1. MEETING OPENED
2. FLAG SALUTE
3. OPEN PUBLIC MEETING ACTS STATEMENT
4. ROLL CALL ATTENDANCE:

<table>
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<tr>
<th>PRESENT</th>
<th>ABSENT</th>
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<tr>
<td><em><strong>X</strong></em></td>
<td>_______ Douglas Hallock, Chairman</td>
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<td><em><strong>X</strong></em></td>
<td>_______ Bill Fox, Vice Chair</td>
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<td>_______</td>
<td><em><strong>X</strong></em> Michael McGuire</td>
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<td>_______</td>
<td><em><strong>X</strong></em> Ronald Dancer</td>
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<td><em><strong>X</strong></em></td>
<td>_______ Robert Minter</td>
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<td><em><strong>X</strong></em></td>
<td>_______ Eric Sorchik</td>
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<td>_______</td>
<td><em><strong>X</strong></em> Robert O'Donnell</td>
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<td><em><strong>X</strong></em></td>
<td>_______ Glenn Riccardi</td>
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<tr>
<td><em><strong>X</strong></em></td>
<td>_______ Jack Trotta, Mayor</td>
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<tr>
<td>_______</td>
<td><em><strong>X</strong></em> Dominick Cuozzo</td>
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<tr>
<td><em><strong>X</strong></em></td>
<td>_______ Robert Bowen</td>
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<td>_______</td>
<td><em><strong>X</strong></em> John Neyenhouse</td>
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<td><em><strong>X</strong></em></td>
<td>_______ Cynthia MacReynolds, Secretary</td>
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<tr>
<td><em><strong>X</strong></em></td>
<td>_______ Jason Worth, Engineer</td>
</tr>
<tr>
<td><em><strong>X</strong></em></td>
<td>_______ Gregory McGuckin, Attorney</td>
</tr>
</tbody>
</table>

5. MEETING MINUTES TO APPROVE: 10/01/19

Motion is made to approve the minutes. Motion 2nd

Roll Call:

Approved:

Minter
Fox
Riccardi
5. OLD BUSINESS: No Old Business

6. RESOLUTIONS:
   

   No comments from the board.
   
   No public comments.
   
   Motion is made to approve the resolution. Motions 2nd.
   
   Roll Call:
   
   Approved:
   
   Minter
   Fox
   Riccardi
   Sorchik
   Trotta
   Bowen
   Hallock

7. NEW BUSINESS:
   
a. **Administrative Approval- Request for Extension of Approvals- Lennar Plumsted, LLC, Block 40, Lots 1, 10 & 18. Preliminary Major Subdivision and Preliminary Major Site Plan Approval Phases 1 through 9. Final Major Subdivision and Major Site Plan Approval Phases 1 through 3.**

   Ms. Allyson Kasetta, Esq. of Prime and Tuvel represents the applicant, Lennar Plumsted, LLC. Ms. Kasetta presented her case in regard to the Administrative Approval. Ms. Kasetta provided the board with minutes of the Ocean Co. Land Use Board meeting from July 2nd, 2019 and the Subdivision Platts. Both presented as Exhibit A-1 and A-2 respectively.

   Mr. Worth reiterated his letter regarding the request and asked if the applicant had a timeline for receiving final approval for sections 4-9.

   Mr. Bob Calabro was sworn in to answer the questions with regard to a timeline for future approval.

   No questions from Mr. McGuckin. No questions from the board.

   Motion made to approve. Motion 2nd
Roll Call:

Approved:

Minter
Fox
Riccardi
Sorchik
Trotta
Bowen
Hallock

b. Administrative Approval- Temporary Model Home Area Venue at Crosswicks Creek, Block 40, Lots 1, 10 & 18, Province Line Road and New Egypt-Jacobstown Road.

Ms. Allyson Kasetta, Esq. of Prime and Tuvel represents the applicant, Lennar Plumsted, LLC.

Mr. Bob Calabro presented his case with regard to the Administrative Approval. Map prepared by Maser Consulting. Maps were presented as A-1. Maps showed approved and proposed model areas.

Mark E. Zelina, of Maser Consulting Licensed Professional Planner and Engineer for Lennar was sworn in to respond to Mr. Worth’s comments in his letter.

Mr. Zelina answered questions regarding traffic and stormwater drainage.

Question was asked by Board Chairman, Hallock regarding fencing.

Mr. Zelina answered Chairman Hallock’s question regarding the fence.

Mr. Worth asked about additional lighting, storm water drainage, fences and extended walkway and the conversion of the homes from temporary to permanent housing.

Mr. Zelina answered Mr. Worth’s question regarding the temporary housing units.

No public comments made.

Mr. Riccardi asked about sales office and accessibility.

No other comments from board.

Motion made to approve. Motion 2nd

Roll Call:

Approved:

Minter
Fox
Riccardi
Sorchik
Trotta
Bowen
Hallock

The board then unanimously agreed to approve resolutions at this meeting as per the request of Lennar, Plumsted. Mr. McGuckin had no objections.

**RESOLUTION GRANTING EXTENSIONS OF PRELIMINARY MAJOR SUBDIVISION APPROVAL AND PRELIMINARY MAJOR SITE PLAN APPROVAL, PHASES 1 THROUGH 9, AND EXTENSION OF PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL A PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL, PHASES 1 THROUGH 3, LENNAR PLUMSTED, LLC, BLOCK 40, LOTS 1, 10 AND 18.**

Motion made to approve. Motion 2nd

Roll Call:

Approved:

Minter
Fox
Riccardi
Sorchik
Trotta
Bowen
Hallock

**RESOLUTION GRANTING ADMINISTRATIVE APPROVAL OF DESIGN MODIFICATION WITH RESPECT TO PRELIMINARY MAJOR SUBDIVISION APPROVAL AND PRELIMINARY MAJOR SITE PLAN APPROVAL, PHASES 1 THROUGH 9, AND PRELIMINARY AND FINAL MAJOR SUBDIVISION APPROVAL AND PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL, PHASES 1 THROUGH 3, LENNAR PLUMSTED, LLC, BLOCK 40, LOTS 1, 10 AND 18.**

Motion made to approve. Motion 2nd

Roll Call:

Approved:

Minter
Fox
Riccardi
Sorchik
Trotta
Bowen
Hallock
c. Informal Concept Review- The Estate of William Bryce Thompson IV, Lot 7.01, Block 78.

Attorney Archie Reed represents W. Bryce Thompson IV as his executor. Mr. Thompson came to the board in previous years for a hearing but withdrew the application due to issues brought up by the neighbors regarding drainage.

Engineer and Planner Mr. Jeffrey Brown gave a proposal for Lot 7.01 Block 78.

Neighbor has asked to buy a portion of the property, but they are willing to give the land to open space for the township.

Drainage will be reduced as per DEP standards.
One entrance meets RISIS standards.
Houses will be 150 from road.
Mr. Worth asked if Lot 23 was factored into cluster.
Applicant replied that Lot 23 was not included.
Mr. Worth asked who would own open space lots.
Applicant said that they are willing to give for public park or open space. They are also willing to give it to the Homeowners Association.

Board advised that the Homeowner Association is the entity that is in the ordinance.
Applicant was asked if the remaining balance of the lot is greater than 1 acre and are remaining setbacks met.

Mr. Hallock asked about the one road in case of fire.
Mr. Hallock advised that some of land is preserved.
Board Member asked about Lots 1-8 what the rear line plantings.
Leaving it up to the board’s recommendation on fencing.

Mayor Trotta prefers a second entrance for safety of the residents.

Chairman Hallock suggested temporary road.

Chairman Hallock asked about distance between Lot 8 and basin.

The applicant is willing to apply for a variance with regard to the open space.

Public Comment

Mr. Sherman Howard asked where the basin will drain into. He also advised that the water could go through their property. Asked who could have the open space.
Pedro Lescaille asked about the basin height because recent flooding. Concerned about future flooding. Any plans to improve pipe onto Woodruff Rd.

No more comments from public.
No comments from board

8. MATTERS FROM THE PUBLIC

Patrick Ahearn asked about Amendment 5. Asked if there are changes in zoning in Lot 1.
Mr. Worth answered Mr. Ahearn’s question.
Mr. Ahearn asked about height restrictions.

A Resident received a notice from Lennar to inspect her house. Had complaints about dump trucks at 7am. Has debris in her yard. Workers have not retrieved in from her property. She was advised that the board cannot entertain comments because public comments and application for Lennar were closed. She was advised that she can contact township or Lennar and was advised that she did not have to let them inspect her home. She was advised to speak with Pattie from the Construction Department and the Police regarding the speeding.

No more public comments.

9. MATTERS FROM THE BOARD

Bob Bowen’s future resignation was mentioned.

10. ADJOURNMENT

Motion to adjourn. Motion 2nd.