

**KINGWOOD TOWNSHIP HOUSING BOARD**  
**Regular Meeting Minutes**  
**May 16, 2024**  
1:00 PM via Zoom

**Call to Order**

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, Philip Lubitz, Cynthia Ostergaard, Nancy Good (1:30 pm) Attorney James Moscaquiri

Absent: Andrew Russano, Planner David Banisch

**Public Comment** – Privilege of the Floor (None)

**New Business**

(1) Approval of the October 2, 2023 Regular Housing Board Meeting Minutes – Motion was made by Cynthia Ostergaard and seconded by Leslie Bella. All present were in favor.

(2) Approval of the February 15, 2024 Annual Reorganization and Regular Housing Board Meeting Minutes- Motion was made by Leslie Bella and seconded by Cynthia Ostergaard. All present were in favor.

**Old Business**

Family Promise update- We are currently waiting to find out if we received funding through a grant application that was submitted. Everyone is very optimistic and Family Promise is planning on building 3 duplexes rather than 2 if goes as planned. When we initially planned, we had planned for 3, so we should be okay to move forward with 3. It was questioned whether the homes would be rental or permanent properties. As of now, they would be permanent, as in the families would remain for the long haul. There will be an agreement drafted with Family Promise to outline details as to who is responsible for maintaining property and homes. The intention is to have the families stay as long as they can or need to. All of these details will be ironed out when they are ready to enter into drafting an agreement.

Galleria Property- The recommendation was approved at the Township Committee meeting.

Tavern 519 Property- Nothing was discussed at recent Township Committee meeting.

Affordable Housing requirements and legislation for Kingwood Township- James stated that his firm will be preparing a memo that outlines the new law. We, as a township, do not yet know the number that we will be given to either accept or reject. The township has been in compliance for the fair share housing obligations thus

far. Hoping to have an update by August meeting. In the meantime, James will circulate anything that should be reviewed or seen prior to the August meeting.

### **Other Matters**

Cynthia had made a suggestion to look into the Tunnels to Towers Foundation. This foundation is a program that started after 9/11 and is based out of New York City. The program builds homes for veterans and Gold Star families. It is similar to the Community Hope Organization. The issue with the organizations is that it is difficult to keep the support offices and programs close to the building sites.

It is believed that Governor Murphy is creating a pilot program for building accessory dwellings units (small cottages or homes on properties for extended families). He is trying to work it into the state budget. This is something to watch for because it will require Kingwood to change the zoning with in the Twp. We will watch to see if it makes it through the budget process.

**Next Meeting:** August 15, 2024 1:00 pm via zoom

**Adjournment-** A motion was made to adjourn the meeting at 1:43 pm by Leslie Bella and was seconded by Nancy Good. All were in favor.