

LEGAL NOTICE OF PENDING ORDINANCE

ORDINANCE 26-6

ORDINANCE AMENDING CHAPTER 245, " LAND USE AND ZONING", REPEALING AND REPLACING CHAPTER 245, ARTICLE XVII "AFFORDABLE HOUSING" OF THE CODE OF THE BOROUGH OF MOUNTAIN LAKES, NEW JERSEY

TAKE NOTICE that Ordinance 26-6 was introduced at a meeting of the Borough Council of the Borough of Mountain Lakes, in the County of Morris and State of New Jersey, held on February 9, 2026, and passed its first reading; and that said Ordinance will be considered for final passage at a meeting of the Borough Council of said Borough, to be held on March 9, 2026 at 7pm or soon thereafter, in the Municipal Building, 400 Boulevard, Mountain Lakes, New Jersey, 07046 at which time and place all persons who may be interested will be given an opportunity to be heard. Copies of said Ordinance are available at the office of the Borough Clerk during regular office hours or can be requested by emailing clerk@mtnlakes.org.

Summary of Ordinance: This Ordinance updates and replaces the current Borough regulations regarding low- and moderate-income housing units within the Borough consistent with regulations outlined in P.L 2024, Chapter 2, including the amended Fair Housing Act ("FHA") at N.J.S.A. 52:27D-301 et seq., as well as the Department of Community Affairs, Division of Local Planning Services ("LPS") at N.J.A.C. 5:99 et seq., statutorily upheld existing regulations of the now-defunct Council on Affordable Housing ("COAH") at N.J.A.C. 5:93 and 5:97, the Uniform Housing Affordability Controls ("UHAC") at N.J.A.C. 5:80-26.1 et seq., and as reflected in the adopted municipal Fourth Round Housing Element and Fair Share Plan ("HEFSP"). It organizes existing affordable housing rules, regulations, and procedures in Chapter 245 of the Borough Code updated to comply with current practice and changes in State law and procedures.

Purpose of the Ordinance: The purpose of this ordinance is to assure that affordable units regulated by the Borough are created with controls on affordability over time and that low- and moderate-income households shall occupy these units in a manner compliant with State laws and regulations and current Borough administrative practices.

Cara Fox, Borough Clerk