

2026 AMENDMENT

TO THE

2025 FOURTH ROUND HOUSING PLAN

HOUSING ELEMENT & FAIR SHARE PLAN
WYCKOFF TOWNSHIP
BERGEN COUNTY
NEW JERSEY



ADOPTED MARCH 11, 2026

PREPARED BY:

A handwritten signature in black ink, appearing to read 'Elizabeth McManus', is written over a horizontal line.

ELIZABETH MCMANUS, PP, AICP, LEED AP
NEW JERSEY PROFESSIONAL PLANNER LICENSE 5915
KYLE + MCMANUS ASSOCIATES

A SIGNED AND SEALED ORIGINAL IS ON FILE WITH THE TOWNSHIP CLERK





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Wyckoff Township adopted the *2025 Fourth Round Housing Element and Fair Share Plan* on June 25, 2025 ("*Fourth Round Housing Plan*") and after submitted it to the Affordable Housing Dispute Resolution Program (the "Program") on June 26, 2025. Fair Share Housing Center ("FSHC") submitted the only challenge to the Township's *Fourth Round Housing Plan*.

After settlement conferences conducted by the Program and additional discussions, the Township resolved the FSHC challenge to its *Fourth Round Housing Plan* with a Mediation Agreement executed on December 22, 2025 and subsequently received a favorable recommendation from the Program Member. The Mediation Agreement with FSHC sets forth required amendments to the Township's *Fourth Round Housing Plan* and sets forth required submission of information and additional compliance requirements. The following amends the *Fourth Round Housing Plan*, adopted on June 25, 2025, and implements the applicable terms of the Mediation Agreement.

REHABILITATION OBLIGATION & SATISFACTION

There are no amendments to the Township's Rehabilitation obligation of 40 units or how it shall be satisfied.

FIRST & SECOND ROUNDS OBLIGATION & SATISFACTION

There are no amendments to the Township's First and Second Rounds obligation of 221 units or how it shall be satisfied.

THIRD & FOURTH ROUNDS OBLIGATION & SATISFACTION

There are no amendments to the Township's Third and Fourth Rounds obligation of 640 or 334 units, respectively. Both of these obligations are addressed through a vacant land adjustment with an RDP of 46 units. There is no amendment to the 46-unit RDP.

There is one amendment to the manner in which the RDP is satisfied:

- The affordable housing set-aside for Block 216, Lots 13.08, 13.09, and 13.10 shall be 20% for all development, regardless of tenure. This inclusionary housing site is located along Greenwood Avenue at the intersection with Godwin Avenue. The Fourth Round Housing Plan (as well as the Third Round Housing Plan) and the site's MF/AH-9 Zone zoning set forth a 15% set-aside for rental units and a 20% set-aside for sale units. The set-aside change will have a modest impact on the affordable housing obligation generated by the site.

There are no amendments to the manner in which the Third Round unmet need is addressed.



There are three amendments to the manner in which the Fourth Round unmet need is addressed.

- The density for the Goffle Road Expanded Area shall be 16 du/ac. This inclusionary housing district is adjacent to and functions as an expansion of the AHO-2 overlay district located at the southeastern corner of the Township along a portion of Goffle Road. The Fourth Round Housing Plan set forth a density of 10 du/ac and an affordable housing set-aside of 20%. The increase in density facilitates application of the AHO-2 district to this additional.
- The density for the 500 West Main Street site shall be 14 du/ac. This inclusionary housing site is adjacent to residential and industrial uses and is occupied by commercial recreation uses. The Fourth Round Housing Plan set forth a density of 10 du/ac and an affordable housing set-aside of 20%. The increase in density will enhance the compensatory benefit for site's redevelopment with inclusionary housing.
- The affordable housing set-aside for the 475 Lafayette Avenue site shall be 20% for all development, regardless of tenure. This inclusionary housing site is developed with a house of worship on Lafayette Avenue. The Fourth Round Housing set forth a 15% set-aside for rental units and a 20% set-aside for sale units. The set-aside change will have a modest impact on the affordable housing obligation generated by the site.

KEY, 1ST & 2ND ROUND

- 1 - Abma
- 2 - Fieldstone Manor
- 3 - Residences at Boulder Run
- 4 - Wyckoff Commons
- 5 - Turtle Creek
- 6 - CCHC - Evergreen Court/Longview
- 7 - Easter Christian Children's Retreat: Willow Lodge, Oak Lodge, Holly Lodge
- 8 - Barrister Run

KEY, THIRD ROUND RDP

- 1 - B216, L17.01,18,19
- 2 - B216, L13.08,13.09,13.10
- 3 - B238, L2
- 4 - B259, L1,2
- 5 - B293, L16.02
- 6 - B320, L10.02,11
- 7 - B437, L2
- 8 - B443, L49.03

KEY, THIRD ROUND UNMET NEED

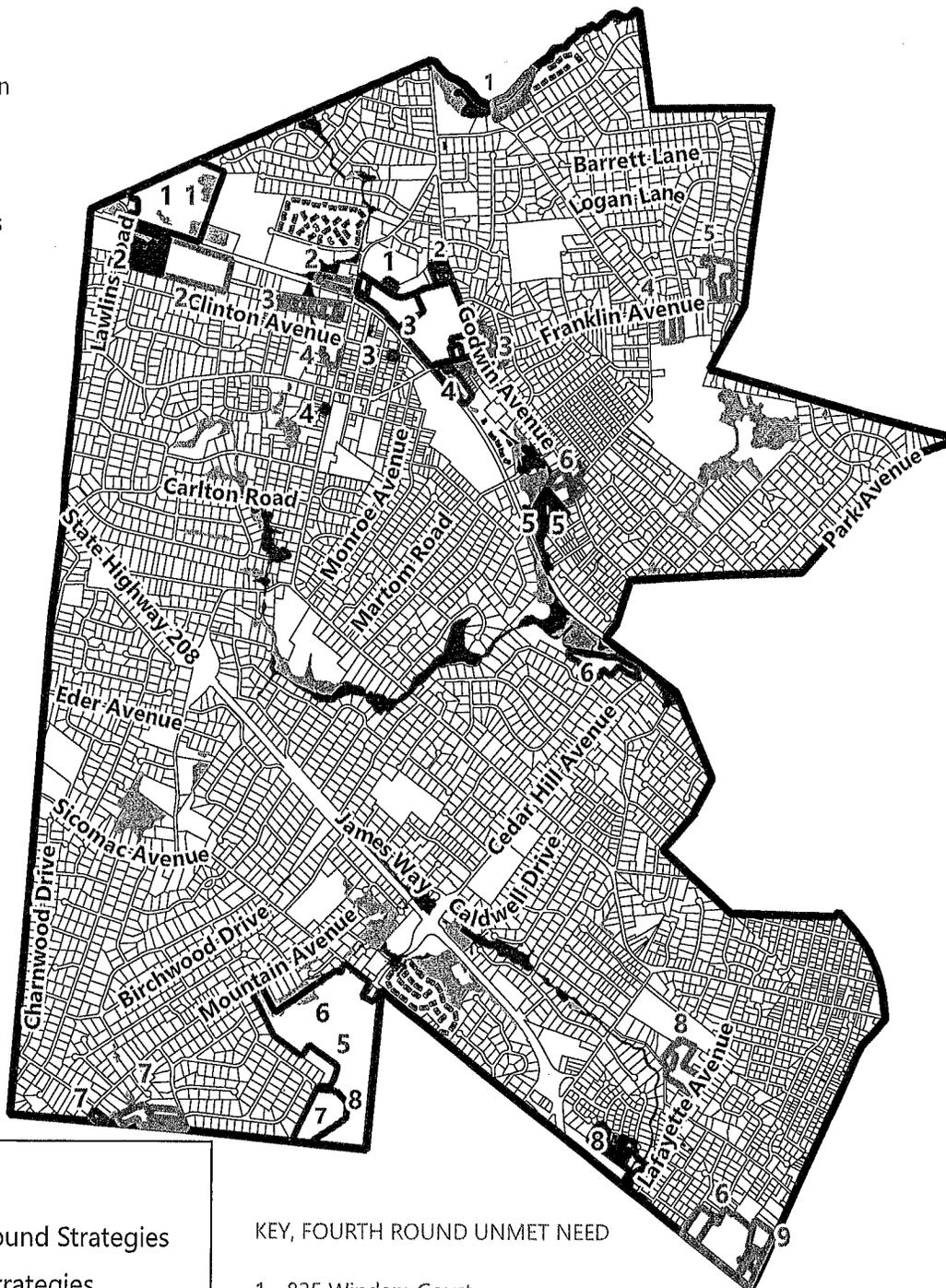
- 1 - B202, L4
- 2 - B202, L78.01
- 3 - B224, L1.01, 2.01,3,4,5.01,6,
- 4 - B235, L3
- 5 - B443, L49.03
- 6 - B516, L6.03,6.04, B517, L3.01

Legend

-  First and Second Round Strategies
-  Third Round RDP Strategies
-  Third Round Unmet Need Strategies
-  Fourth Round Unmet Need
-  Municipal Boundary
-  Wetlands
-  Flood Hazard Areas

KEY, FOURTH ROUND UNMET NEED

- 1 - 825 Windam Court
- 2 - 500 West Main Street
- 3 - Godwin Ave & Franklin Ave B-1 District
- 4 - 168, 174 Franklin Ave
- 5 - 139 Franklin Ave
- 6 - Godwin Ave & Crescent Ave B-2 District
- 7 - Squaw Brook Road Church
- 8 - 475 Lafayette Ave Road
- 9 - Goffle Ave Area



**AFFORDABLE HOUSING STRATEGIES
FOURTH ROUND HOUSING PLAN**

TOWNSHIP OF WYCKOFF | BERGEN COUNTY

DATA SOURCES: Flood Zones, FEMA;
Other GIS Data, NJ DEP

