

**BOROUGH OF SADDLE RIVER
COUNTY OF BERGEN
STATE OF NEW JERSEY**

ORDINANCE NO. 23-1061

**AN ORDINANCE TO AMEND SECTION 210-47.1 OF THE
ZONING CODE OF THE BOROUGH OF SADDLE RIVER TO
PROVIDE FOR A MINIMUM LOT SIZE OF 15 ACRES FOR A
CHURCH OR HOUSE OF WORSHIP**

WHEREAS, the Borough of Saddle River is authorized to enact and amend from time to time Ordinances providing for Zoning regulations within its borders; and

WHEREAS, Section 210-47.1 presently provides for Church use in any residential zone within the Borough of Saddle River provided the property has a minimum lot size of ten (10) acres; and

WHEREAS, the Borough Planner of the Borough of Saddle River has re-examined this Section and has recommended that such minimum lot size be increased to a minimum of fifteen (15) acres; and

WHEREAS, the Mayor and Council of the Borough of Saddle River wish to adopt this recommendation and that same be applicable to all Houses of Worship, regardless of religious affiliation;

NOW THEREFORE BE IT ORDAINED by the Mayor and Council of the Borough of Saddle River that the Zoning Code as set forth in Chapter 210-47.1 be amended as follows:

1. Section 210-47.1 shall be amended to read as follows:

§ 210-47.1 Churches and Houses of Worship.

[Added 6-21-1993 by Ord. No. 592-C]

A. Churches and Houses of Worship may be permitted in any residential zone in accordance with the regulations of the zone, subject to the following conditions:

(1) Lot area. The lot on which the use is located shall have a minimum area of fifteen (15) acres. [Amended 5-15-2000 by Ord. No. 00-695-C]

(2) Frontage. The lot on which the use is located shall have a minimum lot frontage of 1,000 feet on a public street. [Amended 5-15-2000 by Ord. No. 00-695-C]

(3) Residential use. No person shall reside on the lot where the use is located.

B. In addition to the conditional use requirements set forth above, churches shall be required to meet the following standards which shall not be considered conditions of the use:

(1) Buffer. A buffer shall be required along each side and rear property line. The buffer shall be 50 feet in width. The buffer shall be kept in its natural state where wooded and, when natural vegetation is sparse or nonexistent, the land owner may be required to provide a year-round visual screen as determined by the Planning Board.

(2) Yard areas. There shall be a front yard of not less than 125 feet. There shall be a rear yard of not less than 125 feet. Side yards shall have a width of 125 feet each. No parking or other structure, except a driveway and identification sign, shall be permitted within 100 feet of any street line. No parking or structure shall be permitted within 125 feet of any side or rear lot line.

(3) Driveways. No driveways shall open into a street or road within 250 feet of an intersection of such street or road with another street or road. In determining the suitability of proposed or existing driveways upon the site, the Planning Board shall consider such factors as grade and site clearance, the number, locations and design of ingress and egress points, the volume of traffic which may be anticipated upon the site and upon adjoining roads, and the condition and width of the pavement of adjoining roads.

(4) Parking. Off-street parking shall be required as provided in § 210-37B. No outdoor overnight parking shall be permitted on the site. Parking areas shall be set back from buildings a minimum distance of 25 feet.

(5) Signs. Signs shall be as permitted in Chapter 175, Signs, of the Code of the Borough of Saddle River.

(6) Miscellaneous. Except as specifically modified by this section, all other provisions of the Code of the Borough of Saddle River shall apply to this use, where appropriate. In the event of a conflict between this section and other sections of the Code, this section shall take precedence.

2. All other provisions of Section 210-47.1 shall remain unchanged.

3. This Ordinance shall take effect upon adoption as provided by law.

4 Except as provided for herein, all other provisions of the Ordinance shall remain in full force and effect.

5. If any section, subsection, part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of this Ordinance.

This Ordinance shall take effect immediately upon final passage and publication as required by law.

	MOTION	SECOND	AYES	NAYS	ABSTAIN	ABSENT
Azzariti, John						X
Carpenter, Duncan			X			
DiGirolamo, Chris			X			
Liva, Jeffrey		X	X			
Sachdev, Ravi	X		X			
Hekemian, David - Council President			X			
Kurpis, Albert J., - Mayor	-----	-----				

INTRODUCED: 6/19/2023

ADOPTED: 8/21/23

I hereby certify the above to be a true copy of an Ordinance **adopted** by the Governing Body of the Borough of Saddle River on August 21, 2023.

Cindy Kirkpatrick, RMC
Municipal Clerk

Mayor Albert J. Kurpis
Borough of Saddle River, New Jersey