

**MINUTES**  
Borough of Mountain Lakes  
Affordable Housing Advisory Committee (AHAC)  
October 10, 2018 – 8:30 AM  
Borough Hall

*Attendance: Mitchell Stern, Borough Manager; Blair Bravo, Committee Coordinator; Martin Kane, Planning Board Chair; Nancy du Tertre, Planning Board Member; Lauren Barnett, Mayor; Cynthia Korman, Councilwoman; Stephen Shaw and Sandy Batty, Public Members; Paul Phillips, Planner; Bob Oosdyk, Borough Attorney*  
**Public Attending:** George Jackson

- 1) *Welcome* 8:33 AM  
Blair welcomed everyone and reviewed the agenda, including public comment at the end.
- 2) *Minutes Approval*  
The minutes of the July 18, 2018 meeting were approved.  
The minutes of the September 17, 2018 meeting minutes were approved with the correction of the spelling of Nancy du Tertre and the word scarce twice on the first paragraph on the second page.
- 3) *Status of Fair Share Plan and Update on Morris County Fair Share Settlement Status-*  
Planner Paul Phillips and Attorney Bob Oosdyk reported the following:
  - Morris County towns settling one by one based on Mercer County decision
  - Fair Share Housing Center (FSHC) are settling smaller less controversial towns first
  - Approximately 18 have settlement agreements
  - Still waiting on draft settlement agreement from FSHC
  - Had conference with FSHC on September 9, 2018
  - Vacant Land Adjustment (VLA) will most likely be accepted
  - FSHC committed to having a draft in one to two weeks
  - They have a standard settlement template. Bob will circulate a template if we do not get an actual draft agreement before our next meeting
  - Based on court ruling we must consider the 15-year gap period (1999 – 2015)
  - Our obligation will increase but our ability to provide units will go down
  - We will most likely be into next year before the entire process is concluded

Discussion ensued regarding timing of a report to Borough Council and the public. It was agreed that the second November meeting (Monday November 26<sup>th</sup>) would be the earliest we would be ready to report to council. Blair will send a brief email update to Lauren to be sent out over the Borough's blast email.

George Jackson asked if plan will affect the borough's ability to change zoning. Bob answered no except for the affordable housing zone. There is a presumption that the 20% set aside is valid.

Questions about how the process would move forward were raised and answered by Bob and Paul as follows:

- Council enters into a settlement with FSHC
- Fairness hearing with the court
- An entire group of new ordinances will need to be drafted and adopted to implement the plan
- Everything will roll into the new plan
- The old overlay zone will be amended to clarify the purpose as a set aside requirement
- The new ordinances will be all encompassing
- Borough has 120 days to adopt enabling ordinances
- Should be ready with new ordinances at the beginning of next year

4) *AHAC 2018 Goals Discussion on Action Plan* – First steps outlined above regarding report to council and email blast

5) *Old Business: Status of Draft Ordinance for Rezoning of Property for Assisted Living Facility*

Ordinance adopted on October 9, 2018 with some changes to height and buffer. Will try and get credit for all 12 units verses 5 Medicaid beds

Cynthia informed the group about legislation being considered in Trenton regarding foreclosed properties. She asked if there is a way to find out what properties are in the foreclosure process. No one knew the answer. She also asked about educating the public about accessory apartments. Blair reminded everyone that they must be affirmatively marketed. The consensus was to have the plan in place first.

6) *Comments from Public* – George Jackson asked questions earlier under item #3

7) *Next Meeting*

Next meeting will be Wednesday October 31st at 8:30 AM

Meeting adjourned at 9:35

Submitted by: Stephen Shaw