

**KINGWOOD TOWNSHIP ENVIRONMENTAL
COMMISSION
Kingwood Township
Meeting Minutes
Housing Board
April 14, 2008**

Call to Order

The meeting was called to order by James Burke at 8:10 A.M.

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 the Express Times on April 3, 2008 and by telefaxing a copy of the notice to the Courier News and the Star Ledger on April 3, 2008. A copy of the notice was also posted in the Kingwood Township Municipal Building in March 27, 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.

Roll Call

Present: James Burke
Ron Hartpence
Phil Lubitz
James Wells

Absent: Richard Abbott

Also present at the meeting was Angela Clerico from Banisch Assoc., Planner David Banisch from Banisch Assoc. and speaker Frank Piazza from Piazza and Assoc.

Mr. Burke welcomed all to the meeting. He reviewed plans for COAH units and Habitat for Humanity and there proposal to the Township including four units to be erected on the Ukarish property.

GUESS SPEAKER FRANK PIAZZA – COAH SERVICES

Frank Piazza from Piazza & Associates was present and reviewed his history. He is the president of his corporation. He briefly reviewed several areas of New Jersey housing and organizations. He explained that his corporation helps municipalities and housing with the planning process.

The Township Planner David Banisch was present and reviewed COAH's proposed 3rd round rules. He reviewed an update on COAH's proposed rule changes, which are to be adopted in June 2008 and to provide a projection of the Township's projected affordable housing obligation. The new rules identify a submission deadline of December 31, 2008 for Hunterdon County municipalities to re-petition for substantive certification. He explained that the Township's affordable housing obligation consists of three components of obligation.

- (1). Prior Round Obligation
- (2). 3rd Round Obligation
- (3). 3rd Round Growth Share

The Township has to deliver 9 units from the prior cycle and a combined total of 78 units from the 3rd Round under the proposed new rules. Up to one-half of the 87 units (43) may be delivered as RCA's. Fair Share Obligation "Delivery Period" (3rd Round) 2004 – 2018 – interval monitoring at 2,5 & 7 years to maintain substantive certification.

Everyone reviewed the pros and cons of developing COAH units from accessory apartments. Mr. Burke would like the Township to compose a letter to all the residents with accessory apartments. An accessory apartment program shall be established by ordinance to permit accessory apartments, provide the units are affordable to low and moderate income households. Subject to the provisions of accessory apartment programs may be designed to produce only low-income units, only moderate-income units or both low and moderate-income units. There are many provisions applied to an accessory apartment program.

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There was a lengthy discussion with all the members. It was noted that the Housing Board will be meeting again within the next month.

Mr. Burke thanked everyone for coming.

The meeting adjourned at 9:50 A.M.

Respectfully submitted,

**Cynthia L. Keller
Housing Board Secretary**