

Mtn. Lakes Affordable Housing Advisory Committee Meeting

November 14, 2025

Committee members: Bob Oostdyk, Borough Attorney; Sandy Batty, Community Member; Steve Castellucci, Community Member; Cynthia Korman, Community Member and Chair; Melissa Muilenburg,

Minutes of July and September approved as written

Mountain Lakes' 4th Round Affordable Housing Plan. Bob Oostdyk reported that the Fourth Round plan was submitted to the State. One objection was filed from Fair Share Housing Center. It was FSHC's standard objection regarding the Vacant Land Adjustment and the use of the Highlands Council information as our basis. The other part of FSHC's objection was that the Law says that when a municipality has a Vacant land Adjustment it should plan for 25% affordable housing in a development. Mountain Lakes is creating an overlay zone in the business area, to meet our prospective need. Mountain Lakes representatives met with FSHC to discuss. As the Borough is in the Highlands, our number is required to be 20%. Although extra Medicaid beds were installed at Sunrise, the FSHC has said housing built in last round has to count then. Our overlay zone currently has 15-20%, we can raise this to 20% for the affordable set-aside.

Highlands Council. Cynthia said that the Highlands Council hasn't been meeting because of a lack of quorum, but it will still be issuing grants, if they are under \$44,000. She suggested that we could apply for a Redevelopment Plan if we want.

Proposed Legislation A bill has been proposed that if a school, nonprofit or religious group wants to do affordable housing, then municipality can't object and the group would not be subject to municipal review. They also could be allowed greater density and height. Municipalities, including Mtn Lakes, have objected strenuously.

Other The Committee had some discussion about 100% affordable done by a nonprofit. But no conclusions were reached. Cynthia will explore to see if a nonprofit would come to talk to the committee.

Meeting Adjourned