

**MINUTES**

**7:30 PM**

**PRESENT:** T. Ciacciarelli  
R. Dodds  
P. Lubitz  
J. Mathieu  
S. McNicol  
L. Riggio  
J. Strasser  
M. Syrnick  
L. Voronin, Atl #1  
C. Ely, Alt #2

**ABSENT:** E. Niemann

**CALL TO ORDER**

The meeting was called to order by M. Syrnick at 7:37 PM.

**NOTIFICATION**

In order to ensure full public participation at this meeting, all members of this Board, and members of the public are requested to speak only when recognized by the Chair so that there is no simultaneous discussion or over-talk, and further, all persons are requested to utilize the microphones which are provided for your use by the Township. Your cooperation is appreciated.

Notification of the time, date and place of this meeting has been published in the Hunterdon County Democrat and Courier News, and has been posted in the Kingwood Township Municipal Building at least 48 hours prior to this meeting and has been filed with the Municipal Clerk.

**NEW AND PENDING MATTERS**

Graphics Permit – Block 6, Lot 18

After a brief discussion, it was determined that the application for a graphics permit would not be heard this evening as the change in the non-residential use of the property would require a site plan. The applicant stated he would be applying for a site plan, along with the graphics permit application.

Approval of Minutes

It was moved by R. Dodds, seconded by J. Mathieu and carried to approve the minutes of April 9, 2015. All members present voted **AYE**, except L. Riggio, J. Strasser and C. Ely, who **ABSTAINED**.

Mt. Laurel Subcommittee member discussion

P. Lubitz stated the court is now in charge of affordable housing in New Jersey. The Township has two options: do nothing and have no protection from a builder's remedy lawsuit or apply to the court for a Declaratory Judgment. The Housing Board is recommending to the Township Committee that a subcommittee be formed.

The subcommittee would consist of one member of the Township Committee, two members of the Housing Board, one member from the Planning Board, Township Attorney, K. Campbell, Planning Board Attorney, D. Pierce, and Township Planner, D. Banisch. The subcommittee will be responsible for overseeing and putting together a new COAH plan for the Township. It probably will vary from the previous plan submitted to COAH. The court has given special status to the Fair Share Housing Association and the NJ Builder's Association. Currently, our obligation is 190 units. Any time a municipality plans to go to court those two associations are required to have notice so they can see if the numbers the municipalities have come up with are sufficient. The Township will have a small time frame to develop a plan. The Township has made a good faith effort to develop affordable housing in the Township. The first step is to go to the court in the 30-day period of June 8 – July 8 and submit a request to recertify. We currently have five affordable housing credits. COAH has permitted bonuses for apartments and special needs housing by giving a 2 to 1 credit for every bedroom as a unit. It is unclear on how the courts are looking for the municipalities to meet their requirements. Senior housing does not count towards our requirements. He will be meeting with a non-profit developer next week and a for-profit developer who may be interested in developing affordable housing in Kingwood. The annual income requirement for an affordable housing applicant for moderate housing is \$50,000.

S. McNicol stated the latest trend is the tiny house, 400 sq ft. Possibly having only two occupants and a group of them with a shared septic system.

P. Lubitz responded each unit would have to have their own septic system. He stated one of the strategies that COAH previously suggested was that municipalities make certain changes in their zoning to make units more affordable. The Township did that with the Habitat project by cutting down the minimum lot size for a house. The Township is limited on the size of the lots due to the separation requirements of a well and septic. Another possible solution would be just to do blanket zoning for the entire Township. The original Mt. Laurel decision was that the municipalities did not have to provide affordable housing but provide the opportunity to have affordable housing. The Township could change their zoning to grant relief to a developer, with the condition that for every four units they would develop one affordable unit. When the Planning Board reviewed the Master Plan, the quality of the soil in Kingwood presented a problem with lot size reduction. There is also an issue in some parts of the Township with well water. Those are some of the issues the Township will present to the Court. COAH had used the methodology of growth share, which was overruled. There have been very few houses built in Kingwood and our number would have been reduced significantly. The plan must be filed with the court in five months.

T. Ciacciarelli volunteered to serve on the Mt. Laurel Subcommittee.

R. Dodds stated some of the builder's agreed to construct one unit to every four or ten units. They would build the affordable one first, which would not sell and was eating the profit on the other units.

## **APPLICATION STATUS**

## **CORRESPONDENCE**

M. Synchron reviewed as per the agenda:

NJ Planner – March/April 2015;

Hunterdon County Community Day – June 13, 2015

Hunterdon County Planning Board Breakfast meeting – May 20, 2015;

## **PRIVILEGE OF THE FLOOR**

S. McNicol inquired if Class III subdivisions were permitted any longer. J. Mathieu responded they are no longer permitted.

S. McNicol inquired if the Board reviewed a site plan application for the property that used to house the Lutz business. P. Lubitz responded the matter went to the Board of Adjustment as an appeal of the zoning officer's determination that a site plan was required. The Board of Adjustment determined that no site plan was required.

The board discussed briefly the requirements of the ordinance adopted last year that requires a site plan when there is a change in a non-residential use.

P. Lubitz left the meeting at 8:27 PM.

### **ADJOURNMENT**

It was moved by J. Mathieu, seconded by J. Strasser and carried to adjourn the meeting at 8:28 PM. All members present voted **AYE**.

**Respectfully submitted,**

**Diane Laudenschick, Secretary**