

Mtn. Lakes Affordable Housing Advisory Committee Meeting

February 25, 2019

Minutes

Attendance: Committee members: Mitchell Stern, Borough Manager; Paul Phillips, Borough Planner; Bob Oostdyk, Borough Attorney; Marty Kane, Planning Board chair (by phone); Kelly Holliday, Planning Board member; Sandy Batty, Community Member; Blair Schleicher Bravo, Committee Chair; Mayor Lauren Barnett; David Shepard and Cynthia Korman- council members.

Public: Sueanne Sylvester, George Jackson

1. Blair welcomed new members and guests and members introduced themselves. Sandy Batty volunteered to serve as secretary to take meeting minutes.
2. The **Minutes** of the January 9, 2019 meeting were approved as written
3. **Update and Status of Mtn. Lakes' Fair Housing Share Plan.** Paul Phillips and Bob Oostdyk reported that the Court approved Mountain Lakes' Fair Share Housing Plan on February 23. Phillips testified for the Borough. Fair Share Housing Center was there and voiced support for our plan. The judge's comments focused on our plan for accessory apartments, as some communities have had these in their plans but they have not been realized. The Borough will have four months to implement our plan, with a final compliance hearing in June. Our current judge will have retired by then, so a new judge will be hearing our plan. He attended the hearing on February 23.

Plan implementation will include:

- Adoption of Fair Share Housing Plan element in the Master Plan. Planning Board will need to adopt, probably in March. The implementing ordinances must agree with the Master Plan, so this needs to be the first step.
- Affordable Housing procedural ordinance. This will include requirements for spending, affirmative marketing, and the mandatory set-aside for the residential districts in town.
- Overlay zoning ordinance for the six sites on westbound Route 46. George Jackson said the Economic Development Committee has discussed this as they are considering the Route 46 corridor. It was pointed out that the FSH Plan does not include eastbound Route 46, however it does include the indoor tennis court site.
- Accessory Apartments. This will need a zoning change, as our current zoning restricts the residential zones to single-family housing. The implementing ordinance will set standards and requirements for the apartments.

4. Subcommittee on Accessory Apartments - Cynthia will be chairing the subcommittee and George Jackson, Sueanne Sylvester, Sandy Batty, and Blair Bravo agreed to serve on it. Cynthia will also ask Clara Parmigiani if she can join the subcommittee.
5. League of Women Voters panel discussion recap. A little over 30 people attended the forum. Comments were generally positive.
6. Comments from the public – none.
7. Next meeting- March 13th 8:30 a.m. – 9:30 a.m. (2nd Wed.)