Chairman Dan Knoble opened the meeting at 7:00 PM with the Pledge of Allegiance. In attendance: Bob McGinnis, Chris Canale, Stephen Hacker, Nev Lynch and Rocky Roeger, Ray Ott, Planner and Cindy VanHise, Engineer.

Minutes:
Motion to approve minutes of July 16, 2019 as presented.
Moved: B. McGinnis  Second: S. Hacker  Vote: Unanimous

Benson Sketch Plan
John Benson was present to represent the project. He stated that at the September Board of Supervisors meeting, the supervisors had mixed responses along with some concerns. The concerns were mainly the size of the proposed community. Mr. Dracup suggested that they return to the Planning Commission to work together to revise the plan. J. Benson stated that they are willing to develop the property any way that the Board wishes. He added that there will be recreational areas and walking trails for the residents of the new community. J. Benson stated that they are proposing 146 houses with a lot size of 6,600 square feet. He also stated that the existing owners will continue to live on the property as their family has for 100 years. C. VanHise stated that the property does not offer many areas for storm water management, there is only one and more than one will be needed. Discussion ensued.

Public Comment:
Marietta Gies of 119 Keen Road stated that she is in favor of the age restricted housing although she does have concerns regarding the pricing. She said that she looked into the age restricted housing in East Pikeland and the lowest priced home they had was $495,000. All the new residents are coming from New York and New Jersey. Monica Shryver of 102 Valley Creek Lane asked what the mission statement is for the township and where she can find it. A resident of W. Bridge Street stated that they are concerned that even with being age restricted there will still be children in the community, also many 55 year olds are still working. Kurt Shryver of 102 Valley Creek Lane stated that he is concerned about the Stony Run Creek. J. Benson stated that it will go through the DEP, it is the highest form of review.

It was properly moved and seconded to adjourn at 8:05 PM.

Respectfully submitted,

Haley A. Baer, Recording Secretary

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Stephen Hacker, Secretary