done with state agencies and proposals will be scrutinized and developed within all state, county and local agency regulations. Solicitor Hassey opened the hearing to public comment.

Mr. Walter Janoski explained Roy Piper was the original engineer that created a swail to contain wastewater. Developer Sandy Insalaco clarified that Roy Piper was the original contractor, and explains that the retention and detention basins required new engineering that will need to be approved by the Luzerne County Conservation District; Solicitor Ray Hassey confirmed the project will need to receive approvals from the Exeter Borough Planning Commission.

Mrs. Norma Janoski remarked that heavy rains clog drains at her property that are not cleaned. Sam Steiner from Verdantas Engineering showed the project drawings and map of property details. Solicitor Hassey explained the Planning Commission will address the runoff details, assured the public there will be multiple opportunities to discuss the details of the development and the question of the hearing tonight is only to obtain approval for re-zoning to permit development of multi-family homes.

Shawn Bryan, Slocum Ave, asked about the reason why the initial zoning designation was C-1, Solicitor Hassey explained it was zoned in 1960s as C-1 because the side of the mountain was considered not developable at the time.

Hilary Bryant, Slocum Ave, asked about when construction and noise will begin, when will it be announced, and how privacy will be maintained. Developer Sandy Insalaco noted all Borough ordinances will be followed. Amy Huntington welcomed public to Planning Commission Meetings where details will be discussed, occurring on last Thursday of month, next occurring January 29, 2026.

5. Motion to approve **Ordinance #3 of 2026** granting the request of Insalaco Development, Exeter Realty LP to change the zoning of its property at 460 Slocum Avenue, made by Vice Chairman Morgan, seconded by Councilman Marranca; motion passed unanimously.
6. Motion to approve **Ordinance #4 of 2026**, amending Chapter 23 of the Borough Code of Ordinances regarding Amusement Devices, establishing a license and fee for Amusement and Music devices of \$250 per device annually, made by Councilman Marranca; seconded by Councilwoman DeAngelo; motion passed unanimously.
7. Motion to approve **Resolution #2 of 2026** establishing Exeter Borough as a party to Commonwealth of Pennsylvania Department of Transportation Multimodal Transportation Fund Grant Reimbursement Agreement No 04R257 providing \$572,293 to support the Schooley Avenue Street Improvement Multimodal Transportation Project made by made by Vice Chairman Morgan, seconded by Councilman Marranca; motion passed unanimously.
8. Motion to approve date for Wyoming Avenue Sewer Improvement Project Groundbreaking Press Event with public officials made by Vice Chairman Morgan, seconded by Councilman Balent; motion passed unanimously.

#### **Open to Public -**

1. Mr. Joseph McCabe, Whitlock Street, inquired about the trash fee increase. Vice Chairman Morgan explained Mascaro contract cost increased from \$42,000 to \$50,000 per month on July 1, 2025, Exeter Borough paid the additional \$8,000 per month for six months, but price was not implemented until January 1, 2026, as was advertised.

2. Mrs. Norma Janoski issued complaint about A&R Auto Repair, neighbor's garage, hasn't slept in 6 months, keeps her up all night with lights on, cars without license plates, garbage everywhere, unkept property, snakes and animals, paint smells, unauthorized burning in an oil barrel, 8' opaque fence is not opaque, illegal outdoor car washing that should be inside. Vice Chairman Morgan explained the Zoning Hearing Board approved the use of the property. Mr. Sandy Insalaco commented that his project will clean up these concerns and welcomed the Janoskis to call him at any time to get concerns addressed.
3. Mr. Ted Kross inquired about the recycling change to omit glass. Chairman Pizano explained the history of the recycling market, contaminated loads with glass does not get recycled, it adds weight and Council decided to discontinue due to the cost, and glass should be thrown in the trash.
4. Mr. Lindo Sabatini asked about the purpose of the recycling fee, now that glass cannot be recycled. Solicitor Hassey explained fee is to comply with PA Act 101 Recycling and Borough Ordinances, and those approved tonight will provide enforcement. Chairman Pizano explained the Borough is losing money on recycling. Amy Huntington will send a letter to businesses to explain.

Adjourn: Motion made by Vice Chair Morgan, seconded by Balent, adjourned 8:36pm.

*Respectfully Submitted by Amy Huntington, Borough Manager, February 2, 2025.*