

Mtn. Lakes Affordable Housing Advisory Committee Meeting
September 12, 2025
Meeting via Zoom

Members attending: Tom Chiang, Chair; Bob Oostdyk, Borough Attorney; Marty Kane, Planning Board Liaison; Steve Castellucci, Cynthia Korman, Community Members; Melissa Muilenburg, Council Member.

Members Absent: Mitchell Stern, Borough Manager; Sandy Batty, Sueanne Sylvester, Community Members; Chris Cannon, Khizar Sheikh, Council Members

Members of the Public: None

The July minutes were not addressed but will be addressed at the October meeting.

Discussion items:

FSHC Challenge to 4th Round Plan:

Bob informed the committee that Fair Share Housing Corporation (FSHC) issued an objection to Mountain Lakes' 4th Round Affordable Housing Plan. This is part of their widespread objection across NJ municipalities. They want all unmet need municipalities to have a redevelopment plan for 25 percent of unmet need. That would be roughly 100 units for Mountain Lakes, which is not practical for our fully developed town. FSHC also wants higher density than Mountain Lakes' current rule of 14 units per acre.

FSHC also objected to use of the Highlands buildout data for defining developable properties. Bob shared that the Highlands Council is working to address this on behalf of all relevant municipalities.

The committee discussed various ways of addressing the situation and expectations re: outcome of the situation.

The Program mediation must be resolved by 12/31/25. Either it gets resolved and approved by the court or it goes to courts for litigation.

Bob will continue to keep the committee updated as to status of this issue.

Borough Commercial Properties Status:

The committee addressed Sueanne's email that shared that three commercial properties in the northeast part of town are for sale: 603 Fanny, 8 Morris, and 14 Morris. Cynthia communicated that the Borough's typical process is for developers to approach the Borough when they're

interested in developing a property for any use, including Affordable Housing, and so there isn't anything actionable for the AHAC related to this. Marty suggested that this matter be referred to the Economic Development Advisory Committee. This committee agreed on both matters.

Steve shared that the former Veterinarian property on Route 46 is now up for sale.

Chair: Tom is remaining on the committee until 12/31/25 but has resigned as Chair. The Committee agreed that Cynthia will take over as Chair

Comments/Questions from the Public: None

Adjourn and Next Meeting: October 10, 2025, 8:30 a.m. – 9:30 am

Minutes respectfully submitted by Cynthia Korman

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