

MINUTES
Borough of Mountain Lakes
Affordable Housing Advisory Committee (AHAC)
November 12, 2018 – 8:30 AM
Borough Hall

***Attendance:** Blair Bravo, Committee Coordinator; Martin Kane, Planning Board Chair; Nancy du Tertre, Planning Board Member; Lauren Barnett, Mayor; Cynthia Korman, Councilmember; Stephen Shaw and Sandy Batty, Public Members; Paul Phillips, Planner; Bob Oosdyk, Borough Attorney*

***Public:** George Jackson*

1) *Welcome* 8:30 AM

Blair welcomed everyone and reviewed the agenda.

2) *Minutes Approval*

The minutes of the October 31, 2018 meeting minutes were held. Blair to submit proposed revisions to Stephen.

3) *Update of Settlement Agreement with Fair Share Housing Center (FSHC)*

Planner Paul Phillips and Attorney Bob Oosdyk reported the following:

- They met with Josh Bauers (staff attorney for FSHC) to discuss draft settlement agreement
- The overall number does not have a real impact (the Kinsey number with a 30% discount)
- FSHC does not accept the application of the Mercer County settlement methodology in Morris County
- Realistic Development Potential (RDP) at 17 units is acceptable
- There are 3 open issues
 - The number: Probably going to go to 271
 - Accessory Apartments: We must have a plan in place to finance the 5 accessory apartments. They calculate \$25,000/ unit. They would be looking for a resolution to bond for the units and an inventory to prove that the potential exists. We would like to explore other incentives in lieu of direct financing for the apartments
 - Extent and density of Overlay zone: We added Delux Check and the Santoro office park on 46 East. On density we are at 6 du/acre they are looking for 20du/acre. The committee gave direction regarding density.

The accessory apartments were discussed further. We need 5 units and must identify a funding source. If we don't do the accessory apartments, we would need to find a site for 20 units with five designated as affordable. Mountain Lakes presents a unique situation with historic carriage houses. Perhaps an incentive approach could be developed that would act as a model for other towns. A subcommittee should be formed to look at and inventory exiting accessory use structures that could be apartments.

- 4) *Next Steps and Timing* – The Committee discussed next steps and timing and agreed on the following:
- Report to Council at the Monday November 26th meeting Blair to work on Power Point Presentation and circulate to committee. Presentation must be ready by November 21st.
 - Council execute a settlement agreement in December or January
 - Court holds a fairness hearing January/February

5) *Next Meeting*

Next meeting will be Monday December 12th at 8:30 AM

Meeting adjourned at approximately 10:05

Submitted by: Stephen Shaw