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

Chairman Pizano called the meeting to order 7:00 p.m.; Mayor Denise Adams led the Pledge.

Roll Call taken: Present: Chairman Joe Pizano, Vice Chairman John Morgan.
Council: Lori DeAngelo, Joe Esposito, Carmen Marranca, Richard Murawski. Absent: Dave Balent.
Mayor Adams, Solicitor Hassey, Amy Huntington, Sharon Sorokin, Vince Ninassi; Ralph Dixon, WARP Chief Turner.

Motion to Approve the Sept 1, 2026 Regular Council Meeting Minutes made by Vice Chairman Morgan; seconded by Councilwoman DeAngelo; motion passed unanimously.

Treasurers Report: Amy Huntington read the report, noting check totals of $600,599.62, which includes $154,230.97 from ARPA Fund for pavilion and paving and $252,233.70 from Sewer Fund for engineering and construction bills for Wyoming Ave-Schooley Ave Sewer Project.

Correspondence: RTK, Citizens Comments
- 10/5, Ms. Lisa Young re: continued neighbor issues against her mom Ann Chaump, Wilkern St.
- 10/3, Ms. Holly Green, re: feral cats on Bennett St.
- 10/2, Ms. Donna Comstock, re: 13 and 15 Park Lane illegal activity, trash piles, squatters.
- 10/2, Mr. John Arnone, Letter re: hazardous wire burning contamination at Kuharchik Construction and a Stop Corrupt Congressman Bresnahan Circular with QR code delivered to local businesses.
- 9/30, Mr. Jim Brozena re: Luzerne County Redevelopment Authority Rail Sale.
- 9/30, from Rep. Brenda Pugh, LSA-Luzerne Letter of Support for Susquehanna Avenue Storm/Sanitary Sewer Separation Project Phase 2 North.
- 9/30 from PennEastern Engineering confirming filing MS4 Permit by Sept 30 deadline.
- 9/24 fr Elite Revenue re: September 24 Tax Upset Sale Bidder List
- 9/24, fr EB Fire Dept, re: requesting two new fire hydrants for Exeter Commons Subdivision.
- 9/24, Ms. Nicole Rank, Katapult Engineering re: Pave Cut Permits.
- 9/17, Mr. Jared Jordan re: WP Safety Committee requesting fire discussion meeting.
- 9/10, Mr. Russ Herron re: water pooling and drainage at 119 Barber/Searfoss home.
- 9/18, Mr. Jerome Marshall, U.S. Chamber, re: Free Enterprise Express bus at PowerRail, Sat. 9/19/26.
- 9/17, WVSA 3Q Sewer Delinquency Report, $131,852 past due.
- 9/15, Ms. Sally Sperazza re: Deer Crossing signage on Stevens Lane.
- 9/13, T-Mobile #2CB2023C tower upgrade at 1179 Wyoming Ave.
- 9/21, Ms. Jaclyn Dyak re: rainwater flooding at Cedar Street at Singh property.
- 9/22, Mr. John Arnone, Email re: Report Environmental Violations to U.S. EPA.
- 9/21, RTK from Athan Koutsiouroumbas re: Lehigh Valley Maintenance work Jan 2020-present.
- 9/5, Hilary Lynch, WA Football Parents, requesting permission for 10/28 bonfire and parade.

Citizens' Input (agenda items only): None.

Refuse & Recycling Report was read by Sharon Sorokin, on file. Deposit total $9,670. $750 reimbursement received from Luzerne County Recycling Office for half-cost of Exeter Borough Paper Shredding Day. 14 District Magistrate Court hearings conducted for delinquent trash; 7 warrants issued for no response. Monthly Recycling tonnage: 31.87T; YTD 251.97T.

Report of Committees:

- Police - Wyoming Area Regional Police (WARP): Chief Turner reported 845 calls/265 Exeter; Vice Chairman Morgan asked the status of intersection signage for Schooley & Slocum; Chief Turner expressed concern about traffic increasing with proposed Insalaco Development; Vice

Chairman Morgan asked for Chief to participate in future meeting with PennDOT; Chief evaluated Penn Ave signage and Streets Dept already added more visible one-way signage; Solicitor Hassey will look into the liability issue of Children at Play signage being erected by residents.

- Finance & Insurance: Vice Chairman Morgan reported budget is in development and next committee meeting is 6:30p on Nov 6.

- Fire Department: Councilman Murawski read the Exeter Borough Hose Co #1 bank balances and Councilwoman DeAngelo read monthly incident report, thanked the Fire Department for helping her mom, both reports on file. She also noted Exeter Events is providing treats for EBFD to attend two Trunk or Treats.

- Streets: Councilman Balent provided written report in advance, on file, noted equipment is ready for snow, hotbox has been in use, Sturmer & Roosevelt patched; Vince Ninassi noted Union Street was patched. Amy Huntington thanked Streets Dept. for new parking signs at the pavilion lot.

- Parks & Rec: Councilwoman DeAngelo noted sponsorship opportunities, run signup now ready for 5th Annual Turkey Trot. Next Tues is last Food Dignity event at DeRoberto Park.

- WVSA: Vice Chairman Morgan read full WVSA report of all streets serviced, 44 sanitary sewer lines flushed; 1 sewer line, 1 storm line camera'd; 1 storm line flushed; 3 manholes checked.

- Zoning: Report read by Councilwoman DeAngelo, total deposit $6,323.02, report on file; BHW Code Enforcement report provided, 22 properties investigated.

- Hicks Creek: Councilman Balent provided written report in advance, on file, noted inspection and dredging needs.

- Building/Grounds: No report at this time.

- Council of Governments: Councilman Balent provided a written report in advance, on file, noted the meeting was cancelled one hour prior due to unavailability of Forty Fort and Kingston. Also noted Greater Pittston Regional Compost has similar equipment maintenance cost concerns. Amy Huntington reported a letter of support was written for Dupont to apply for LSA Grant for Greater Pittston Regional Compost Association tub grinder maintenance contract. Councilman Esposito recommended one machine be used for Vice Chairman Morgan noted that the State needs to assist because we are mandated to recycling, asked if Councilman Balent and Esposito could find out how Ted Harris does this. Councilman Esposito noted different municipalities are using the machine. Chairman Pizano recommended we set up a meeting with our State Representatives to determine a solution.

- NEPA Land Bank: Councilman Balent provided written report in advance, on file, noted moving forward on modular building initiative, removing 5-yr holding ownership rule for a property for sale, fee increase to $3,000 being considered.

- Mayor's Remarks: No report at this time.
- Solicitor's Report: No report at this time.

Old Business

Ms. Jenna Casaldi, of the Street Art Society requested the mural agreement signatures and CFA report assistance. She noted the Lithuanian Club and Exeter Borough Pump Station murals are underway.

New Business:

1. Motion to Approve Exeter Events Turkey Trot Route Road Closures on Susquehanna Ave, Harland Street, Scarboro Ave, Park Lane, and Erie Street on Saturday Nov. 28, 2026 made by Councilman Esposito; seconded by Councilman Marranca; motion passed unanimously.

2. Motion to Approve Wyoming Area Football Parents 2026 Bonfire and Parade Road Closures on Wednesday, October 28, 2026 made by Vice Chairman Morgan; seconded by Councilman Murawski; motion passed unanimously.

3. Motion to Transfer $29,916.66 Pennsylvania Department of Auditor General Act 205 State Aid Allocation of Volunteer Fire Relief Association Funds to Exeter Borough Hose Co. #1 made by Vice Chairman Morgan; seconded by Councilman Marranca; motion passed unanimously.

4. Motion to Deposit $21,815.90 Pennsylvania 2026 State Aid Allocation to Exeter Borough Non-Uniformed Pension Plan, Thomas J. Anderson & Associates, Inc. made by Vice Chairman Morgan; seconded by Councilwoman DeAngelo; motion passed unanimously.

5. Motion to Approve Payment of Invoice #1133 for $102,500 to Baldwin Pergola & Lawn Furniture for completion of 40' x 50' Exeter Borough Custom Steel Pavilion from American Rescue Plan Act (ARPA) Fund made by Councilwoman DeAngelo; seconded by Vice Chairman Morgan; motion passed unanimously.

6. Motion to Approve Pay App #12 to Pioneer Construction for $237,768.70 for Sanitary Manhole and Inlet for Exeter Borough Sanitary & Storm Sewer Project as recommended by PennEastern Engineering on 10/2/2026 from Sewer Fund made by Vice Chairman Morgan; seconded by Councilman Murawski; motion passed unanimously.

7. Motion to Approve Pay App #7 to Latona Trucking for $51,730.87 for 2024 Site Development and Parking Lots Improvement Project from American Rescue Plan Act (ARPA) Fund made by Vice Chairman Morgan; seconded by Councilman Marranca; motion passed unanimously.

8. Motion to Approve Application to PA American Water Company to request Installation of New Fire Hydrant at corner of Barber & Cedar Streets, as recommended by the Exeter Borough Hose Company #1, made by Vice Chairman Morgan; seconded by Councilwoman DeAngelo; motion passed unanimously.

9. Motion to Ratify Ordinance #6 of 2026 *(Amending Ord #2 of 2025)* Providing For Inspection and Issuance of Occupancy Permits of Residential and Non-Residential Structures made by Vice Chairman Morgan; seconded by Councilman Marranca; motion passed unanimously.

10. Motion to Approve Solicitor Hassey to Advertise Ordinance #7 of 2026, Regulating E-Bikes made by Vice Chairman Morgan; seconded by Marranca; motion passed unanimously. Solicitor Hassey noted he circulated to all WARP municipalities. Vice Chairman Morgan emphasized urgent need to implement due to dangers, to ensure safety of Exeter Borough residents.

Open to Public:

1. Ms. Faith O'Donnell, 250 Susquehanna Ave, requested a review and approval of Handicapped Permit for Apt. B. Amy explained permit cannot be approved if driveway available and now test pit drilling is planned. Chairman Pizano asked Chief Turner re-evaluate based on traffic flow concerns and driveway availability.

2. Mr. John Arnone, Lee Park Ave, Hanover Township removed his mask and requested Exeter Borough Council consider hazardous wire burning contamination site at Kuharchik. Ralph Dixon from Fire Dept indicated he did not ever hear of this burn pit. Chairman Pizano noted Pizano Trucking formerly located at this property, did not know of concern. Chairman Pizano explained no one at Exeter Borough or WARP is against him, and this is not a police or borough issue, but a PA Dept. of Environmental Protection issue. Mr. Morgan indicated Exeter cannot go on private property. Mr. Arnone thanked everyone for respectfully listening to his concern.

3. Ms. Donna Comstock, Park Lane, reported 13 and 15 Park Lane unauthorized building activity and possible squatters; Amy Huntington noted Code Enforcement issued two Notice of Violations. She wants gas and received installation quotes for $48K and $52K, but only two houses away from UGI Gas lines. Councilman Murawski noted UGI pulled the trigger on the installation that Exeter Borough had mapped out. Vice Chairman Morgan explained UGI must abide by Pave Cut Ordinance like all other utilities.

4. Mr. John Petrochko requested Council allow Cherrywood HOA to paint the curb at fire hydrant red to improve visibility. Council members approved the proposal, and Chairman Pizano asked for request in writing that the HOA takes responsibility and the approval will be ratified next month.

5. Ms. Paula Tracey, Wyoming Avenue, took responsibility for having placed the cones in the street for 4 year old to 7th grade children to play, explained the need for signage for children to play in the street due to a shortage of parks and the poor condition of the parks, requested a “Children At Play" sign be erected. Councilwoman DeAngelo and Chairman Pizano stated it is unsafe to play in the street and spoke of previous tragedies. Solicitor Hassey noted the Borough cannot legally provide authorization for children to play in the street.

6. Mrs. Norma Janoski, Slocum Ave, requested Code Enforcement please address the violations at A&R Auto Repair, that she identified in the Zoning Hearing Board September 10, 2025 transcript, and noted sounds, smells, open garage doors, failing opaque fence, and harassment from the owners. Solicitor Hassey explained current ordinances must be followed, and if quality of life is impacted a private attorney should be hired and civil complaint should be filed, as the 30-day window to appeal has passed. Vice Chairman Morgan reminded her to call 911 if there is smoke, but not to report as a structural fire if not on fire. Amy Huntington is keeping both Zoning Officer and Code Enforcement Officer informed, noted they approved the opacity of the fence, and continuing to make weekly visits to check on the property. At this time, no violations have been found.

7. Ms. Sally Baloga discussed disappointment the driveway violation she received was improperly addressed to Michael Baloga, and asked Amy Huntington to clarify the violation and complete the Right To Knows. Amy Huntington noted her RTK was shared with all of Council and she explained she does not receive a monthly report of PennDOT violations, but will research the issues she outlined in the RTK. Vice Chairman Morgan explained elaborate ingress/egress details for the Sabatini’s driveways were required for PennDOT approval, similar considerations must be taken for safety at her property for a driveway to be considered.

Adjourn: Motion by Esposito, seconded by Murawski, adjourned 8:37 pm.
Respectfully Submitted by Amy Huntington, Borough Manager, Nov 3, 2026.