



## CITY OF NANTICOKE

### **WORK SESSION and COUNCIL MEETING MINUTES**

March 18, 2026

**Call to Order:** President, Joseph A. Dougherty

**Pledge of Allegiance**

**Invocation:** City Clerk, Jennifer W. Polito

Prior to this Council meeting, the city's Solicitor, William Finnegan, held a LERTA hearing at 5:15pm for the proposed Tradeport 164 Building 11 project with NorthPoint Development.

#### **ROLL CALL:**

**The following were present:** Council Members, President, Joseph A. Dougherty, Vice President, John Telencho, Kenneth James, Mark O'Connor, Lesley Butczynski, City Manager, Donna Wall, Finance Director/City Clerk, Jennifer W. Polito, and Solicitor, Attorney William Finnegan.

#### **WORK SESSION: New Business: (action Items)**

**A Motion to remove from the table Ordinance #2 of 2026, First Reading,** An Ordinance of City Council of the City of Nanticoke, amending the Zoning Map of the City of Nanticoke, Luzerne County, Pennsylvania, to extend the current I-1 District along parcels adjacent to Dziak Drive as more particularly described on the amended zoning map attached as Exhibit "A".

**A Motion to approve Ordinance #2 of 2026, First Reading,** An Ordinance of City Council of the City of Nanticoke, amending the Zoning Map of the City of Nanticoke, Luzerne County, Pennsylvania, to extend the current I-1 District along parcels adjacent to Dziak Drive as more particularly described on the amended zoning map attached as Exhibit "A". This amendment is subject to the condition that a Deed Restriction barring Data Centers as a principal use will be inserted in the Deed from Earth Conservancy to NorthPoint Development which shall remain in effect in perpetuity, said restriction to be approved by the Nanticoke Solicitor.

**A motion to remove from the table approval of 2026 Engineering Rates** from Pennoni & Associates, Inc.

**A motion to approve the Revised 2026 Engineering Rates** from Pennoni & Associates, Inc.

**A Motion to approve Ordinance #3 of 2026, First Reading,** An Ordinance of City Council of the City of Nanticoke, establishing a Local Economic Revitalization Tax Assistance (“LERTA”) Program within the City of Nanticoke located on approximately 35.132 acres of land containing all or part of Tax Parcel Identification Nos.: 42-K7-00A-096-000, 42-K7-00A-008-000, 42-J7K7-00A-005-000, and as described in the Luzerne County Recorder of Deeds Office in book 2587 at page 505 ET SEQ and consider a Tax Abatement schedule.

**A Motion to approve the Polling Place Agreement** with Luzerne County for 2026 elections.

**ADMINISTRATIVE UPDATES:**

**Mayor Kevin Coughlin has submitted the February 2026 Department Reports** for Council’s review and Jennifer Polito has posted them on the City’s website at [www.nanticokecity.com](http://www.nanticokecity.com)

**City Manager, Donna Wall** has updates for Council.

1. State Rep. Alec Ryncavage is hosting a Dog Licensing Pop Up Event on Saturday March 21, 2026 from 10 am – 1 pm at his office on 50 N. Walnut Street, Nanticoke, PA 18634.

**A Motion** was made by Councilmember Butczynski seconded by Councilmember O’Connor to adjourn the work session. Motion carried unanimously.

**REGULAR MEETING** Comments from the Public agenda items only.

None.

**Old Business**

**A Motion to remove from the table Ordinance #2 of 2026, First Reading,** An Ordinance of City Council of the City of Nanticoke, amending the Zoning Map of the City of Nanticoke, Luzerne County, Pennsylvania, to extend the current I-1 District along parcels adjacent to Dziak Drive as more particularly described on the amended zoning map attached as Exhibit “A” was made by Councilmember Telencho seconded by Councilmember O’Connor.

Motion carried unanimously.

**A Motion to approve Ordinance #2 of 2026, First Reading,** An Ordinance of City Council of the City of Nanticoke, amending the Zoning Map of the City of Nanticoke, Luzerne County, Pennsylvania, to extend the current I-1 District along parcels adjacent to Dziak Drive as more particularly described on the amended zoning map attached as Exhibit “A”; This amendment is subject to the condition that a Deed Restriction barring Data Centers as a principal use will be inserted in the Deed from Earth Conservancy to NorthPoint Development which shall remain in effect in perpetuity, said restriction to be approved by the Nanticoke Solicitor was made by Councilmember O’Connor seconded by Councilmember James.

Motion carried unanimously.

**A motion to remove from the table approval of 2026 Engineering Rates** from Pennoni & Associates, Inc. was made by Councilmember James seconded by Councilmember Telencho. Motion carried unanimously.

**A motion to approve the Revised 2026 Engineering Rates** from Pennoni & Associates, Inc. was made by Councilmember Butczynski seconded by Councilmember Telencho. Motion carried unanimously.

### **New Business**

**A Motion to approve the minutes from the March 4, 2026** Work Session/Regular Council Meeting was made by Councilmember O'Connor seconded by Councilmember James. Motion carried unanimously.

**A Motion to approve** the payment of the bills in the total amount of **\$781,542.77 [(Payrolls) \$144,965.03 (Accounts Payable) \$636,542.77]** was made by Councilmember O'Connor seconded by Councilmember Butczynski. Motion carried unanimously.

**A Motion to approve Ordinance #3 of 2026, First Reading,** An Ordinance of City Council of the City of Nanticoke, establishing a Local Economic Revitalization Tax Assistance ("LERTA") Program within the City of Nanticoke located on approximately 35.132 acres of land containing all or part of Tax Parcel Identification Nos.: 42-K7-00A-096-000, 42-K7-00A-008-000, 42-J7K7-00A-005-000, and as described in the Luzerne County Recorder of Deeds Office in book 2587 at page 505 ET SEQ and consider a Tax Abatement schedule. was made by Councilmember Telencho seconded by Councilmember James. Motion carried unanimously.

**A Motion to approve the Polling Place Agreement** with Luzerne County for 2026 elections was made by Councilmember O'Connor seconded by Councilmember Butczynski. Motion carried unanimously.

### **COMMENTS FROM THE PUBLIC –**

None

### **Correspondence-**

None

### **Announcements-**

None

### **Councilmember Comments-**

**Vice President Telencho** thanked the Mayor and Council for working together and coming up with a mutual agreement with the issues on this agenda.

**Councilmember James** welcomed Auto Zone to our town which will increase our tax assessment and bring in more tax revenue and stated God Bless to all of the First Responders.

**Councilmember O'Connor** agreed with Councilmember Buczynski's comment that he also grew up in Nanticoke which was a great place to grow up and is looking out for the residents affected by the Tradeport 164 Building 11 Project. Councilmember O'Connor thanked NorthPoint Development for their efforts in resolving the residents' complaints and visiting their homes to actually see what is going on from their perspectives. Councilmember O'Connor stated he supports this project but for Northpoint to keep being responsive of the issues the residents are having and to use local contractors (unions if possible) in the construction of Tradeport 164 Building 11 Project.

**Councilmember Butczynski** comment that she grew up on Meadowcrest Drive in the Hanover section of Nanticoke which was a great place to grow up and she is looking out for the residents affected by the Tradeport 164 Building 11 Project. Councilmember Butczynski stated her heart is in Nanticoke. Councilmember Butczynski stated to the residents of the Hanover Section to please let Council know if there is anything they can do to help them out. Councilmember Butczynski thanked NorthPoint Development for their efforts in resolving the residents' complaints and visiting their homes to actually see what is going on from their perspectives.

**President Dougherty** stated the reason we tabled the motion to approve the 2026 Engineering rated was to negotiate the proposed increase in fees from 5% to 2.5%. President Dougherty thank NorthPoint Development for addressing the issues that the residents brought to their attention at the Zoning Hearing.

### **Meeting Adjournment-**

Councilmember Butczynski made the motion to adjourn, seconded by Councilmember Telencho, roll call.

Motion carried unanimously.

**Meeting adjourned at 6:34 pm.**

**Next Meeting:**

Work Session/Council Meeting Monday April 1, 2026 @ 6:00 pm.

---

**City Clerk, Jennifer W. Polito**