

**KINGWOOD TOWNSHIP HOUSING BOARD**  
**Regular Meeting Minutes**  
**February 15, 2024**  
12:00PM via Zoom

**Call to Order-** The Kingwood Township Housing Board meeting was called to order at 12:02 pm by Secretary, Erin Pinelli. Ms. Pinelli then read aloud the Sunshine Statement below.

Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act by public posting of the meeting agenda on the Kingwood Township web site on February 9, 2024. Notice of this meeting was also published in the Hunterdon County Democrat on February 1, 2024.

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.

The Housing Board meeting is a virtual meeting held on line. The meeting is hosted on Zoom and the link can be found on the Kingwood Township website

**ROLL CALL-**

Present- Leslie Bella, Nancy Good, Philip Lubitz, Cynthia Ostergaard, Andrew Russano

Absent- None

Also present were Attorney Jamie Moscagiuri from Lavery, Salvaggi, Abromitis, and Cohen, P.C. and Township Planner, David Banisch from Banisch Associates.

**NOMINATION OF CHAIR AND VICE CHAIR-** A motion was made by Andrew Russano to nominate Philip Lubitz as the Chair, and seconded by Nancy Good.

Aye- Leslie Bella, Nancy Good, Philip Lubitz, Cynthia Ostergaard, Andrew Russano

Nay- None

Abstain- None

Absent- None

A motion was made to nominate Nancy Good as the Vice Chair by Cynthia Ostergaard and was seconded by Leslie Bella

Aye- Leslie Bella, Nancy Good, Philip Lubitz, Cynthia Ostergaard, Andrew Russano

Nay- None

Abstain- None

Absent- None

**APPROVAL OF MINUTES-** The approval of the October 2, 2023 minutes was tabled until the May meeting due to lack of timing to review.

**FUTURE HOUSING BOARD MEETINGS-** A motion was made by Leslie Bella to schedule the Housing Board meetings for the 3rd Thursday of the month of May, August, and November, and seconded by Cynthia Ostergaard. All were in favor.

The Housing Board has agreed to meet quarterly, on the 3rd Thursday of May, August, and November. The dates will be: May 16, 2024, August 15, 2024, November 21, 2024. All meetings will be held virtually at 1:00 pm

Nancy asked about term limits and the amount of terms you can serve. Phil responded that each member can serve a three year term and that there are no limits on the number of terms served. There is a reappointment process through the Township Committee after each term is completed.

#### **PUBLIC COMMENT - None**

**PRESENTATION-** Reverend Angela Fields, Executive Director of Hunterdon County's Family Promise. Family Promise is the only residential support center for Hunterdon County families. Family Promise of Hunterdon County is a non-profit 501(c)3 agency and was established in 1990. Located in Flemington, New Jersey, Family Promise advocates for families who are experiencing homelessness. They are community focused and trying to create a holistic community for all. They look to create long term solutions for families and caters primarily to families with children. Family Promise of Hunterdon County is funded through private giving, **government** grants, and fundraising. Rental assistance is provided by the state.

As far as the potential new build in Kingwood Township (Union Road location), it is hopeful that it will be (2) 3 -bedroom duplex style homes that will house 4 families. The families ~~are permitted to volunteer~~ to live in the location **voluntarily**. State contracts state that the construction must go out to bid. The state gives 80% of the funding, but there are rules that must be adhered to. Income limits are defined by the state. **Hunterdon Family Promise will agree to maintain these units as "affordable" in perpetuity.**

**Galleria Affordable Housing proposal-** David reported that the TC is looking at the recommendation that the HB sent, but have yet to authorize the preparation of an ordinance amendment to permit the affordable housing at the locations. David expects that the Township Committee will look at it at the March meeting and he will then, presumably, receive guidance to prepare the ordinance amendment.

There is no direct feedback from Galleria because he wants to build out the one site first, not in phases. Once he sees the whole thing is moving, he may have a different reaction to the phasing approach. From his perspective, once he mobilizes capital and construction activity, he wants to address it all at once. David expects to continue to hear that from him again.

Phil had looked at the tax map online and noticed that the lot is a deeper lot than he had thought. David said it is a pretty good sized lot and the buildings should fit comfortably. This is a flag lot with a development area of 1.4 acres.

Andy mentioned that this was brought up at the Township Committee meeting in December, but the information was not clear at that time, so he would like Erin to send it back over to the Township Committee for March and ask for a recommendation from the Township Committee for the ordinance to be drafted.

Andy said that the last month's meeting minutes be sent to the Township Committee for placement on March's agenda asking for a recommendation with the support of the Housing Board.

**Tavern 519 Affordable Unit Apartment -** Need to file a 30 year deed restriction on the unit and then construction or reconstruction will have to take place and then once it is ready for occupancy, we can deal with affirmative marketing. David will check with the applicant's attorney and ask the status of resolution compliance.

**ARC conversion of the former Nancy Good workshop to residence/ apartment-** Andy is not sure of status. It is believed that renovations are still happening. Andy will follow up.

(2) [A4/S50](#) Reforms municipal responsibilities concerning provision of affordable housing; abolishes COAH; appropriates \$16 million. This legislation will abolish the Council on Affordable Housing (COAH) or what was initially known as the Fair Housing Act. It will establish a process to enable a municipality to determine its own present and prospective fair share affordable housing obligation which will be based on the formula established in the bill. The municipality will be able to determine its own calculations as long as it adheres to the methodology established in the bill.

The goal is certification of a housing plan element to certify the municipality is compliant.

Dave Banisch said that this bill should be approved by the State Senate in March and that a panel of appointed judges (appointed by the Supreme Court) will supervise the regulations. He suggested that the housing board recommends that the Township Committee sends opposition letters to slow down the bill's movement.

David explained the timeline/ process and said that if at any point, the municipality drops the ball or misses the deadlines, they are automatically rescinded.

David believes that the bill will end up on the Governor's desk. Jamie agreed and said that he doesn't have as much confidence that it will be signed so quickly because of political delays/ roadblocks.

David thinks that it is moving quickly, and we should adopt a resolution opposing the legislation. In order to slow it down, we should send letters cautioning the legislators to slow it down a bit.

Cynthia made a motion to suggest adopting a resolution to ask the legislature to slow down the movement of Senate bill 50 by sending opposition letters. The motion was seconded by Leslie Bella.

Aye- Leslie Bella, Nancy Good, Philip Lubitz, Cynthia Ostergaard, Andrew Russano

Nay- None

Abstain- None

Absent- None

David will send Jamie a draft resolution.

**Adjournment** Nancy Good made a motion to adjourn the meeting at 1:30 pm. The motion was seconded by Cynthia Ostergaard and all were in favor.