

# 2026 AMENDMENT

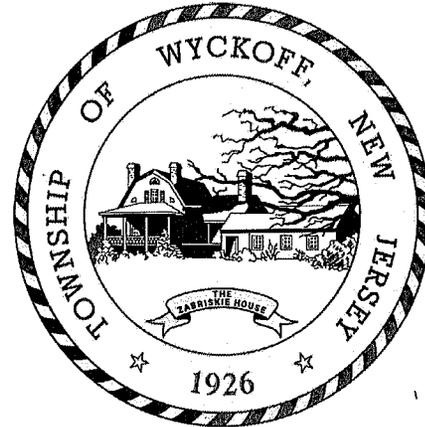
TO THE

## LAND USE PLAN ELEMENT OF THE MASTER 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.

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KYLE + McMANUS ASSOCIATES

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





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## INTRODUCTION

The following amends the Township's *Land Use Plan Element*, which was adopted in 1978 and most recently amended in 2018 and 2023. The purpose of this *2026 Amendment to the Land Use Plan Element* is to create consistency between the Township's Master Plan and the *2025 Fourth Round Housing Plan* and the *2026 Amendment to the Fourth Round Housing Plan*. Unless stated otherwise herein, the policy framework set forth in the Township's previous planning documents remain unchanged from Township's other relevant master plan documents.

The municipal Master Plan is a document, adopted by the Planning Board, which sets forth the Township's land use policies. The Master Plan is the principal document that addresses the manner and locations in which development, redevelopment, conservation and/or preservation occur within a municipality. It is intended to guide the decisions made by public officials and those of private interests involving the use of land. Through its various elements, the Master Plan sets out a vision for the community.

The Master Plan forms the legal foundation for the zoning ordinance and zoning map. New Jersey specifically ties the planning of a community as embodied in the Master Plan with the zoning ordinance and zoning map. The zoning ordinance and map, which are adopted by the Township Committee, constitute the primary law governing the use of land at the local level.

## Overview of Affordable Housing in Wyckoff Township

In its landmark 1975 decision, now referred to as "Mount Laurel I," the NJ Supreme Court ruled that developing municipalities have a constitutional obligation to provide variety and choice of housing types affordable to low- and moderate-income households. Now, approximately 5 decades later, there is a collection of case law, the 1985 New Jersey Fair Housing Act and several amendments with the most recent being a substantial amendment in 2024, and rules promulgated by the Department of Community Affairs that define and regulate the municipal constitutional obligation to provide opportunity and incentive for development of homes that are affordable to low- and moderate-income households.

Since 1992 the Township has successfully participated in and demonstrated compliance with the State's affordable housing regulations, first before the Council on Affordable Housing ("COAH"), later through Superior Court and most recently through the Affordable Housing Dispute Resolution Program (the "Program"). The result of these efforts has been ongoing immunity from builder's remedy litigation (also referred to as exclusionary zoning litigation).

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



The Township resolved the FSHC challenge to its *2025 Housing Plan* with a Mediation Agreement that was executed on December 22, 2025. The Mediation Agreement, which received a favorable recommendation from the Program Member, sets forth required amendments to the Township's *2025 Housing Plan*, required submission of information and additional compliance requirements. The Mediation Agreement required various amendments to the Township's *2025 Housing Plan*, all of which are set forth in the *2026 Amendment to the 2025 Fourth Round Housing Plan ("2026 Housing Plan Amendment")*.

## **LAND USE PLAN AMENDMENTS TO ADDRESS THE FOURTH ROUND AFFORDABLE HOUSING OBLIGATION**

The Township's *2025 Housing Plan*, as amended by the *2026 Fourth Round Amendment*, addresses four components of a municipality's affordable housing obligation.

- **Rehabilitation Obligation: 40**  
The rehabilitation obligation can be defined as an estimate of the number of deteriorated units existing in Wyckoff that are occupied by low- and moderate-income households. This component is also referred to as the "present need".
- **First & Second Rounds Obligation: 221**  
The first and second rounds obligation can be defined as the cumulative 1987 through 1999 new construction affordable housing obligation. This component is also referred to as the "prior round" obligation.
- **Third Round Obligation: 640**  
The third round obligation can be defined as the 1999 through 2025 new construction affordable housing obligation.
- **Fourth Round Obligation: 334**  
The fourth round obligation can be defined as the 2025-2035 new construction affordable housing obligation. The current round of affordable housing, now the fourth round, is also referred to as the "prospective need".

The Township's rehabilitation obligation will be satisfied through continuation of the Interlocal Services Agreement with Bergen County Department of Community Development (BCCD). No amendments to the Land Use Plan Element are necessary to address this obligation.

The Township satisfied the first and second rounds obligation with a variety of family, senior and special needs affordable units that offer for sale and for rent opportunities. No amendments to the Land Use Plan Element are necessary to address this obligation.



The Township received a vacant land adjustment for the Third Round and continues the adjustment in the Fourth Round. An RDP of 46 applies to both the Third Round and Fourth Round. Vacant land adjustments are a compliance tool for municipalities whose obligations are outsized as compared to the availability of developable land. The adjustment results in a realistic development potential (hereinafter “RDP”) and an unmet need. The RDP represents the portion of the new construction affordable housing obligation that can theoretically be addressed with inclusionary development (defined as a mix of market and affordable units) on lots identified as being developable in the vacant land analysis. The unmet need is calculated as the difference between the total obligation and the RDP.

The Township’s RDP is satisfied with a combination of existing and planned inclusionary development. All zoning amendments to address the RDP of 46 were adopted during the Third Round and are described in the *2018 Land Use Plan Element*. However, the *2026 Housing Plan Amendment* set forth one necessary change, which has a limited impact on the site’s zoning:

- The affordable housing set-aside for MF/AH-9 Zone (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 20% set-aside for all development increases the set-aside for rental units from 15% set-aside and retains the 20% set-aside for sale units. The set-aside change will have a modest impact on the affordable housing obligation generated by the site.

The unmet need is satisfied with overlay zoning throughout the Township that promotes inclusionary development. All zoning amendments to address Third Round unmet need were adopted during the Third Round and are described in the *2018 Land Use Plan Element*.

The *2025 Housing Plan*, and as amended by the *2026 Housing Plan Amendment*, addresses the Fourth Round unmet need with 9 zoning strategies, as well as the mandatory set-aside ordinance. The following addresses the land use and zoning changes.

### **AHO-2 Affordable Housing Overlay Expansion: Goffle Road Expanded Area**

The AHO-2 Overlay district will be expanded to include a 4.27 ac. (approximately) area along the southern portion of Goffle Road (Block 516, Lots 41, 40.01, 43, 44, 46, 48.01, 51.02, 52.02, 60). The area is occupied by various commercial and industrial uses. The Overlay district permits 16 du/ac and a maximum building height of 3 stories (2.5 stories within 50 ft. of a residential use or zone).

The expanded district will further advance opportunities for mixed-use inclusionary development and better encourage investment and revitalization of the area. Overtime the area will be redeveloped with mixed-use and inclusionary housing, creating a new neighborhood at the southeast corner of the Township. Buildings should be designed with quality architecture that reflects the traditional style and materials throughout the Township. Furthermore, the building and site design should orient buildings to the street, encourage pedestrian activity with safe and inviting sidewalks and other pedestrian



infrastructure, and use buffers to mitigate impact to sensitive adjacent uses, such as existing single-family residences.

### **AHO-5 Affordable Housing Overlay 5: Squaw Brook Road Church**

This 6 ac. (approximately) property along Squaw Brook Road is occupied by a vacant church (Block 437, Lots 18, 19, 20.02). The site and its potential for redevelopment was described in the *2023 Master Plan Amendment*; the following supplements that document.

The site was rezoned from the RA-25 district, which generally permits single-family homes on lots of 25,000 s.f., to the AHO-5 district to encourage redevelopment of the site with a mix of single-family homes and townhouses at a density of 3 du/ac in a manner that reflects the site's environmental constraints and the area's single-family home character.

### **AHO-6 Affordable Housing Overlay 6: 825 Windham Court**

This 4.0 ac. (approximately) area of Block 203, Lot 3.04 is occupied by a commercial use and will be rezoned from the L-2 Light Industry district. The surrounding land uses are townhouses and single-family homes, except that to the north across the Ho-Ho-Kus Brook are commercial and industrial uses in Mahwah Township. The northern portion of the area is modestly impacted by flood hazard area. The AHO-6 district will permit multi-family and townhomes at a density that does not exceed 10 du/ac and a maximum building height of 3 stories.

The overlay district provides a development option that may be utilized as an alternative to the L-2 district. Redevelopment of the site permits a modest sized development, somewhat similar to the townhomes to the east along Windham Court. Existing buffering on the site should be retained to the extent possible to mitigate impact of the change to the adjacent homes and the environmental impact of development on the adjacent Ho-Ho-Kus Brook.

### **AHO-7 Affordable Housing Overlay 7: 139 Franklin Avenue**

This 6.55 ac. (approximately) site, Block 208, Lots 76, 77, is occupied by Wyckoff Assembly of God and will be rezoned from the RA-25 district. The site is surrounded single family development. The AHO-7 district will permit townhouses and single-family development at a density of 8 du/ac and a maximum height of 2.5 stories.

The overlay district provides a development option that may be utilized as an alternative to the RA-25 district. Redevelopment of the site will be a modest expansion to the existing neighborhood. Existing trees and buffering on the site should be retained to the extent possible to mitigate impact of the change to the adjacent homes. Access from and parking along the existing streets should be limited so as to support the low density residential character of the area.



### **AHO-7 Affordable Housing Overlay 7: 475 Lafayette Avenue**

This 6.23 ac. (approximately) property, Block 483, Lots 38.01, 46, is occupied by Abundant Life Reformed Church and parsonage and is surrounded by single-family homes. The site will be rezoned from the RA/25 district and will permit townhouses and single-family development at a density of 6 du/ac and a maximum height of 2.5 stories.

The overlay district provides a development option that may be utilized as an alternative to the RA-25 district. Redevelopment of the site will be a modest expansion to the existing neighborhood. Existing trees and buffering on the site should be retained to the extent possible to mitigate impact of the change to the adjacent homes. Access from and parking along the existing streets should be limited so as to support the low density residential character of the area.

### **AHO-8 Affordable Housing Overlay 8: 500 West Main Street**

This 13.7 ac. (approximately) area, Block 222, Lot 1.01, will be rezoned from the L-1 Light Industry district and is developed with a building occupied by various commercial recreation uses. Adjacent uses include single-family homes, townhouses and industrial uses; the rail line is adjacent along the northern property line. The AHO-8 district will permit mixed-use inclusionary townhouses and multi-family development at a density of 14 du/ac and maximum height of 3 stories.

The overlay district provides a development option that may be utilized as an alternative to the L-1 district. Redevelopment of the site with multi-family and/or townhouses will be a transition between the commercial and industrial uses to the east and north, and the residential uses to the west and south. Much of the existing buffering on the site should be to mitigate impact of the change to the adjacent homes and mitigate the impact of the adjacent commercial and industrial uses and the rail line on the site's future residents.

### **SF/AH 3 Single Family Affordable Housing District 3: 168 & 174 Franklin Avenue**

This 2.5 ac. (approximately) area along Franklin Avenue is occupied by single-family homes in disrepair and is in a single-family neighborhood. The site and its potential for redevelopment was described in the *2023 Master Plan Amendment*; the following supplements that document.

The site was rezoned from the RA-25 district, which generally permits single-family homes on lots of 25,000 s.f., to the SF/AH3 district to encourage redevelopment of the site with single-family homes at a density of 4.5 du/ac in a manner that reflects the site's environmental constraints and the area's single-family home character. Site plan approval was granted for an inclusionary for-sale development in late 2025.



### **B-1 District along Godwin Ave. and Franklin Ave.**

This 7.2 ac. (approximately) portion of the B-1 commercial district is located at the intersection of Franklin Avenue and Godwin Avenue (Block 219, Lots 9, 13, 14, 17.01, 17.02; Block 260, Lots 1.01, 2; Block 259, Lots 2, 3, 4, 18, 20.01, 22, 23, 24) and includes the many of the lots along these streets, excluding those at the northwest quadrant of the intersection. The area is occupied by various commercial uses and is proximate to other inclusionary districts, as well as residential uses. Mixed-use inclusionary townhouses and multi-family development will be permitted in this portion of the B-1 district. The density of inclusionary housing may not exceed 10 du/ac and a maximum height of 2.5 stories.

The addition of mixed-use inclusionary development is not intended to significantly change the character of the area but will create new opportunities for inclusionary development and better encourage investment and revitalization of the area. The addition of homes within easy and convenient distance to the shops and services in the district will provide economic support to those existing in future businesses. New development in the area should be a mix of permitted commercial uses and homes that are within modest sized buildings, complementary to the surrounding area. Buildings should be designed with quality architecture that reflects the traditional style and materials throughout the Township. Furthermore, the building and site design should orient buildings to the street, encourage pedestrian activity with safe and inviting sidewalks and other pedestrian infrastructure, and use buffers to mitigate impact to sensitive adjacent uses, such as existing single-family residences.

### **B-2 District along Godwin Ave. and Crescent Ave.**

This 4.64 ac. (approximately) portion of the B-2 district is located at the intersection of Godwin Avenue and Crescent Avenue (Block 293, Lots 5, 6.01; Block 299, Lot 18; Block 266, Lot 17). The area is occupied retail and commercial uses and is adjacent to single-family homes as well as commercial uses. Mixed-use inclusionary townhouses and multi-family development will be permitted in this portion of the B-2 district. The density of inclusionary housing may not exceed 10 du/ac and a maximum height of 2.5 stories.

The addition of mixed-use inclusionary development is not intended to significantly change the character of the area but will create new opportunities for inclusionary development and better encourage investment and revitalization of the area. The addition of homes within easy and convenient distance to the shops and services in the district will provide economic support to those existing in future businesses. New development in the area should be a mix of permitted commercial uses and homes that are within modest sized buildings, complementary to the surrounding area. Buildings should be designed with quality architecture that reflects the traditional style and materials throughout the Township. Furthermore, the building and site design should orient buildings to the street, encourage pedestrian activity with safe and inviting sidewalks and other pedestrian infrastructure, and use buffers to mitigate impact to sensitive adjacent uses, such as existing single-family residences.

**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

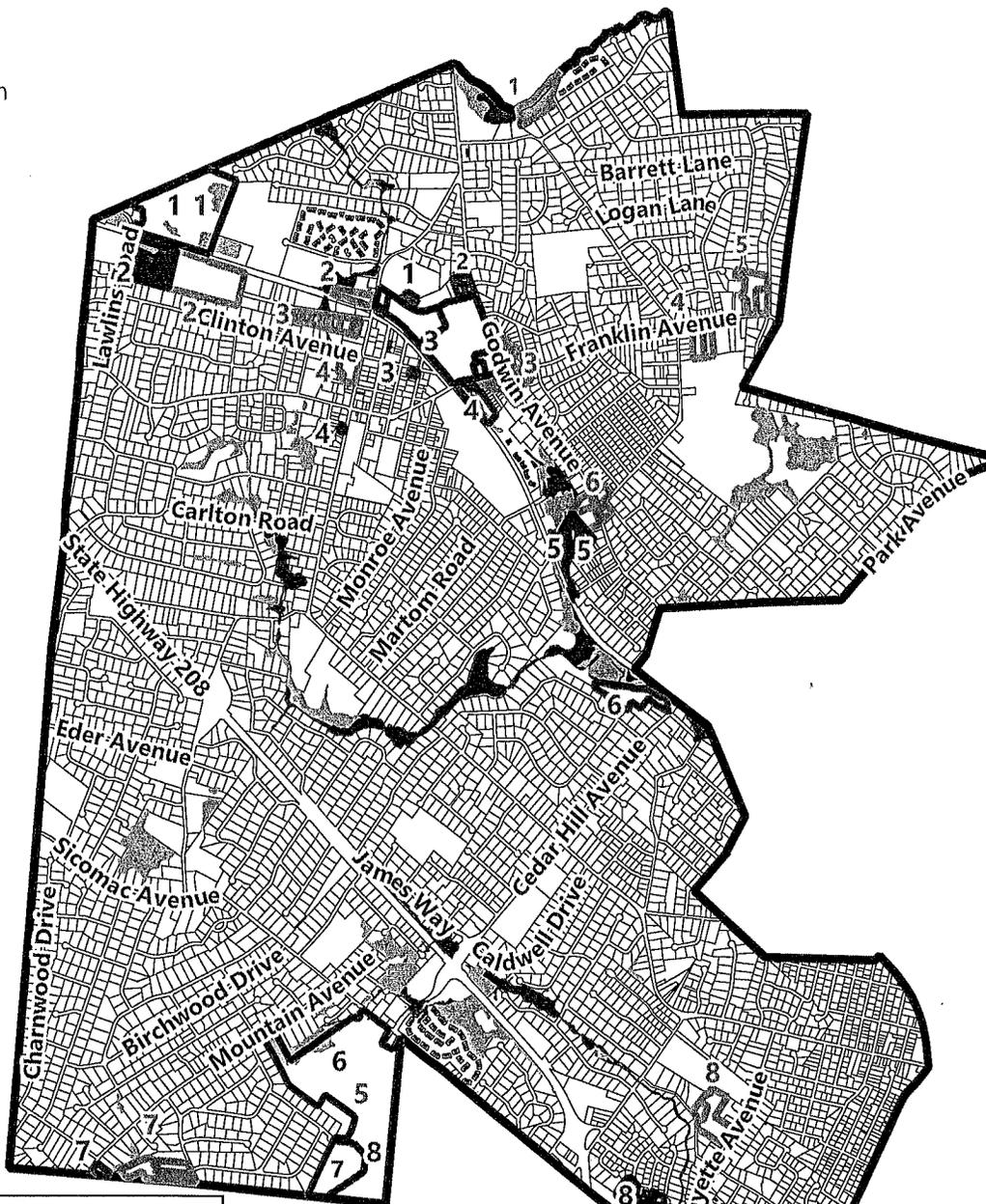
**KEY, THIRD ROUND RDP**

- 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**

**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

