

**BOROUGH OF CLOSTER
ORDINANCE NO. 2025-1353**

AN ORDINANCE REPEALING ORDINANCE NO. 2024-1347 AND AMENDING AND SUPPLEMENTING CHAPTER 200, “ZONING” ARTICLE III, DEFINITIONS AND WORD USAGE AND ARTICLE XIC, DISTRICT NO. 3A, BUSINESS AREA

WHEREAS, at the public meeting held on December 11, 2024, the Mayor and Council of the Borough of Closter adopted Ordinance 2024-1347, which is hereby repealed in its entirety; and

WHEREAS, the Governing Body has determined there is a need to update certain other sections of Chapter 200 of the Code of the Borough of Closter, County of Bergen, State of New Jersey; and

WHEREAS, the Borough of Closter’s Master Plan, which was adopted in 1981 identified areas of planning concern that included, among other things, providing a variety and choice of housing options and highlighted that “the housing needs for the young, the elderly, families whose children who have grown, the handicapped, single individuals etc. are not always accommodated through conventional single-family residential uses”; and

WHEREAS, Cooperative Sober Living Residences are not permitted in any district in the Borough of Closter but the Governing Body has determined that it is in the best interests of the Borough to permit Cooperative Sober Living Residences in certain locations within the Borough because doing so is consistent with and designed to effectuate the land use plan element of the Borough’s Master Plan; and

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Closter as follows:

SECTION 1.

Ordinance 2024-1347 is hereby repealed in its entirety.

SECTION 2.

Add the following text to Article III, Definitions and Word Usage, § 200-5, Definitions:

COOPERATIVE SOBER LIVING RESIDENCES

A residential setting that serves solely as a home for individuals who are recovering from drug or alcohol addiction and is intended to provide an environment where the residents can support each other's sobriety and recovery. In addition, such residences shall satisfy the criteria outlined in N.J.A.C. 5:27-2.1 as well as all applicable State and Federal laws.

SECTION 3.

The title of Chapter 200. Zoning, Article XIC shall be changed to read:

Article XIC. District No. 3A, Business and Residential Area

SECTION 4.

The legend on Zoning Map of the Borough of Closter shall be conformed to reflect the new title of District No. 3A – Business and Residential Area.

SECTION 5.

Delete the first paragraph in Article XIC. District No. 3A, Business and Residential Area, §200-54.7. Permitted Uses and replace it with the following text:

§200-54.7. Permitted Uses

In District Number 3A, Business and Residential Area 3A, no building or premises shall be used and no building or part of a building shall be erected, constructed or altered which shall be arranged, intended or designed to be used for any purpose other than for Cooperative Sober Living Residences and the uses permitted in District No. 3, Business Area, as contained in §200-11 of the Code of the Borough of Closter.

SECTION 6.

All ordinances or parts of ordinances inconsistent with this ordinance are hereby repealed to the extent of such inconsistencies.

SECTION 7.

If any article, section, subsection, paragraph, phrase or sentence is, for any reason, held to be unconstitutional or invalid, said article, section, subsection, paragraph, phrase or sentence shall be deemed severable.

SECTION 8.

This Ordinance shall take effect immediately upon final publication as provided by law.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai						
Councilman Cho						
Councilwoman Chung						
Councilwoman Latner						
Councilwoman Maroules						
Council President Yammarino						

**Introduction: January 22, 2025
Adoption: February 26, 2025**

ATTEST:

APPROVED:

Mari J. Margiotta, Borough Clerk

John C. Glidden, Jr., Mayor

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