

Mtn. Lakes Affordable Housing Advisory Committee Meeting

May 8, 2019

Members present: Mitchell Stern, Borough Manager; Bob Oostdyk, Borough Attorney; Sandy Batty, Community Member; Blair Schleicher Bravo, Committee Chair; Mayor Lauren Barnett; David Shepard and Cynthia Korman- council members.

Present by phone: Marty Kane, Planning Board chair; Liz Lehney representing Borough Planner

Public Member: George Jackson

1. The meeting Minutes of April 10, 2019 meeting approved as written.

2. Update and Status of Mtn. Lakes' Fair Share Plan

Marty reported that at its last meeting, the Planning Board adopted to the Fair Share Plan/Housing Element into the Master Plan.

Lauren stated that the Council will introduce the six housing ordinances at its May 13 meeting.

Cynthia asked about the Development Fee ordinance when it applies to the calculation of the nonresidential fee resulting from total demolition before new construction. Bob said Development Fee ordinance is essentially what the state provided as a draft. Blair suggested that the Borough Council could pass the ordinance and then in the future we could amend.

Bob Oostdyk cautioned that major revisions would have to go back to the court for its approval, however the Borough Council can have future discussion, but right now there is a tight deadline. This is the model that other towns in Morris County have passed, so we can look at these towns to find out their results.

Bob talked about the other ordinances:

The Committee had concerns that putting exact amounts in the Spending plan might make them entitlements.

Change 3A, as the Borough does not anticipate expending funds on rehabilitation or new construction, these funds would be used for affordability assistance.

Liz Lehney explained that in Affirmative Marketing Plan the check boxes came from the COAH model.

3. Subcommittee on Accessory Apartments Ordinance Status- (Sandy Batty left at 9:10 a.m. Blair Schleicher Bravo recorded the following additional meeting notes.).

Cynthia reported on the committee's discussion on how to implement the ordinance submitting her document offering the Majority and dissenting opinions regarding how to incentivize residents to create accessory apartments. The Majority of the subcommittee wanted a 10 year limit on the property restrictions, with controls going off after that. Blair pointed out that the Borough is asking residents to help us meet our obligation so we need to give proper incentive.

The requirement for Very Low Income – Doesn't apply to Medicaid beds. The ordinance can say controls go off after 10 years or at a time determined by the Brough

Bob and Paul addressed questions and discussion on whether Accessory Apartments are a permitted use; bulk standards in the affordable housing ordinance; gross vs developable acres; min. side yard setbacks; set asides.

5. Update on Economic Development (ED) Committee role in planning Rt. 46 – David/Bob
David Shepard attended for the purpose of reporting on the ED committee activities as it relates to Mtn. Lakes affordable housing obligation:
 - Focus of the ED Committee is on east bound Route 46 – B-Zone
 - The Committee has considered recommending zoning changes which would allow for additional uses on Route 46 including residential which could create opportunities for affordable housing.
 - The Committees next steps are organizing a vision setting meeting working with Planning Board and Borough Council
4. Other business- no additional business was reported.
5. Comments from the public – integrated into above discussion.
6. Next meeting- June 5 8:30 a.m. – 9:30 a.m.
7. Meeting adjourned at 9:49 a.m.

Respectfully submitted,

Sandy Batty

Blair Schleicher Bravo

All AHAC committee agenda, approved minutes and other documents are on mtnlakes.org website.