

**EXETER BOROUGH**  
**REGULAR MONTHLY COUNCIL MEETING MINUTES**  
**TUESDAY May 5, 2026 • Exeter Borough Building 7:00 p.m.**

Vice Chairman Morgan thanked our Luzerne County Manager, Romilda Crocomo and members of her staff for holding the Luzerne County Town Hall at Exeter Borough at 5:00p.m.

Chairman Pizano called the meeting to order 7:00 p.m.; Mayor Denise Adams led the Pledge of Allegiance. Roll Call was taken.

Present: Chairman Joe Pizano, Vice Chairman John Morgan.

Council: Lori DeAngelo, Dave Balent, Joe Esposito, Carmen Marranta, Richard Murawski.

Mayor Denise Adams, Solicitor Ray Hassey, Amy Huntington, Sharon Sorokin, Streets-Vince Ninassi; Fire-Ralph Dixon, WARP-Chief Turner.

Motion to Approve the April 7, 2026 Regular Council Meeting Minutes made by Councilwoman DeAngelo; seconded by Councilman Balent; motion passed unanimously.

Motion to Approve Treasurer's Report as read on file by Amy Huntington; made by Vice Chairman Morgan; seconded by Balent; passed unanimously. Monthly checks total: \$471,531.97.

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

Refuse & Recycling Report was read by Sharon Sorokin, on file. Deposit total \$876,701.

Monthly Recycling 26.56 Tons; YTD 110.23 Tons. Vice Chairman Morgan asked that expenses be tracked carefully due to the high prices of diesel.

**Report of Committees:**

- Police/Wyoming Area Regional Police (WARP): Chief Turner reported 255 calls for the month, 102 from Exeter; body/dash cams are in service. Vice Chairman Morgan commended Chief on his letter to Congressman Bresnahan re: expediting illegality of synthetic kratom. Chairman Pizano recommended one ordinance be created for all five WARP municipalities to regulate kratom. Solicitor Hassey offered to create the ordinance and coordinate with the four other WARP municipal solicitors.

Vice Chairman Morgan made a Motion to Amend the Agenda to move forward with drafting the Ordinance immediately. Motion to Amend the Agenda was seconded by Councilman Balent; Motion passed unanimously.

Vice Chairman Morgan made a Motion Authorize the Borough Solicitor to prepare an Ordinance regulating kratom in Exeter Borough and to coordinate with the other WARP municipal solicitors; seconded by Councilwoman DeAngelo; Motion passed unanimously.

Chairwoman DeAngelo also asked to add the parade approvals to the agenda:

Motion to Approve the WA Kiwanis Memorial Day Parade on Monday May 25, 2026 was made by Councilwoman DeAngelo; seconded by Councilman Murawski; Motion passed unanimously.

Motion to Approve the Wyoming Area Class of 2026 Senior Parade by Councilman Marranta; seconded by Vice Chairman Morgan; Motion passed unanimously.

Vice Chairman Morgan also asked to add the approval for urgent sewer work needed to expedite Exeter Commons/Wawa Development:

Motion to Approve Birchwood Village force main relocation for Exeter Commons Development made by Vice Chairman Morgan, seconded by Councilman Balent; Motion passed unanimously.

Correspondence: Amy Huntington reported the following correspondence:

- Potholes, numerous reports, Potholes being addressed as quickly as Streets Dept. is able to fill.
- Mr. & Mrs. Montagna, Cherrywood Drive, third request to resolve Penn Ave lot issues: 4am packing in trailers, old tires and pallets and debris scattered at the lot.
- Letter from Local 542 opening bargaining process, August 17, 2026 contract expiration.
- Luzerne Conservation District Notice of Termination for Kuharchik NPDES Permit No. PAC400173.
- Request from Mr. Kozakowski, Old Exeter Ave, for replacement of missing handicapped sign.
- 252 Susquehanna Ave. handicapped parking request.
- RTK for Brown property, Slocum Avenue from LaBella Associates, Dummore
- April 29th WWSA letter to request consideration of Exeter Borough sanitary sewer assets if financial relief should ever be sought.

- Finance & Insurance: Vice Chairman Morgan noted meeting is 6/2/2026, 6:30p.
- Fire Department: Councilman Murawski reported 33 calls this month, read financial balances, report on file.
- Streets: Councilman Balent reported pothole patching is continuing around the weather.
- Parks & Rec: Councilwoman DeAngelo reported Borough Yard Sale is Sat. 5/24/26. She thanked the Streets Department for hanging over 30 banners and shared compliments from residents. Partnering with Food Dignity Movement to “Pay What You Can/Take What You Need” grocers stand, will begin in June, rotate among Borough Park locations until Exeter Borough Pavilion is completed. Daniel Morgan will be planting flowers at Musto Park.
- WWSA: Vice Chairman Morgan read full WWSA report of all streets serviced, report on file.
- Zoning: Report read by Councilman Murawski, total deposit \$3,614.70, report on file.
- Hicks Creek: Councilman Balent reported the creek will be cut and clean this month.
- Building/Grounds: No report at this time.
- Council of Governments: Councilman Balent explained the tub grinder repair (Compost Assoc) will require a contribution from Exeter Borough, amount TBD.
- NEPA Land Bank: No report at this time.
- Mayor’s Remarks: Wicked Pissah Lobster Truck coming to Wyoming Avenue, across from Turkey Hill.
- Solicitor’s Report: No report at this time.

New Business:

1. Solicitor Hassey Presented the Public Hearing on Amendment to Exeter Borough Zoning Ordinance providing for the establishment of regulations and standards for Data Centers and Data Center Accessory uses, and providing for Data Centers as a Conditional Use permissible in an I-1 General Industrial District. (Document is available at [www.exeterborough.com](http://www.exeterborough.com)). Solicitor Hassey emphasized the Conditional Use requires Council approval at a public meeting, different than an approval that might be obtained by special exception variance

granted by the Exeter Borough Planning Commission. Notice was sent to Luzerne County, Exeter Borough Planning Commission and minor comment/corrections were given.

- Ms. Vanessa Smith asked if there was a 30-day wait, so the public could be notified, and Solicitor Hassey indicated yes. She asked where is the I-1 Zone and Amy Huntington pointed out the light blue zone on the Borough Zoning Map.
  - Vice Chairman Morgan applauded Solicitor Hassey for his work on the Ordinance to regulate data centers to the I-1 Zoning District to protect the Borough.
  - Ms. Amy Bezek of the Street Arts Society of NEPA recommended referencing Erin Brockovich national community data center website [www.brockovichdatacenter.com](http://www.brockovichdatacenter.com).
2. Motion to Approve Ordinance #5 of 2026, Amendment to Zoning Ordinance Data Centers made by Vice Chairman Morgan; seconded by Balent; Motion passed unanimously.
  3. Motion to Ratify Payment of \$780 to Richard Fountain for extra work needed to complete 2nd Floor water roof leak repair made by Councilman Marranca; seconded by Councilman Balent. Roll Call Vote was taken: Pizano: Yes, but explained second labor bill was not in estimate, which would have resulted in different bid award; Morgan: Yes, but stated labor appears to be paid twice once to TufTex and once to Mr. Fountain, the company should not be considered in the future; Balent: Yes, DeAngelo: Yes; Esposito: Yes; Marranca: Yes; Murawski: Yes; Motion Passed.
  4. Motion to Ratify Approval of Emergency Pave Cut at Lincoln & Warsaw Streets made by Vice Chairman Morgan; seconded by Councilman Balent; Motion passed unanimously.
  5. Motion to Approve Purchase of half-page ad in Times Leader/Sunday Dispatch for former Mayor Cassandra Coleman, the 2025 Greater Pittston Person of the Year, \$199 made by Vice Chairman Morgan; seconded by Marranca; Motion passed unanimously.
  6. Motion to Approve Amy Huntington to attend 2026 PSAB Conference 5/31-6/3/26 in Hershey and serve as Exeter Borough Voting Delegate for \$255, made by Councilman Marranca; Vice Chairman Morgan seconded motion adding reimbursement for mileage and meals; Motion passed unanimously.
  7. Motion to Approve Hiring John Hood and Eugene Vincavage to Exeter Borough Hose Co#1 paid fire driver staff at \$11.00/hr made by Councilman Balent; seconded by Councilwoman DeAngelo; Motion passed unanimously.
  8. Motion to Approve Resolution #6 of 2026 to join Greater Pittston Regional Compost Association \$2,500/year, total corrected by Dave Balent from agenda typo of \$3,500. Motion made by Vice Chairman Morgan; seconded by DeAngelo; Ms. Vanessa Smith asked if residential yard waste pickup will change, Vice Chairman Morgan said not at this time. Roll Call Vote: Pizano: Yes; Morgan: Yes; Balent: Yes, with a boom safety inspection; DeAngelo: Yes; Esposito: No; Marranca: Yes; Murawski: Yes. Motion passed.
  9. Motion to Approve Purchase of Used, Year 2000, F450 7.3L Diesel Altec Utility Bucket Truck \$14,500 from SARCO, conditional upon Borough Solicitor approval. Motion made by Vice Chairman Morgan; seconded by Marranca. On the question, Councilman Esposito asked about hydraulic inspection, insurance costs, and if there is a guarantee or warranty.

Councilman Balent noted a boom safety inspection should be done. Mike Miller, Streets Dept. drove truck reported it has only 80,000 miles, no rust, in excellent shape.

Roll Call Vote: Pizano: Yes; Morgan: Yes; Balent: Yes, with boom safety inspection; DeAngelo: Yes; Esposito: No; Marranca: Yes; Murawski: Yes. Motion passed.

10. Motion to Apply for FEMA/PEMA BRIC Hazard Mitigation Project Funding for Luzerne County Flood Protection Agency and Verdantas Engineering project, for new levee made by Vice Chairman Morgan; seconded by Councilman Murawski; Motion passed unanimously.
11. Motion to Approve Handicapped Application Permit, 250 Apt. B Susquehanna, pending WARP Chief Turner's review and approval was tabled until Chief Turner can assess.
12. Motion to Approve Thomas Landscaping to complete Hicks Creek brush clearing for \$9,550 made by Councilwoman DeAngelo; seconded by Marranca; Motion passed unanimously.
13. Motion to Approve Thomas Landscaping to complete Hicks Creek bed mowing for \$6,300 made by Councilwoman DeAngelo; seconded by Marranca; Motion passed unanimously.
14. Motion to Ratify Approval of Emergency Tree Removal by TC Mazar at Musto Park, \$1,650 made by Councilman Marranca; seconded by Vice Chairman Morgan; Motion approved by all except one abstention: Chairman Pizano. Abstention Form completed and on record.
15. Motion to Approve Pioneer Pay Application #7 for \$275,955.47 as recommended by Borough Engineers for Wyoming Avenue-Schooley Avenue Sewer Improvement Project made by Councilman Balent; seconded by Councilman Marranca; Motion approved unanimously.
16. Motion to Transfer \$489,732.23 from M&T Bank Sewer Revenue funds to PSBT Sewer Checking Account to pay Pioneer Pay App #6: \$213,776.76 and #7: \$275,955.47 made by Councilman Esposito; seconded by Vice Chairman Morgan; Motion approved unanimously.

#### Open to Public

1. Ms. Vanessa Smith asked if Exeter road construction can be better coordinated with West Pittston, and if Exeter Commons Development will also congest Wyoming Avenue. Chairman Pizano explained different companies are in each town, and issue will be remedied upon completion of essential sewer projects. Councilman Murawski explained Wyoming Avenue will not be paved by PennDOT for at least three years until all work is completed.
2. Mr. Josh McGuire, Birchwood Village, requested support for railroad tracks cleanup, scheduled for Saturday May 9, 2026. Chairman Pizano noted tracks are owned by Luzerne County Redevelopment Authority. Solicitor Hassey explained no indemnification can be done because Exeter does not own the property. Councilman Balent and Amy Huntington will get in touch to provide recycling barrels.
3. Ms. Amy Bezek of the Street Arts Society of Northeastern PA noted murals will be started this summer at 1701 Wyoming Avenue. Mural themes will be more historic rather than coal-mining focused. Samples are being sent to property owners, will be shared with the Borough.

Adjourn: Motion by Murawski, seconded by Esposito, adjourned 7:54 pm.

*Respectfully Submitted by Amy Huntington, Borough Manager, May 30, 2026.*