

MINUTES
Borough of Mountain Lakes
Housing Element and Fair Share Plan (HEFSP) Committee
February 25, 2016 – 5:00 PM
Borough Hall

Attendance: Blair Bravo, Committee Coordinator; Tom Dagger and Corey Nachshen, Planning Board Members; John Lester and Bill Barrett, Councilmen; Stephen Shaw and Sandy Batty, Community Volunteers; Paul Phillips, Planner; Rich Sheola, Borough Manager

1) *Welcome*

Blair called the meeting to order at 5:12 and thanked all members for their input on the Draft Report to the Planning Board dated February 25, 2016. The purpose of this meeting is to conduct a final review of the report before meeting with the Planning Board after this meeting for a general discussion.

2) *Approval of Minutes*

The minutes of the 2/09/16 meeting approved as submitted.

3) *Comments on Draft Plan Report – all members*

A question was raised as to whether the definitions had to align with definitions in other state regulations. Blair to follow up. It was noted that the present need definition should specify what the dollars can be used for.

The committee went through the proposed changes and approved.

4) *Review of Draft Housing Element and Fair Share Plan*

The committee already had performed extensive review, comment, and changes. This was an opportunity for one last review prior to submitting to the Planning Board.

No changes or corrections were made. Questions and discussion about the following:

- Questioned the 6 mobile homes under demographics on page 9
- Funding and collection of residential and nonresidential development fees
- Sunset provision for affordable deed restrictions
- The old and proposed overlay zone
- The tense of the report and use of “should” verses “will”

5) *Timeline*

The committee revised the timeline as follows:

- PB meeting for general topical discussion - February 25th (Paul to attend)
- Plan finalized by March 3rd and distributed to PB
- Special PB meeting to discuss plan - March 10th
- PB public hearing- March 24th

Meeting adjourned at 6:10 PM

Submitted by: Stephen Shaw