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July 1, 2008
Township Committee
Special Meeting Minutes

A Special Meeting of the Kingwood Township Committee was called to order at 5:30 P.M. with Mayor Augustine presiding.

Present at the meeting were Deputy Mayor Burke, Committeewoman Niemann, C.F.O. D. Laudenbach, Deputy Clerk Keller, and Clerk MacConnell. Following the salute to the Flag, Deputy Mayor Burke read aloud the following:

NOTICE REQUIREMENTS

Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act by publication of the notice in the Delaware Valley News and Express Times on June 26, 2008 and by telefaxing copies of the notice to the Courier News and Star Ledger on June 20, 2008. Copies of the notice were also posted in the Kingwood Township Municipal Building and Baptistown Post Office on June 20, 2008.

In order to ensure full public participation in this meeting, all members of this Committee or 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, and further, all persons are requested to utilize the microphones which are provided for your use by the Township. Your cooperation is appreciated.

**INTRODUCTION OF TOWNSHIP COMMITTEE, PLANNING BOARD
SUBCOMMITTEE, TOWNSHIP PLANNER - TOWNSHIP COMMITTEEWOMAN
ELAINE NIEMANN**

On behalf of the Township Committee, Committeewoman Elaine Niemann extended a warm welcome and thanked all the residents present for taking the time to come to the meeting to help plan Kingwood Township's future. She noted that there have been some articles in the local newspaper that the residents have read regarding the consideration of the creation of a town center in Baptistown.

The articles also noted that the initiative was based upon the need for Kingwood Township to comply with new obligations placed on the Township by the New Jersey Department of Community Affairs also known as the D.C.A. and the Counsel on Affordable Housing (COAH) within the D.C.A. She explained that the Township's Planner David Banisch, who was present at the meeting would be explaining more about the specifics of the COAH obligations in detail.

Mrs. Niemann explained that Kingwood Township is responsible for providing (84) COAH units prior to 2018. The Township must provide the D.C.A. with a formal plan, which outlines in detail how the Township will meet this objective. The report and plan is due by December 31, 2008. Mrs. Niemann explained that a piece of property had gone up for sale near Baptistown and this has prompted the Township Committee to consider it for a possible site for affordable housing. The Committee also is considering a wastewater treatment facility that may be beneficial to the residents and businesses of Baptistown.

Mrs. Niemann expressed that the Township Committee is very interested how the residents of the Township and Baptistown feel. She also noted that any consultations that the Township has made with builders or professionals up to this point have been strictly for information purposes only, as there is no development plan and there are no requests for proposals.

Committeewoman Niemann introduced the subcommittee that is part of the Planning Board and the Planning Board. They are as follows: Maureen Syrnick, Todd Kratzer, Lisa Senus, Phil Lubitz and Elaine Niemann.

Deputy Mayor Burke expressed that he does not want the residents to be misunderstood about the whole concept. He explained that the idea is not to have (84) COAH units in the town of Baptistown. The Township's goal is to have some of the units in the plan and work them into a nice community, and if possible some form of shopping area.

Committeewoman Niemann introduced Township Planner David Banisch.

Mr. Banisch presented a slide show, also handed out paper copies. The Slide show included the concept of "center based planning", mixed use development, community wastewater collection, affordable housing units, vision of a center, scale and the character. Also it included various maps and pictures of a new development.

The Committee members welcomed the public to express their concerns and comments.

The following people commented:

Nick Pietrefesa, County Rd. 519
Kathy Kolvites, currently lives out of town, was born and raised in Kingwood Twp. Her whole family lives in Kingwood.
Charles Kocsis, County Rd. 519
Gary Lezak, County Rd. 519
Steven Zdepski, Federal Twist Rd.
James Synder, County Rd. 519
Karen Zdepski, Oak Grove Rd.
Phil Lubitz, Federal Twist Rd.
Laura Ziggitch, Oak Grove Rd.
Gary Lezak, County Rd. 519
Bill Grossman, County Rd. 519
Charles Kocsis, County Rd. 519
Anne Webb, County Rd. 519

There were mixed comments from the residents. Most of them expressed how they would like Baptistown to stay the way it is and asked the Township Committee to think about what they are doing, and to make the right decision for Baptistown.

Deputy Mayor Burke commended Committeewoman Niemann for going out door to door in the town of Baptistown to inform all the residents of the meeting, and personally inviting them to the meeting for their input and views of the idea of a town center. Mrs. Niemann stated, if there is to be another meeting of this subject, the Township Committee will notify everyone in the Township by sending out postcards of the date and time.

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Committeewoman Niemann gave a brief closing statement and thanked everyone for coming out to the meeting to share their opinions and concerns.

It was moved by Mrs. Niemann, seconded by Mr. Burke and carried to adjourn the meeting at 6:45 P.M. **All** voted **Aye** on **Roll Call Vote**.

Respectfully submitted,

**Cynthia L. Keller, RMC
Deputy Clerk**