

Mtn. Lakes Affordable Housing Advisory Committee Meeting

March 13, 2019

Minutes

Attendance: Mitchell Stern, Borough Manager; Paul Phillips, Borough Planner; Bob Oostdyk, Borough Attorney; Sandy Batty, Community Member; Blair Schleicher Bravo, Committee Chair; Mayor Lauren Barnett; and Cynthia Korman, council member.

Absent (due to error in meeting notice): Marty Kane; Kelly Holliday; David Shepard Public: George Jackson

1. Blair gave an overview of the Agenda. The notice of the meeting inadvertently did not go out to all members of the Committee, so a quorum was not present.
2. Approval of the Minutes of the February 25, 2019 meeting was postponed till next meeting.
3. Update and Status of Mountain Lakes' Fair Share Plan. Bob Oostdyk reported that now that Mountain Lakes Fair Share Plan settlement agreement was accepted, we are in the period of compliance. The first step will be the Planning Board's adoption of the Master Plan Housing Element and Fair Share Plan (HE/FSP). Paul Phillips mentioned that much of this Element will be the same as the HE/FSP adopted in March 2016, but he will be revising sections to bring it in compliance with our settlement agreement. Paul will send a draft of the HE/FSP to the committee as soon as he has completed it. The target date for Planning Board hearing for the Master Plan revision is March 28. Lauren will check with Marty Kane to be sure there is adequate time for the public hearing at that meeting.

Bob said after the Master Plan revision, the next steps will be ordinance adoption. The Council will have a discussion of the ordinances at its April 22 meeting, with a goal to have ordinance introduction on May 13 and passage May 29. The Affordable Housing procedural ordinance will be mostly boiler plate, and will include requirements for spending and affirmative marketing.

The two zoning ordinances will require further discussion. The Overlay zoning ordinance will cover the six sites on westbound Route 46 and the mandatory set-aside for the residential districts. The Economic Development Committee will be asked for input on the Route 46 overlay zone. The Accessory Apartments ordinance will need a zoning change and we will need to decide how much of the town it will cover. It will set standards and requirements for the apartments.

Cynthia questioned that the four Medicaid beds that we are getting credit for are limited by the number we are allowed for senior citizens. She said that the beds won't be age-restricted, so perhaps we should get credit for a greater amount. It decided that we would revisit this in the future, after we see how implementation goes with the rest of our plan.

4. Cynthia gave an update on Subcommittee on Accessory Apartments, which met on March 12. Members of the committee are: Cynthia Korman, Council member and subcommittee chair; Community Members Sandy Batty, Blair Schleicher Bravo, George Jackson, and Sueanne Sylvester; Cara Parmagiano, Community Property Owner; and Historic Preservation Committee member Alex Gotthelf.

The mission of the subcommittee is: Draft an ordinance and facilitate availability of 5 affordable Accessory Apartments in Mountain Lakes, NJ. The apartments are to be consistent with the historic character of the community, and will meet the requirements of the January 2019, court-approved, Affordable Housing agreement between the Borough and New Jersey's Fair Share Housing Center.

Bob Oostdyk mentioned that we should use the COAH 2nd Round rules as guidelines, but that to some extent we can be creative, if that results in Mountain Lakes successfully implementing our affordable housing plan. He mentioned that regarding the accessory apartments, the NJ Landlord-Tenant still applies.

The subcommittee will first consider the ordinance provisions and then move on to informing the community about the program. Cynthia asked for the property tax records showing the apartments currently in the Borough. Mitchell Stern will find out what accessing this information will entail. Paul will forward Florham Park's accessory apartment ordinance to the committee.

Paul suggested several items of consideration for the committee to consider when putting together the accessory apt. ordinance:

- Where does Mountain Lakes want the accessory apartments? Community wide or limited to a zone or area?
- Can homeowners create a new accessory apartment or should it be an existing apartment?
- What should the minimum standards be?

Action item from the Accessory Apt. discussion:

- List of property records- Bob and Mitchell will talk to Rick D. to get to Cynthia

5. As there was no other business, the meeting was adjourned at 9:35 AM.
6. Next meeting- April 10th 8:30 a.m. unless another meeting is needed.

Submitted by Sandy Batty, committee secretary

