

**BOROUGH OF SADDLE RIVER
BERGEN COUNTY, NEW JERSEY
LEGAL NOTICE**

NOTICE IS HEREBY GIVEN that the following proposed ordinance was introduced and passed on first reading at a meeting of the Borough Council of the Borough of Saddle River, in the County of Bergen, State of New Jersey, held on the 18th day of September, 2023, and that said ordinance was taken up for further consideration and final passage at the meeting of said Borough Council on the 16th day of October, 2023. Due to the lack of proper notice in accordance with the applicable provisions of State statutes, the ordinance will be re-introduced on the 30th day of October, 2023, and said ordinance will be taken up for further consideration and final passage at the meeting of said Borough Council to be held in the Municipal Building, 100 E. Allendale Road, Saddle River, New Jersey, on the 13th day of November 2023, at 7:00 P.M., or as soon thereafter as said matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

A copy of this ordinance has been posted on the Bulletin Board upon which public notices are customarily posted in the Municipal Building of the Borough, and a copy is available up to and including the time of such meeting to the members of the general public of the Borough who shall request such copies, at the office of the Clerk in said Municipal Building in the Borough of Saddle River, New Jersey.

Cindy Kirkpatrick, RMC
Borough Clerk
Borough of Saddle River
County of Bergen
State of New Jersey

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

**RE-INTRODUCTION OF
ORDINANCE NO. 23-1069**

**AN ORDINANCE OF THE BOROUGH OF SADDLE RIVER, IN THE
COUNTY OF BERGEN AND STATE OF NEW JERSEY, TO AMEND
CHAPTER 210 OF THE BOROUGH CODE ENTITLED "ZONING"**

WHEREAS the Borough Council and Planning Board have concluded that the creation of a Private Educational Zone is necessary to facilitate appropriate expansions and renovations of existing private educational institutions to better meet the needs of their students and the

community. Educational needs and requirements have changed in recent years justifying modifications to meet the needs of the community and families of the Borough.

BE IT ORDAINED by the Borough Council of the Borough of Saddle River that Chapter 210 of the Revised General Ordinances of the Borough of Saddle River being the Zoning Chapter shall be and is amended to create the Private Educational Zone (PEZ).

AMENDED - Article I, §210-3, “Word usage; Definitions”, shall be amended as follows. Added text is bold and underlined, deleted text is bold and ~~struck through~~:

Private Educational Institutions - Private or parochial schools ~~or regularly organized institutions~~ which offer a curriculum at the early childhood, primary, ~~and~~/or secondary level meeting the minimum standards established by the State Department of Education as may be required by law. Shall include customary and incidental accessory uses and structures including but not limited to those of or relating to administration activities, chapels, athletic facilities, and other uses and facilities that might be located on a private educational institutional campus.

...

School – Any place of education or instruction, other than a commercial school; college; university; theological seminary offering any and all grades between K-12 as well as early child and day-care center; children’s day camp; **Private Educational Institution**; or religious retreat.

ADDED – To the Zone Designation table at Article I, §210-6, “Zone Designations”, a row shall be added which reads as follows:

Zone Designation	Purpose and Use
PEZ Private Educational Zone	Private educational institutions

ADDED – Article XX Private Educational Zone, is added to Chapter 210 as follows:

§210-122 Purpose

The Private Educational Zone (PEZ) is created in order to allow for the expansion of existing private educational institutions within the Borough to meet the needs of current and future students and of the community.

§210-123 Permitted Uses

- A. Private Educational Institutions

§210-124 Accessory uses

- A. Any use or structure shall be permitted which are clearly and customarily incidental and subordinate to a permitted principal use on the same property including but not limited to the following:
 - 1. Athletic Fields / Courts
 - 2. Generators shall be permitted within a front yard provided that they are setback a minimum of 100 feet from the street and suitably

- screened with a minimum four-foot fence and/or landscape planting screen.
 - 3. Outdoor heating, ventilation, and air-conditioning (HVAC) equipment.
 - 4. Roof-mounted units are permitted provided that they are screened with parapets or other architectural features and meet the standards of the New Jersey Noise Control Act.
 - 5. Parking including overnight parking of commercial vehicles / buses associated with the Private Educational Institution
- B. Notwithstanding §210-32, accessory uses shall be permitted in all yards subject to the bulk standards contained in this Article.

§210-125 Bulk Standards:

- A. **Min. Site Area:** 20 ac
- B. **Max. Building Coverage:** 15%
- C. **Max. Lot Coverage:** 35%
(Artificial turf fields are exempt from the Lot Coverage total).
- D. **Max. Building Height for Performing Arts Building:** 48 ft
- E. **Max. Building Height for all other Buildings:** 44 ft
Note: Maximum Building Height shall not apply to rooftop appurtenances, cupolas, equipment or other architectural features above parapet which are permitted to extend an additional 10 ft above the maximum building height as measured from the two corners of any proposed building in relationship to Chestnut Ridge Road.
- F. **Max. Accessory Building Height:** 25 ft. (2 Story)
- G. **Max. Accessory Building SF:** 1,200 sf
- H. **Min. Frontage:** 2,500 ft
- I. **Min. Front Yard Setback:** 150 ft (Chestnut Ridge Road)
80 ft (Woodcliff Lake Road)
- J. **Min. Rear Yard:** 100 ft
- K. **Min. Side yard:** 80 ft
- L. **Min. Setback of Accessory Structures from Property Line:** 100 ft
- M. **Min. Parking Lot Buffer to Property Line:** 70 ft
- N. **Min. distance to the Property Line for courts and fields:** 50 ft
- O. **Min. distance of a driveway to an intersection:** 400 ft
- P. **Min. Off Street Parking Requirement:**
 - a. 1 space per teacher
 - b. 0.75 spaces per senior students
 - c. 10 visitor spaces
- Q. **Max. Retaining Wall Height:** 8 ft
(Shall not apply to fencing for tennis courts)
- R. **Max. Fence Height for Tennis / Other Courts:** 12 ft

- S. **Number of Buildings:** Notwithstanding §210-28, a Private Educational Institution shall be permitted to erect and maintain multiple primary and accessory buildings on-site.
- T. **Athletic activities:** No outdoor athletic activity shall be permitted on any day from dusk to dawn unless specifically approved by resolution by the Borough Council.
- U. **Construction Code:** Buildings shall comply with all applicable building codes
- V. **Exemptions:** Sections §210-28, -32, and -34 shall not apply to buildings and uses in the PEZ district, nor shall conditional requirements for schools in other zone districts.
- W. **Inspections:** The Borough of Saddle River, the Saddle River Fire Department and/or the Saddle River Board of Health shall cause annual inspections to be made of Educational Institutions operating within the Borough of Saddle River to determine whether such are in compliance with the terms of Chapter 113, Fire Prevention; Part III, Board of health Legislation; and this Chapter. Such inspection shall be made at the mutual convenience of the Educational Institution and the inspecting parties during the second quarter of each calendar year.

Commented [DSL1]: Chapter 162 "Plumbing" has been repealed

AMENDED – The Official Zoning Map of the Borough of Saddle River shall be amended to change the zoning designation of Lot 7.01 on Block 1501 from R-1 Residential Zone to PEZ Private Educational Zone.

Severability. Should any section, paragraph, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid for any reason by any Court of competent jurisdiction, such provision(s) shall be deemed severable, and the remaining portions of this Ordinance shall remain in full force and effect.

Other Ordinances Repealed. All ordinances or parts of ordinances or resolutions that are inconsistent with the provisions of this Ordinance are repealed to the extent of such inconsistency.

Notice. The Borough Clerk is directed to give notice at least ten days prior to the hearing on the adoption of this ordinance to the County Planning Board and to all others entitled pursuant to the provisions of N.J.S.A. 40:55D-15. Upon the adoption of this ordinance, after public hearing, the Borough Clerk is further directed to publish notice of the passage and to file a copy of this ordinance, as finally adopted, with the Bergen County Planning Board, as required by N.J.S.A. 40:55D-16.

ATTEST:

Municipal Clerk

Mayor