

# Mtn. Lakes Affordable Housing Advisory Committee

## Minutes of March 11, 2020 Meeting

**Members attending:** Mitchell Stern, Borough Manager; Kelly Holliday, Planning Board member; Sandy Batty, Community Member; Alex Gotthelf, Community Member and MLPC Chair, Blair Schleicher Bravo, Community Member and Committee Chair; Mayor David Shepherd; Dan Happer and Cynthia Korman-Council Members.

**Public:** George Jackson

1. **Minutes** of the February 27, 2020 meeting were approved with the following corrections: Add Meghan Leininger to the attendance list. In the first sentence of the last paragraph of the minutes, change to “Cynthia suggested that CGP&H do FAQs for the Borough website. The committee expressed concern that it’s too early and that they should be done when program detail is more defined.”
2. **Accessory apartment program** Tentative timeline for Council adoption of Accessory Apartments manual of policy and procedures moved back one month. We will ask CGP&H for a draft of the manual by April 1 so the Committee can review it before its April 8 meeting. Then a revised draft can be given to the Council for its April 27 meeting, with the goal of Council adoption at its May 11 meeting. After adoption, the Borough will hold a public information session on accessory apartments.

Next steps with development of accessory apartment program:

Mitchell will ask the Borough attorney to forward the most recently adopted accessory apartment ordinance so he can provide it to CGP&H. Mitchell will also ask Randy at CGP&H if the Borough were able to get more than 5 apartment units by 2025, could the excess be counted toward our Round 4. He will also confirm with Bob Oostdyk that if an existing tenant is in a unit that is being converted to affordable, the tenant can stay, but since the 10-year deed restriction runs with the land, the restriction doesn’t start until an income-qualified tenant is selected.

The committee discussed how to identify existing nonconforming apartments. The Committee asked Mitchell to find out when our zoning was passed, because any apartments created after Mountain Lakes passed the single-family zoning would be non-conforming. Mitchell was also asked to find out if the tax assessor can provide list of existing apartments in Borough. He will ask the Borough attorney about the consequences for a property owner who is identified as having a non-conforming rental unit.

The apartments that already exist will be the easiest to convert to affordable. We should educate residents on the need for affordable housing and appeal to homeowners who might be able to have an apartment in their home to apply to become part of the affordable housing program.

3. As there was no other business, the meeting was adjourned.
4. **Next meeting- April 8, 2020 8:30 a.m. – 9:30 a.m.**

Sandy Batty, secretary