

Plans, Master Plans and Amendments

Report to the Board February 15, 2019 through April 10, 2019

Municipality	Borough of Mountain Lakes
Document	Housing Element and Fair Share Plan
Public Hearing	4/25/2019
Summary	Housing Element and Fair Share Plan prepared pursuant to agreement between Mountain Lakes and the Fair Share Housing Center resulting from declaratory judgement action.

- The Borough of Mountain Lakes adopted an updated Housing Element and Fair Share Plan in March 2016 and filed a motion seeking a Declaratory Judgement that it had fulfilled its obligation to provide affordable housing on July 25, 2016. During this process, the Borough and the Fair Share Housing Center (FSHC) presented a settlement agreement to the court, in which Mountain Lakes and the FSHC agreed on the following affordable housing obligation:
 - Present Need Obligation (Rehabilitation): 1 unit
 - Prior Round Obligation (1987-1999): 80 units
 - Third Round Prospective Need (1999-2025): 271 units.
- During the prior round, the Borough undertook a vacant land adjustment (VLA). The prior round obligation of 80 units was reduced by the calculation of Realistic Development Potential (RDP) to 18 units, leaving an unmet need of (80-18) 62 units. The Borough also undertook a VLA for its Third Round need, resulting in an RDP of 17 units, and a Third Round Unmet need of (271-17) 254 units. This results in a total unmet need of (62+254) 316 units.
- The Borough will satisfy its one unit rehabilitation obligation through participation with the Morris County Community Development Program. To meet its Prior Round obligation, the Borough cites prior RCA credits with the City of Orange, credits from existing inclusionary zoning (Fusee site) and the adoption of several affordable housing overlay zones.
- The Borough will meet its Third Round obligation through existing affordable housing zoning, the use of accessory apartments, zoning for an assisted living facility at 1 Bloomfield Avenue and through the use of several affordable housing overlay zones. The Borough also proposes adoption of a mandatory affordable set-aside requirement for all new multifamily residential development so of five units or more created through any municipal rezoning, Zoning Board of Adjustment use or density variance, or through any redevelopment or rehabilitation plan

