

Mountain Lakes Affordable Housing Advisory Committee Meeting
July 8, 2020
Minutes

Meeting by Zoom

Members present: Mitchell Stern, Borough Manager; Bob Oostdyk, Borough Attorney; Sandy Batty, Community Member; Alex Gotthelf, Community Member and MLHPC Chair, Blair Schleicher Wilson, Community Member and Committee Chair; Mayor David Shepherd; Dan Happer and Cynthia Korman- Council Members.

1. **Minutes** of the June 10, 2020 meeting were approved as submitted.
2. **Manual Final Draft- V3** – The committee reviewed the final draft of the manual. Blair thanked Kelly for her work incorporating the committee members’ suggestions and edits. The members raised a few additional questions. Cynthia questioned if it was a conflict that early in the manual it says a waiting list will be maintained for interested property owners and later it says commitments will be made to Owners on a first come first served basis. Though this is not necessarily a conflict, the manual should be clear that a waiting list will be established for homeowners if we receive more than five who are interested in applying.

On page 7, under #5 we will delete “any and all”, to clarify that the \$5,000 will be to offset fees and costs, but not to reimburse any and all expenses. It was decided not to include a fee schedule in the manual. It will be in the Administrative Agent manual, which has not yet been completed. Blair will ask Randy about timing for this.

George asked about points 1 &2 under marketing. It was noted that Randy will be doing further editing on this section.

The policy for units with existing tenants is spelled out starting on page 7 of the document. Bob said that the homeowner can’t claim a unit with an existing tenant till a qualified tenant is in place, but the Borough can count the unit for our obligation of 5 units in the program

At the end of the third paragraph in the introduction, we will add a sentence saying that after 10 years, the apartment is becomes conforming with our zoning, though it no longer is required to have a qualified tenant.

3. Mitchell said the tax assessor does not have a list of apartments in the Borough.
4. **AHAC Committee list of issues and recommendations for Borough Council** - The Committee discussed the date for the presentation of the manual to the Council. Randy will finalize the manual. Blair and Cynthia will draft a discussion document for the Council. Blair will lead the discussion at the Council meeting and Randy will be asked to attend. We will aim for August 24 meeting.
5. **Public Information meetings**– The Accessory Apartment Subcommittee will reconvene to plan for the materials, outreach, and presentation dates for the information sessions.
6. As there was no other business of comments from the public, the meeting was adjourned

Next meeting- August 12, 2020 8:30 a.m. – 9:30 a.m.