**Mtn. Lakes Affordable Housing Advisory Committee**

**Minutes of March 9, 2022 Meeting**

 **Meeting by Zoom**

**Committee members:** Bob Oostdyk, Borough Attorney; Sandy Batty, Community Member; Sueanne Sylvester, HPC, Blair Schleicher Wilson, Community Member, and Committee Chair; Cynthia Korman, Audrey Lane, Khizar Sheikh - Council Members.

**Public**: George Jackson

**Minutes** The minutes of theJanuary 12, 2022 meeting were passed as corrected, reflecting Khizar’s emailed suggestions. All in favor

The minutes of theFebruary 9, 2022 meeting were passed as written. Four members in favor with one abstention.

**Discussion Items**

The committee discussed whether alternatives might be possible to the 10 year deed restriction on homes with accessory apartments. For example, rather than restricting specific homes, could the town guarantee the number of accessory units and each year that number must be met, even if different units composed the number. Blair will follow up with Josh Fair Share Housing Center to ask him to come as a guest at an upcoming meeting. Cynthia will follow up with Janice at League of Municipalities with our concerns. Many municipalities have very little space for new construction. Maybe we could ask if we could be a pilot program to try a different way of meeting our numbers. We need more information on the legalities such as tenant rights, and explore possible unintended consequences, such as having some households drop out but the apartments remain rented.

The Zoning Board passed the Veterans housing. We will investigate whether this housing will get the town bonus credits for rental or veterans.

**Blair asked members to Follow up with municipalities on accessory apartment program**

Sandy Batty   - Fairfield

Sueanne Sylvester  - Florham Park

Blair Schleicher Wilson – Kinnelon

Cynthia Korman – Hopewell.

Khizar Sheikh -South Hackensack

Audrey Lane – Holland Twp. Will call

George Jackson  - City of Cape May

Meghan Leininger - Princeton

Blair had sent out information about legislation about Accessory Dwelling Units (ADUs). [Sen. Troy Singleton's Accessory Dwelling Unit bill](https://www.njleg.state.nj.us/Bills/2022/S0500/345_I1.PDF) updates Municipal Land Use Law to allow for smaller, residential structures on single-family lots.  The bill:

* Allows a town to restrict occupancy to LMI residents;
* Does not change zoning controls to the principal residence on properties with ADUs;
* Prevents towns from requiring: passageways from the main residence to the ADU, exterior ADU doors; more than one parking space for the ADU; a family or employment relationship for ADU residency; separate utilities billing.
* ADUs, however, would not be exempt from code requirements or restrictions on short-term rentals or vacation stays.

**Adjourn**. As there were no Comments/questions from the public, the meeting was adjourned.

**Next meeting- May 11, 2022, 8:30 a.m.**

*All AHAC committee agenda, approved minutes and other documents are on* [*www.mtnlakes.org*](http://www.mtnlakes.org) *website.*