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September 24, 2026

Exeter Borough Planning Commission
1101 Wyoming Avenue
Exeter, PA 18643

Re: Packer Avenue Properties – Pagnotti Enterprises
Major Subdivision – Preliminary Plan – Phase 1

Dear Commission Members:

Please be advised that we have reviewed the referenced Subdivision Plan dated 7/9/26, received by our office on 8/7/26, as prepared by Mack Engineering. The plan was reviewed in accordance with the Exeter Borough Subdivision and Land development Ordinance (SALDO). Our comments on the plan are as follows (refer to SALDO for section numbers):

1. 402.3B and 603F – A waiver is requested for showing slopes of 15% or greater through hatching, as described on the cover sheet of the plans.
2. 402.5 – A waiver is requested for providing a Preliminary Resource Impact and Conservation Plan.
3. 603D– A waiver is requested for this section regarding woodlands.
4. 631.1– A waiver is requested for this section regarding granite curbs.
5. 402.3L – Show all easements and other encumbrances of property which are or have been filed of record with the Recorder of Deeds of Luzerne County.
6. 402.6B
 - a. Proposed lot lines, lot areas, lot numbering, etc. are not provided. An actual proposed subdivision plan showing the final lot configuration for Phase 1 needs to be added to the set with all necessary information related to the new lots.
 - b. Show all existing easements shown on the subject property.
7. 402.6C – The geometry for the new streets needs to be provided. The slope of Road C is not acceptable at 0.3%. The very minimum acceptable is 0.5% and only for very short distances.
8. 402.6D – Drainage easements will be necessary to accommodate the storm drainage from the Borough-accepted roads through the stormwater management facilities that will be located on private property. The Borough will not own and maintain the SWM facilities on private property; however, we will need the easements to allow the roadway drainage to pass through the facilities.
9. 402.6F – The proposed water system that will provide water service to the new development must be fully-shown on the plans, including the service laterals, fire hydrants, etc. PAWC will need to review and approve the plans prior to construction. In addition, a water line along Road C may be beneficial in maintaining service in the case of a portion of the lines being turned off due to an emergency situation.
10. 402.6H – The Limit of Disturbance line must be clearly identified on the plans for all work areas required for Phase 1.
11. 402.6K – A schedule for anticipated application dates for the 2nd and 3rd phases of the development must be provided. The Phase lines must be identified on the plan.

12. 402.6M – The locations of all proposed utility easements that will be required for this Phase 1 must be provided on the plans, including any easements for sanitary sewer facilities. Items 1 through 3 must be addressed, particularly, details of the proposed sanitary and storm sewer connections to the existing system must be provided for approval. Proposed fire hydrants must be addressed. The locations should be reviewed and concurred to by the Borough's Fire Chief.
13. 402.7B – The proposed grade elevations at 50-foot intervals must be provided along the roadway profiles.
14. 402.7C – Any existing or proposed deed restrictions and protective covenants that apply to the subdivision must be provided and also referenced on the plan.
15. 402.7D – All proposed offers of dedication and/or reservation of rights-of-way and land areas with any conditions attached must be provided and referenced on the plans.
16. 402.7F – Proof of legal interest in the property and the latest deed of record must be provided.
17. 402.7G – A letter from PAWC stating that they can and shall adequately serve the subdivision, including any conditions that may be required for the provision of water service, must be provided.
18. 402.7H – PA DEP sewage planning must be completed.
19. 402.7I – A list of any public utility, environmental or other permits and/or approvals that are required; and, if none are required, a statement to that effect, certified by the Qualified Professional responsible for preparing the plan, must be provided on the plan.
20. 402.7J – Soil Erosion & Sedimentation Control Plan Approval is required, along with the required NPDES Permit.
21. 402.7K – We have conducted a cursory review of the stormwater management and collection/conveyance system for the Phase 1 project and offer the following items that need attention as soon as possible (our review will continue concurrent with the NPDES Permit review process):
 1. We believe that there are areas on the present site that do not drain from the subject property. These areas need to be identified and then excluded from the pre-development runoff calculations.
 2. It appears that the current plan calls for storm discharge to an existing system on Mason Street that is not identified on the plans. We are not aware of any storm sewer on Mason Street from Penn Avenue to Lincoln or Grant Streets. These existing systems will need to be identified and assessed for any added connections from the subject development.
22. 402.7L – Any SALDO waivers, Zoning variances or other Zoning approvals granted for the subject project and/or lands, must be listed on the cover sheet of the plan set and must include the date such approval was granted and the granting authority.
23. 402.7P, Q & R – Address in their entirety (HOA Plans and Document(s)).
24. 402.7S – The landscaping plan is required for the road right-of-way areas and for the stormwater management basin areas, as applicable. In addition, landscape plans are required for the parking lots, including any applicable interior landscaping requirements. The plans must list all species, number, height at planting and height at maturity.
25. 402.7T – A traffic impact analysis, approved by PA DOT, must be provided for concurrence by the Borough Planning Commission and Borough Engineer. In addition, the transportation needs of the development must be addressed within the study for public transportation, school bus, etc. Any previous studies performed for other developments within the Borough must be referred to and addressed in the current study.
26. 402.7U – Letters from the utility companies stating that they can and shall adequately serve the subdivision, including any conditions that may be required for the provision of service, must be provided. In addition, the PA One Call serial number needs to be placed on all applicable sheets within the plan set.
27. 402.7V – An itemized cost estimate for the required improvements in accordance with Section 704 of the SALDO must be provided.
28. 402.7W – A Development Agreement, notarized and signed by the developer is required, after such an agreement is reviewed and concurred to by the Borough Solicitor and Planning Commission Solicitor, as assisted by the Borough Engineer.

29. 402.7X – Any agreement or escrow that may be required by the Planning Commission, relative to reimbursement to the Borough by the developer for review costs, must be addressed.
30. The following items must be addressed.
1. The Geotechnical Report is requested for review (PDF version).
 2. Note #5 on the cover sheet refers to the FEMA map panels of 11/02/2012, and should be updated to the current maps.
 3. Remove “Township” from the waiver notes on the cover sheet.
 4. The trench detail must add geotextile fabric between the stone bedding and the 2A backfill in all applicable trenches.
 5. A two-way cleanout with traffic-rated frame and lid must be added to every sanitary sewer lateral and located in the tree lawn area of the roadway or 1 foot behind the roadway curb. This should be added to the detail also.
 6. All grade adjustments to all manholes and inlets shall be made with concrete grade rings. No brick or block shall be allowed. The details must be revised accordingly.
 7. It appears that the sheets 10 and 11 should be titled “Details” as opposed to “PCSM Details”. Please address/clarify.
 8. The plans need to include a complete parking lot layout/design for both locations in the Phase 1 project. As applicable, address all items in Article 12 of the zoning ordinance, including landscaping as mentioned before in this review letter and lighting facilities.
 9. Provide a storm water structure table with all proposed structures, inverts, rim or grate elevations, etc.
 10. Clarify “10’ wide walking trail” vs. “14’ wide pedestrian access easement”. Also, provide details of the structure.
 11. Provide labeling for the sanitary sewer plan and provide a sanitary sewer structure table.
 12. A more detailed plan at 1”=20’ or 30’ must be provided for the sanitary sewer system to the existing line at Wyoming Avenue. The plan must include the proposed pump station and associated lot or easement. The details of the pump station must be provided and the design/plans must be approved by the WVSA, as they may be requested to accept ownership and operation/maintenance of the pump station. This will need further review and discussion with all parties, including the WVSA. PA DEP Part II permits will be involved in the design and implementation of this plan.
 13. The roadway development stormwater management basins, located beyond the road right-of-way, must be protected by a fence for safety purposes and with an access gate and access ramp for maintenance purposes.
 14. The design calculations for the roadway storm system must be provided, including the storm pipe and inlet analyses.
 15. Utility services must be shown to all lots within the subdivision to prevent roadway cutting in the future as development proceeds on the lots.
 16. The issue of ownership, along with long-term operation and maintenance responsibilities, for the roadway improvements, sanitary and storm sewer system, and stormwater management system improvements must be addressed for an alternate to the Borough ownership in the case where the Borough does not accept dedication of such improvements/facilities.
 17. A “Roadway Improvement Plan” should be provided that shows all roadway information, layout, curbs, walks, ADA curb ramps, signage, pave markings, streets trees and street lighting, etc. at a scale that can adequately show all proposed improvements (1”=20’ or 30’).
 18. The Ownership Statement must be properly executed by the owners of the subject properties.
 19. The Notarization must be properly executed on the plan.
 20. The Engineer’s seal, signature and date of signature must be placed on the plan.
 21. We defer any zoning matters, not specifically noted within these comments, to the Borough Zoning Officer. The Planning Commission should receive confirmation from the Zoning Officer that no such matters are outstanding, prior to granting any unconditional approval of the subject subdivision.

22. The preliminary plan will not be recorded. Once all comments are addressed and the plan is ready for unconditional approval, a note will be placed on the plan to address the approval of the preliminary plan.
23. We recommend that all comments provided by the Luzerne County Planning Commission and Engineer be addressed by the Applicant or the Applicant's Surveyor and/or Engineer, as applicable, prior to granting any unconditional approval of the subject subdivision. We request that all responses to the Luzerne County comments be addressed to Exeter Borough Planning Commission and copied to the undersigned for our office's review. No further submittals to the County are necessary.
24. Prior to the planning Commission's execution of the plan approval, all review fees must be paid to the Borough by the Applicant.

The above-noted comments must be addressed prior to any unconditional approval of the subdivision preliminary plan. Based on the nature and extent of the comments provided herein, we reserve the right to make further comments on future plan submissions.

Should there be any questions regarding our review, please don't hesitate to contact our office, email the undersigned at haroldash@penneastern.com or call the undersigned at 570-430-1450.

Sincerely,



Harold Ash
PennEastern Engineers, LLC

Cc: Exeter Borough Council
Pagnotti Enterprises, Inc.
American Land Development Corporation
Mack Engineering
Paul J. Pasonick, P.E., P.L.S.
File