

## **Mtn. Lakes Affordable Housing Advisory Committee Meeting**

January 9, 2026  
Meeting by Zoom

**Committee members:** Borough Attorney Robert Oostdyk,; Sandy Batty, Steve Castellucci; Chair Cynthia Korman; Council Member Lauren Barnett  
Public: George Jackson, Ron Schornstein

**Minutes** Approval of the November minutes postponed to next meeting due to lack of quorum. Minutes should be posted on website. Sandy will check to see what happened to the ones she has posted so far.

### **Mountain Lakes' 4<sup>th</sup> Round Affordable Housing Plan**

**Status** Bob Oostdyk said the Planning Board adopted the Fourth Round Housing Plan but it will need to be amended to adjust to the settlement agreement with Fair Share Housing Center (FSHC). Council will address in March after Court gives approval of the settlement.

**Discussion** The Borough Council will be discussing the Plan and implementing ordinance at its January 26<sup>th</sup> meeting. The AHAC should check the Council meeting agenda once it's posted for documents. The Council discussion on proposed ordinance will include affordable housing spending plan, overlay zone delineation, and 20% set-aside requirement. The ordinances will not be introduced at the January meeting. Volume of reading material is difficult to get through, but Bob will forward to AHAC Chair if he gets the ordinance material before it's posted on the website. After the Council discussion, the Planning Board will address the Plan, probably in a special meeting. The implementing ordinances need to be passed by March 15.

Cynthia had distributed the Council resolution on the settlement agreement to the committee with the email information for today's meeting.

**Comments/Questions from the Public** George Jackson mentioned concern from the townhouse associations that about the office building at 49 Bloomfield Ave designated for affordable housing. Bob said it is in part of the Fourth Round plan. George stated that the zoning map of the Overlay zone didn't include 49 Bloomfield. Cynthia said that although this property is in the Fourth Round settlement for affordable housing, it is currently not on the zoning map or ordinance because a new ordinance must set the zoning parameters and the Council and Planning Board have not decided the details. The settlement agreement with FSHC will not be changed, because FSHC just wants to know density and number of units. Specifics like zoning requirements, setbacks, heights and buffers are for the Borough to decide.

Redevelopment of 49 Bloomfield will supply 15 units of our unmet need.

Lauren said the Council will be working with Planner to reflect the comments by public. George said the townhouse associations want to have input before Council discusses for adoption.

Bob reminded that the AHAC role is to deal with the housing aspects, not the design elements, which are Council decisions. The Council does this in open session.

Owner of property has had discussions with our planner regarding the design.

**Other issues:** George said the garage behind Hapgoods was torn down to build a party room. George remembered that this building was considered for 2 units of AH.

AH income levels determined when you purchase a property. Once you buy it you can't rent it or renovate to higher level, but your income can go up. Income levels for Rental properties are monitored more closely.

It was mentioned that the commercial property on Morris Ave. is for sale. We don't need to add in our Settlement agreement, but we can always look for opportunities for affordable housing.

**Proposed New Member:** Ron Schornstein expressed interest in joining the committee. He has been a resident for over 40 years on Craven Road and involved in the development townhouses and Enclave. Has been a landlord for rental properties.