

**Mtn. Lakes Affordable Housing Advisory Committee**  
**Meeting Minutes**  
**November 9, 2022**

**Committee members:** Mitchell Stern, Borough Manager; Bob Oostdyk, Borough Attorney; Sandy Batty, Community Member; Sueanne Sylvester, HPC, Blair Schleicher Wilson, Community Member, and Committee Chair; Cynthia Korman and Audrey Lane, Council Members.

**Public:** George Jackson,

1. **Meeting Minutes** August 10, 2022 minutes approved as written.
2. **Discussion Items**
  - Meeting with Josh Bauers, Fair Share Housing Center - Blair has reached out to Josh but hasn't been able to schedule a follow up meeting. FSHC has hired a new attorney but so far Blair hasn't been able to reach him.
  - Blair testified on behalf of Morris Habitat for Humanity in the State Assembly about the difficulty of municipalities dealing with affordable housing issues. Blair said she was in favor of keeping FSHC in control of housing in the 4<sup>th</sup> Round. Bob Oostdyk said that for Mountain Lakes it wouldn't make a lot of difference if the legislature or FSHC was in control, we would still have to work to meet our obligation. Some municipalities are concerned about the high cost of dealing with the courts. There needs to be an agency to answer the questions that municipalities raise. Mountain Lakes has made good faith effort to get apartments, so even that we haven't succeeded so far, we are not vulnerable to a suit.
  - Cynthia said that the League of Municipalities conference next week will have two sessions on affordable housing. One will be on accessory apartments. She will attend.
  - Report on calls to municipalities
    - Sue Ann talked to the borough administrator in Closter. They have two group homes that have met their needs. They are also taking over an old school that will be 100 % affordable. They have cracked down on nonconforming apartments. Apartments have to have a building inspector approval when rented. They feel it's really important to enforce zoning. Spectrum Living has helped them achieve their needs.
    - In Mountain Lakes, Veterans Housing was counting on a PILOT agreement with the town, but they don't have the right corporate structure to receive this. They will probably reorganize and the project will go forward.
  - Discussion on 4<sup>th</sup> round obligations. The Committee said possibly some locations on Route 46 Westbound should be considered. We can try to meet with Josh Bauer to discuss ways to make the Accessory Apt easier to enforce. We need to consider enforcing local zoning, and being more opportunistic in working with groups like Spectrum Living.
  - Cynthia asked that CGP&H give us annual updates on income and rental requirements for AH.
  - Mountain Lakes has a need. People from our town have called the 211 Homeless Hotline.

- Cynthia gave a recap of a landlord-tenant webinar sponsored by the Morris Sussex court that she attended. The counties have a program to help both landlord and tenant when tenant defaults on rent.
- 3.** There were no comments from the public
- 4.** The meeting was adjourned. Date for next meeting December 7, 2022, 8:30 a.m.