

Exeter Borough Planning Commission Meeting
July 30, 2026 - 6:00 p.m.
MEETING MINUTES

6:01 p.m. Chairman Forlenza called the meeting to order, Pledge was recited.

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

Lori DeAngelo made the motion to approve the April 30, 2026 Meeting Minutes; seconded by Dave Balent; motion passed unanimously.

AGENDA:

1. Amy Huntington asked for guidance to understand the Borough's review and permitting requirements for AT&T's Gigapower/Luck Grove Telecom and Verizon/Pike Telecom numerous PA One Calls for fiber optic installation. Harold Ash explained the Borough should collect Pave Cut Permits and ensure licenses are on file, asked Amy to schedule a Zoom with the subcontractors so he can pull up a map of the One Call design is submitted.
2. Mr. Todd Distasio of Reilly Associates presented plans for Orion Enterprises LLC Minor Subdivision at Slocum Avenue & Old Exeter Avenue: two lots will be split into lots A&B, there are no construction plans yet, but will be in the R-2 Zone. PennEastern Engineering 7/30/2026 comment letter was discussed: HOP permits are not needed at this time, but will be needed prior to development, Ordinance will require deed restriction. All Borough review fees must be paid and Luzerne County comments must be addressed, and conditional approval was recommended, based on conditions of 7/30/2026 engineering comments. Motion to provide Conditional Approval subject to conditions of PennEastern 7/30/2026 letter was made by Lori DeAngelo, seconded by Dave Balent. Chairman Forlenza took a roll call vote: Balent-Yes; DeAngelo-Yes; Forlenza-Yes; Graham-Yes; Mauriello-Yes; Sabatini-Yes.
3. Mr. Casey Cawley, Reilly Associates, reported NPDES and HOP permits are secured for Exeter Commons Major Subdivision and WAWA Land Development Project. Financial security obligations were discussed. Harold explained, in addition to obtaining a signed Developers Agreement, two separate bonds should be secured, one for each application: (1) Exeter Commons Major Subdivision and (2) WAWA Land Development Project site improvements. Harold noted that Exeter Borough Zoning Officer and Fire Chief still need to provide a letter confirming there are no further concerns with the development plans. Solicitor Molino explained no vote is needed, as the Developer's Agreement will be approved by Borough Council.

4. Amy Huntington reported the Major Subdivision Application for Packer Avenue/ Pagnotti Properties from American Land Development Corporation Development and Mack Engineering is anticipated by our next meeting, to update the Sketch Plan currently on file. Dave Balent explained there may be an issue with the ownership of the rail line passing through the property with the Luzerne County Redevelopment Authority.

Public Comment: No public comment was made.

Adjourn: Lori DeAngelo made the motion to adjourn, seconded by Dave Balent. Meeting 7:05pm.

Minutes respectfully submitted by Amy Huntington, Exeter Borough Manager, 8/30/2026.