

HOUSING BOARD
Regular Meeting Minutes
April 27, 2022
Noon

Call to Order

The Regular Meeting of the Housing Board was called to order by Chairperson, Philip Lubitz at 12:20 P.M.

The following notice requirement was read aloud:

Adequate notice of this meeting was provided by posting the date and time on the Kingwood Township Municipal website on April 20, 2022. The agenda and Zoom link were posted to the website under Current Agendas.

In order to ensure full public participation in this meeting, all members of this Board, and also members of the public are requested to speak only when recognized by the Chair so that there is no simultaneous discussion or over-talk.

ROLL CALL

Present

Philip Lubitz
Nancy Good
Leslie Bella
Thomas Ciacciarelli

Absent

Cynthia Ostergaard

Also present were Township Attorney, Katrina Campbell from Lavery, Selvaggi, Abromitis and Cohen, P.C. and Township Planner, David Banisch from Banisch Associates, Inc.

Public Comment – Privilege of the Floor

No Comments

New Business

Approve Minutes of the January 26, 2022 Housing Board Reorganization and Regular Meeting

It was moved by Nancy Good, seconded by Leslie Bella to approve the January 26, 2022 Housing Board Meeting Reorganization and Regular meeting minutes.

Roll Call Vote:

Aye: Bella, Good
Nay: None
Abstain: Lubitz, Ciacciarelli
Absent: Ostergaard

Galleria Homes – Affordable Rental Proposals

Mr. Banisch reported that he has not heard back from Pat Casuscelli or his engineer, Mr. Martuccio with any information regarding revised drawings. P. Lubitz asked to have a letter sent to Pat requesting this information. Secretary Walters to send letter.

Affordable Housing Compliance Update

Ms. Campbell stated that she and Mr. Banisch have not yet met with the new monitor, Kendra Lelie. They do plan to work with Ms. Lelie and stress that only the review items need to be reviewed.

Eastern Gateway Village Update

Mr. Banisch reported that zoning for the Eastern Gateway Village is in place and that we are just waiting for economic forces to assert themselves and attempt to avail themselves to something from a development perspective within that zoning.

When questioned about Center of Development rights Mr. Banisch stated that the Court eliminated that from the Master Plan. The Court felt that Township zoning requiring the redemption of Transfer of Development Rights in that zone was too much of a burden to request of a potential Affordable Housing builder. P. Lubitz asked Mr. Banisch to find out what steps would need to be taken for the Township to move forward to accomplish a Transfer of Development Right for that zone.

The Committee discussed the difficulties with sighting a special needs home in Kingwood. The primary issue would be recruiting staff. Secondary would be how the residents would get to various appointments, store, work etc. Not an ideal location for this demographic.

After much discussion regarding the history of the Eastern Gateway Overlay and the Scenic Corridor P. Lubitz asked that a review be presented to the Committee members in July. David Banisch to present a summary.

Adjournment

It was moved by Leslie Bella, seconded by Nancy Good and carried to adjourn the meeting at 12:50PM. All voted Aye on Roll Call Vote.

Respectfully submitted by,
Michele Tipton-Walters,
Housing Board Secretary