



# BOROUGH OF CLOSTER

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**John C. Glidden, Jr.**  
Mayor

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## MAYOR'S SPECIAL LETTER TO RESIDENTS

July 17, 2017

Dear Closter Neighbors,

I'm sure many of you have read about affordable housing requirements in New Jersey. Sometimes referred to as COAH or Mt. Laurel housing, all New Jersey municipalities have an affordable housing obligation that must be met by law. Failure to address our affordable housing obligation could result in large housing developments being built in Closter that are grossly out of character with our current zoning and land use.

The courts have assigned all NJ municipalities (including Closter) a "Special Task Master" to work with the Borough and its professionals, as well as housing advocacy groups. The Special Master will ultimately recommend Closter's affordable housing plan to a judge who will rule on its acceptance. The Mayor and Council take the affordable housing issue very seriously because of the real threat to Closter of large housing development outside our current zoning.

Almost two years ago, I established the Closter COAH Committee. The COAH Committee is proactively analyzing every affordable housing option for the Borough, including constructing a municipal affordable project and various rezoning techniques to address its affordable housing requirements which must be met by law. Failure to address our affordable housing obligation will likely lead to an "objector" claiming that the Borough's zoning codes are exclusionary and unfair. If a judge agrees with this claim, the objector could be permitted to build a development that is much larger and denser than anything the Borough has experienced. In that situation, the Borough's zoning codes and requirements would not apply, and a development of significant density could be approved by the Courts. We are doing everything possible to avoid this type of overdevelopment in Closter.

When the Borough has reached agreement with the Special Master and has a draft Housing Plan available, we will hold public hearings before the Closter Planning Board. These meetings will be noticed and open to the public. Thereafter, the courts will approve the Plan and certify the Borough's affordable housing proposals.

Until then, please note that the Borough's COAH Committee is proactively researching every possible affordable housing option to determine if it is appropriate for Closter. Please do not hesitate to call my office if you have any questions.

All the best,

Mayor