

Mtn. Lakes Affordable Housing Advisory Committee

August 10, 2022

Meeting by Zoom

Members present: 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 Khizar Sheikh - Council Members.

1. Minutes of Previous Meetings

- March and June minutes approved as written.
- August 4 minutes corrected to include Cynthia Korman's name in attendance.

2. Discussion Items

Follow up to meeting with Josh Bauers, Fair Share Housing Center will be August 26 at 12:00 noon at Sueanne's office conference room, Coldwell Banker, Route 46 West. Our August 4 discussion meeting with Bauers had no conclusive decisions. Cynthia asked if an existing accessory apartment tenant meets low-income guidelines, can they remain if and Mountain Lakes will get credit as an affordable unit. The fact that the apartment wasn't affirmatively marketed might pose a problem.

Blair will prepare an agenda for the meeting with Josh based on the agenda prepared for the August 4 meeting. We will hone in on the questions regarding deed restrictions. Regarding the length of the deed restrictions – Bob suggested having a 10-year restriction, but giving the owner the ability to get out every year. If the owner dropped out of the program before 10 years, then the apartment could not be let as a market rate apartment. Hopefully our suggestions might be reflected in the Round 4 rules for accessory apartments.

The question was raised regarding enforcing existing non-conforming apartments. The Borough doesn't know how many are actually rented or if they are up to code. We will try to get more information to help with the Council discussion of this issue.

3. Next regular meeting: Blair will send out possible dates for the September meeting during the third week of the month.

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

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