

**Kingwood Township
Housing Board Meeting Minutes
July 30, 2009**

Call to Order

The meeting was called to order by Phil Lubitz, Township COAH Liaison at 4:10 A.M.

Notice Requirements

Adequate notice of this meeting was provided in accordance with the Open Public Meetings Act and published in the Hunterdon County Democrat on Thursday, July 23, 2009, and by telefaxing a copy of the notice to the Courier News, the Star Ledger , and the Express Times on July 21, 2009. A copy of the notice was also posted in the Kingwood Township Municipal Building and Post Office on July 21, 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 ,the Township. Your cooperation is appreciated.

Roll Call

Present: Phillip Lubitz
James Wells
Richard Abbott
Ron Hartpence

Absent: None

Also present at the meeting were Planner, David Banisch from Banisch Assoc., and Secretary Cynthia Keller.

Phil Lubitz started the meeting by discussing a copy of a letter that the Township received from the Fair Share Housing Center, which was sent to Lucy Vandenberg, Executive Director at the Council on Affordable Housing in Trenton, NJ on June 15, 2009. David Banisch noted that this letter was strictly a comment letter regarding Kingwood Township's Third Round Housing Element and Fair Share Plan. He explained that the FSHC is a non-profit organization that has lobbied COAH for more aggressive regulations requiring municipalities to produce affordable housing. He explained that COAH will start a review for the substantive certification.

The following is a memo of July 30, 2009 from David Banish, Planner from Banisch Associates, who reviewed with the Housing Board the Status Report on Petition to COAH for Substantive Certification and Respond to Fair Share Housing Center.

Mr. Banisch answered several questions regarding the memo.

Approval of the April 30, 2009 Housing Board Meeting Minutes

It was moved by Ron Hartpence, seconded by Richard Abbott and carried to approve the meeting minutes of April 30, 2009 Housing Board Meeting.

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|------------------------|----------------|-------------------------------------|
| Roll Call Vote: | Aye | - Lubitz, Hartpence, Abbott, |
| | Nay | - None |
| | Abstain | - None |
| | Absent | - Wells |

Discussion on Change in the Development Fee

Phil Lubitz asked if there had been a change in the moratorium development fee for non-residential development.

David Banisch responded and noted that all municipalities cannot collect 2 1/2% development fee. He explained that any certificate of occupancy for non-residential development during this period of moratorium do not generate an affordable housing condition.

There was a lengthy discussion on the Rt. 12 project.