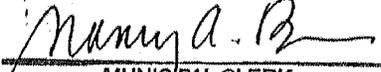


TOWNSHIP OF WYCKOFF
CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL


MUNICIPAL CLERK

TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY

**RESOLUTION RECOMMENDING THE ADOPTION OF ORDINANCES #2066, #2067, #2068,
#2069, #2070, #2071, #2072, #2073, AND #2074.**

WHEREAS, the Township Committee of Township of Wyckoff ("Township Committee") is considering amending Chapter 186 "Zoning" of the Township Code by adopting the following proposed ordinances:

Ordinance #2066, amending Section 186 – 48 & 49 increasing the affordable housing set-aside to 20% regardless of tenure.

Ordinance #2067, revising the zoning requirements for a portion of the B-1 District along Godwin Avenue and Franklin Avenue to permit mixed-use inclusionary townhouses and multi-family development at a density of 10 dwelling units per acre, and an affordable housing set-aside of 20%.

Ordinance #2068, revising the zoning requirements for a portion of the B-2 District along Godwin Avenue and Crescent Avenue to permit mixed-use inclusionary townhouses and multi-family development at a density of 10 dwelling units per acre, and an affordable housing set-aside of 20%.

Ordinance #2069, expanding and amending the AHO-2 overlay zone along Goffle Road to provide a density of 10 dwelling units per acre, and an affordable housing set-aside of 20%.

Ordinance #2070, adding a new inclusionary overlay zone to a portion of Windham Court North to permit townhouses and multi-family development at a density of 10 dwelling units per acre, and an affordable housing set-aside of 20%.

Ordinance #2071, adding a new inclusionary overlay zone (AHO-7) to 139 Franklin Avenue to permit townhouses and multi-family development at a density of 8 dwelling units per acre, and an affordable housing set-aside of 20%.

Ordinance #2072, adding a new inclusionary overlay zone (AHO-8) to 500 West Main Street to permit townhouses and multi-family development at a density of 14 dwelling units per acre, and an affordable housing set-aside of 20%.

Ordinance #2073, adding a new inclusionary overlay zone (AHO-9) to 475 Lafayette Avenue to permit townhouses and multi-family residences at a density of 6 dwelling units per acre, and an affordable housing set-aside of 20%.

Ordinance #2074, amending the MF/AH9 zone to require a 20% set-aside for all inclusionary development in this zone.

WHEREAS, the Township Committee has referred the above referenced Ordinances to the Township Planning Board of the Township of Wyckoff ("Planning Board") for its review and recommendation; and

WHEREAS, the Planning Board has reviewed the proposed Ordinances and conducted a discussion of same at its meeting on March 11, 2026, in accordance with the Municipal Land Use Law; and

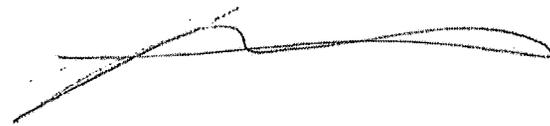
WHEREAS, the Planning Board finds that the proposed Ordinances are consistent with the Township's Master Plan; including the 2025 Fourth Round Housing Element and Fair Share Plan, 2026 Amendment to the 2025 Fourth Round Housing Element and Fair Share Plan, and 2026 Amendment to the Land Use Plan Element of the Master Plan; and recommends the adoption of same by the Township Committee in accordance with law.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Wyckoff, County of Bergen, State of New Jersey that the Planning Board hereby fully supports the adoption by the Township Committee of the Township of Wyckoff of the above referenced Ordinances and submits this Resolution on behalf of such.

Adopted: March 11, 2026



Mia Larrea, Secretary



Robert Fortunato, Chairman



TOWNSHIP OF WYCKOFF
MEMORIAL TOWN HALL — 340 FRANKLIN AVENUE
WYCKOFF, NEW JERSEY 07481-1907
TEL: 201-891-7000 WWW.WYCKOFFNJ.GOV

MEMORANDUM

To: Township Committee
From: Planning Board
Date: March 12, 2026
Re: Consistency Review of Ordinances #2066 – #2074

On March 11, 2026, the Planning Board reviewed the following ordinances referred by the Township Committee for consistency with the Township Master Plan:

- Ordinance #2066
- Ordinance #2067
- Ordinance #2068
- Ordinance #2069
- Ordinance #2070
- Ordinance #2071
- Ordinance #2072
- Ordinance #2073
- Ordinance #2074

After review, the Planning Board determined that these ordinances are **consistent with the Township's Master Plan**, including the 2025 Fourth Round Housing Element and Fair Share Plan, as amended.

Best Regards,

A handwritten signature in cursive script, appearing to read 'Mia Larrea'.

Mia Larrea
Planning Board Secretary