**Mtn. Lakes Affordable Housing Advisory Committee**

**Minutes August 11, 2021**

**Meeting by Zoom**

**Members present:** Bob Oostdyk, Borough Attorney; Planning Board member; 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

1. **July Meeting Minutes** approved with the correction of adding the identifying numbers of Block 9, Lot 3 for the proposed Veterans Housing on Route 46 West.
2. **Veterans Housing** Blair said there was no update on Veterans Housing proposal. As an advisory committee, the AHAC’s job is to make recommendations to the Council, not to make a decision. The developer, Nouvelle, has indicated they will submit an application to the Zoning Board of Adjustment.

Blair shared on screen the Letter of Support that Bob Oostdyk drafted. The AHAC thinks the veterans housing proposal offers a good opportunity to add to our affordable housing stock. It would be a positive addition that we could use in the next round of our Fair Share Housing Plan. The Zoning Board will make the decision on the location and use variance. Our letter will be a thank you to Nouvelle with a copy to the Borough Council. It will not be binding on the Borough. Blair will email a draft of the letter to the committee for their review and approval and will also send copies of the materials discussed at our July meeting.

1. **Affordable Housing Trust Fund**. The Borough has established the trust fund to receive payment from new commercial development as allowed under the NJ Non-Residential Development Fee Act. At this point the Wawa project has Planning Board approval but the developer’s agreement has not been signed so the Borough has not imposed the fee.
2. **Accessory Apartment Program** –The Committee reviewed the draft letter to be sent to property owners with existing accessory apartments. The letter is intended to inform about the affordable apartment program. The committee discussed the fact that the apartments would be conforming once the 10-year deed restriction expires. Blair pointed out that this is part of the state regulations and offers an incentive to the homeowners. Sandy said the AHAC has discussed in previous meetings and recommended this to the Council as a selling point.

Sueanne said that she would like to review the letter with a subcommittee. Blair will set up separate call for committee to review. We will let the Council know what we are sending and aim to send the letter in September.

1. **Adjourn**

Next meeting**- September 8, 2021, 8:30 a.m.**