Exeter Borough Planning Commission Meeting
Sept. 24, 2026 - 6:00 p.m.
MEETING MINUTES

6:01 p.m. Amy Huntington, Planning Commission Secretary, called the meeting to order, Pledge was recited.

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

Amy Huntington noted the August 27, 2026 Meeting was cancelled due to no new business, therefore no minutes to approve. Lori DeAngelo made the motion to approve the July 30, 2026 Meeting Minutes; seconded by Lindo Sabatini; motion passed unanimously.

Old Business:

- Amy Huntington noted Wyoming Avenue Development Group, LLC received final plan approval for Preliminary/Final Major Subdivision plan for Exeter Commons and Wawa Subdivision; plans were signed and submitted to Luzerne County. Developer Ray Hassey invites all Exeter Borough Planning Commission Members to the Ribbon-Cutting Event on Thursday October 8, 2026 at 10:00 AM at the property site on Wyoming Avenue.

- Amy Huntington read September 3, 2026 Letter from Borough Solicitor Hassey to the Exeter Borough Planning Commission requesting a traffic study be considered at Schooley and Slocum Avenue upon future planned development by Insalaco Development. Amy Huntington reported Exeter Borough Council and WA Regional Police Chief Turner both support the installation of a new light or stop sign flashers at this intersection. Harold Ash noted a driveway permit will be required by PennDOT and a study may be required. At this time, only sketch plan has been submitted, showing approximately 40 units, and a possible a secondary or emergency entrance may be added on Schooley Avenue. No vote was taken, but there was a general consensus that the Council's concerns of a traffic study to be requested will be taken into consideration, once a development plan is submitted by the developer.

New Business:

1. Matt Mack, Mack Engineering and Tom Flatley, American Land Development presented plans for proposed housing development at the Pagnotti Property at Packer Avenue, a.k.a. the "Black Desert," seeking approval for Phase 1 (190 townhouses) and four waivers. Harold Ash noted that due to the size of the property, some stormwater will go one direction, some go the other way. The Borough Engineer agreed to meet with the Developer on site at some time in the future to review. Harold Ash recommended a traffic impact study be completed to reference the study completed

by Reilly Engineer, to plan for the school transportation needs, and a cost estimate is needed in the preliminary plan phase. Amy will request a plan review and letters from Borough Zoning Officer.

Mr. Sabatini made a motion to request Exeter Borough Council amend the SALDO Ordinance to remove the requirement for granite curbs, as it is beyond developers' budgets, and revise to require concrete curbs; motion seconded by Mr. Dave Balent; motion passed unanimously.

Mr. Sabatini made a motion to approve American Land Development/Mack Engineering's request for the four the waivers, as outlined in Harold Ash/PennEastern September 24, 2026 Review Letter; motion seconded by Mr. Mauriello; motion passed unanimously.

Public Comment:

Mitchell DeAngelo, Grove Street, made several comments:

- Asked if a guardrail would be installed; Developer explained a tree line/arbovites could be added.
- Asked if single family homes could be reversed with plans for townhomes; Developer explained townhouses planned due to zoning, and premium estate lots will be closer to the golf course.
- Asked if Penn Avenue needs to be extended; Developer stated it was noted in the Borough Engineer's November 2024 Sketch Plan Review comments.

Mr. Sabatini made a motion to remove the plans to extend Penn Avenue between Mason to Grove Streets, pending fire/emergency services review; seconded by Mr. Mauriello; motion passed unanimously.

Ms. DeAngelo made a motion to adjourn, seconded by Mr. Sabatini. Adjourn@7:12 pm.

Minutes respectfully submitted by Amy Huntington, Exeter Borough Manager, 9/30/2026.