

2009 – 244

SEPTEMBER 9, 2009

A Special Meeting of the Kingwood Township Committee was called to order at 6:30 P.M.

Also present at the meeting were Deputy Mayor Burke and Committeeman Lubitz, C.F.O. D. Laudenbach, Engineer T. Decker, and Clerk MacConnell. Following the salute to the Flag, Mayor Niemann read aloud the following:

**Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act by publication of the notice in the Express Times on September 7, 2009 and by telefaxing copies of the notice to the Hunterdon Democrat, Courier News and Star Ledger on September 4, 2009. Copies of the notice were also posted in the Kingwood Township Municipal Building and Baptistown Post Office on September 4, 2009.**

**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.**

**Habitat for Humanity Project Block 19 Lot 5 – Engineering Scope and Budget**

Engineer Thomas Decker was present and noted that the well has been found. He explained that the well is only 100' deep and needs to be 200' deep. He explained that he obtained a quotation to add an addition well. This quote was from the lowest well driller for three wells. This will add another \$3,000.00, which is still below the bid threshold. Mr. Decker noted that he will check to see if it will be less expensive, or even possible to just drill the existing wells the extra 100'. He did mention that there are some other wells on the property, which will need to be closed up eventually. He reviewed the notices that need to go out to the property owners surrounding the property. He discussed the e-mail he sent out showing the wells and septics for 8 units, which are extremely tight. He explained that the Township must first do septic testing, which will require 400 gallons of water. It was suggested that it may be arranged through the Fire Company or possibly take it from the house. T. Decker will check with Road Supervisor, Jack Search. He noted that the Township will need to find an independent witness. There was a suggestion to call Pete Kluber, who witnesses for Alexandria Township, to see if he would be interested in witnessing during the week of September 21, and to also find out his rates. Engineer Decker noted that the Township is the developer in this case, and Habitat for Humanity is the builder. There was some discussion on location of the wells and whether the wells and septics will be shared since they are duplexes. Engineer Decker noted that the corn will have to be cleared from the field to do the well tests.

Clerk MacConnell will call the farmer that works on the field to let him know about the corn that needs to be removed.

C.F.O. D. Laudenbach reported that COAH stated that the Township must do an amendment to the spending plan in order to utilize those funds for the third round. She said that they explained it can be done, but the Township must submit a request for an amendment. She explained that if COAH approves the submitted amendment, the Township will be able to use the funds and replace it back into the Capital Improvement Fund. Engineer T. Decker reviewed the fees estimated for all the tests, surveys and other costs for the project for Habitat for Humanity. He estimated the fees to be approximately \$60,900 for everything. Deputy Mayor Burke feels the Township should adopt an ordinance for \$70,000 to cover the costs. The Committee members after discussing with the C.F.O., decided to agree to do an ordinance for \$75,000, and then by the end of the year the Township can always cancel the unused portion. There was some discussion on the 2010 budget. It was noted that Joe Ukarish needs to be notified as to where the septic field is located.

**Resolution No. 2009-110 – Amend Capital Budget**

Committeeman Lubitz noted that in section 6 of the ordinance it states “that there is no Debt authorized for this improvement or purpose.” C.F.O responded that it is solely funded with no new Debt being created.

**RESOLUTION**

The following Resolution was introduced:

**RESOLUTION NO. 2009 – 110**

**CAPITAL BUDGET AMENDMENT**

**WHEREAS**, the Capital Budget of the Township of Kingwood was approved on April 7, 2009; and

**WHEREAS**, it has been determined that said Capital Budget must be amended due to a change in Municipal priorities.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Township Committee of the Township of Kingwood, County of Hunterdon and State of New Jersey that the following amendment to the Capital Budget of the Township of Kingwood is here by amended as follows:

**CAPITAL BUDGET  
LOCAL UNIT TOWNSHIP OF KINGWOOD**

**PLANNED FUNDING SERVICE FOR CURRENT YEAR 2009**

<b>Project</b>	<b>Estimated Total Cost</b>	<b>Capital Improvement Fund</b>
Feasibility of Affordable Housing	\$ 75,000.00	\$ 75,000.00
Total All Projects	\$ 291,340.00	\$ 291,340.00

It was moved by Mr. Burke, seconded by Mr. Lubitz and carried to adopt the foregoing Resolution.

**Roll Call Vote:**

<b>Aye</b>	-	<b>Burke, Lubitz, Niemann</b>
<b>Nay</b>	-	<b>None</b>
<b>Abstain</b>	-	<b>None</b>
<b>Absent</b>	-	<b>None</b>

**Ordinance No. 15-11-2009 To Provide For The Feasibility Testing For Possible Affordable Housing As A General Improvement For he Township And Appropriating Monies From The Capital Improvement Fund – Introduction and Adoption on First Reading**

**ORDINANCE**

**ORDINANCE NO, 15-11-2009 AN ORDINANCE TO PROVIDE FOR THE FEASIBILITY TESTING FOR POSSIBLE AFFORDABLE HOUSING AS A GENERAL IMPROVEMENT FOR THE TOWNSHIP AND APPROPRIATING MONIES FROM THE CAPITAL IMPROVEMENT FUND** – Introduction and Adoption on First Reading

Mayor Niemann read the Ordinance aloud which was introduced.

It was moved by Mr. Lubitz, seconded by Mr. Burke and carried to adopt on first reading **ORDINANCE NO, 15-11-2009 AN ORDINANCE TO PROVIDE FOR THE FEASIBILITY TESTING FOR POSSIBLE AFFORDABLE HOUSING AS A GENERAL IMPROVEMENT FOR THE TOWNSHIP AND APPROPRIATING MONIES FROM THE CAPITAL IMPROVEMENT FUND.**

**Roll Call Vote:**

<b>Aye</b>	-	<b>Burke, Lubitz, Niemann</b>
<b>Nay</b>	-	<b>None</b>
<b>Abstain</b>	-	<b>None</b>
<b>Absent</b>	-	<b>None</b>

**Consideration of final adoption at a public hearing is scheduled for Tuesday, October 6, 2009 at a meeting beginning at 7:00 P.M. at the municipal building.**

**Well Ordinance**

There was a brief discussion on the well ordinance and testing.

**Moskal**

Mayor Niemann reported on an anonymous distribution regarding the property of the Moskal Property. She noted that it was done in a way that made it seem as if the Township Committee sent the letter. She explained that she and the General Code Enforcement Official met with Mr. Moskal and visited his property, and stated that it is now cleaned up. Mayor Niemann is hoping to have a final report from Mr. Sidote for the Township Committees October meeting.

**October 24, Wedding**

Mayor Niemann asked if Deputy Mayor Burke would be available to perform a wedding on October 24, 2009. Deputy Mayor Burke will check to see if he is available.

**HIG Property**

Mayor Niemann asked the Committee members if they have an interest to sell the HIG property this year. They both commented they are interested in selling the property. Mayor Niemann noted that she will speak to Walter Klim, real state agent to see if he is interested in working with the Township on this property.

**Gergar Property**

There was a discussion on selling the entire farm. The Committee members briefly reviewed the survey. At this time the Townships Tax Assessor David Gill joined the meeting and asked the Committee members several questions regarding the property.

**Adjournment**

It was moved by Mr. Lubitz, seconded by Mr. Burke and carried to adjourn the meeting at 7:50P.M. **All** voted **Aye** on **Roll Call Vote**.

**Respectfully submitted,**

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

**Adjournment**