**Mtn. Lakes Affordable Housing Advisory Committee**

**Minutes**

**July 14, 2021 Meeting**

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

**Guests:** Colleen Russo, CGP&H; Luciano Bruni, Nouvelle, LLC, developers for disabled veterans

1. **Minutes** ofJune 9th approved as corrected.
2. **Presentation – Veterans Housing** Luciano Bruni of Nouvelle presented his proposal for a four-family home for disabled veterans on 367 Route 46 West\*. The project, a service provided by Catholic Charities’ Soldier On, will apply for funding from NJ DCA and National Housing Trust Fund. Nouvelle already has approval for two projects in Glen Rock and Wanaque.

The two-story building will resemble houses in the neighborhood. Mr. Bruni has met with community members in the neighborhood, who are generally in favor. Nouvelle plans to subdivide off the back portion of the property and dedicate it to Mountain Lakes. Without the back lot, the front portion will need a variance for improved lot coverage. They will apply to Zoning Board of Adjustment for a use variance because the area is zoned for single-family housing and this will be a multi-family building. The units will meet all the obligations under the NJ Affordable Housing regulations and will be deed-restricted for 30 years. Each of the four units will each count as one affordable unit for very low-income residents. The units will be rental with Nouvelle as owner/manager. The Affordable Housing Committee will need recommend this project to be incorporated as part of the Borough’s Fair Share Housing plan.

**Letter of support** Bob and Blair will draft a general letter of support for the committee to review at the August meeting. Mr. Bruni anticipates the timing to apply for zoning board approval this year, then get permits and construction next spring. This project will not require any money from the Borough. Nouvelle will request payment in lieu of taxes with a formula for payments to the Borough.

Members can submit questions to Blair to forward to Mr. Bruni.

1. **Accessory Apartment Program** –Khizar drafted a letter to property owners with accessory apartments, which the AHAC will review and discuss at the August meeting.

1. **Next meeting-** August 11, 2021, 8:30 a.m. – 9:30 a.m.

**\*Block 9 Lot 3- The empty lot across from Zeris Inn that is currently for sale.**