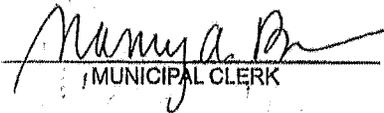


TOWNSHIP OF WYCKOFF
CERTIFIED TO BE A TRUE COPY
OF THE ORIGINAL


MUNICIPAL CLERK

TOWNSHIP OF WYCKOFF, COUNTY OF BERGEN

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF WYCKOFF ADOPTING THE 2026 AMENDMENT TO THE 2025 FOURTH ROUND HOUSING PLAN (HOUSING ELEMENT AND FAIR SHARE PLAN) AND THE 2026 AMENDMENT TO THE LAND USE PLAN ELEMENT OF THE MASTER PLAN

WHEREAS, the Township of Wyckoff (hereinafter the "Township" or "Wyckoff") has a demonstrated history of voluntary compliance as evidenced by its Third Round record; and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 2, 2015, the Township of Wyckoff filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfied its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine;" and

WHEREAS, that culminated in a Court-approved Third Round Housing Element and Fair Share Plan and a Judgment of Compliance and Repose, dated March 4, 2021 by the Hon. Gregg A. Padovano, J.S.C., which precludes all Mount Laurel lawsuits, including builder's remedy lawsuits, until July 1, 2025; and

WHEREAS, the Township continues to actively implement its Court-approved Third Round Housing Element and Fair Share Plan; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the "Amended FHA"); and

WHEREAS, the Township adopted a resolution on January 29, 2025 committing to a present need obligation of 40 and Round 4 prospective need obligation of 277 and thereafter filing a declaratory judgment action within 48 hours of the adoption of the Resolution; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court's Directive No. 14-24, the Township filed a timely Fourth Round Declaratory Judgment complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program ("the Program"), along with its binding resolution, on January 30, 2025; and

WHEREAS, the Township received objections from Fair Share Housing Center and New Jersey Builders Association to its Prospective by February 28, 2025; and

WHEREAS, on March 24, 2025 the Township and Fair Share Housing Center executed a mediation agreement setting forth the present need obligation of 40 and a Round 4 Prospective Need obligation of 334; and

WHEREAS, on May 30, 2025 the Hon. Lina P. Corriston, J.S.C. executed an Order Fixing the Municipal Obligations for the Township of Wyckoff at 40 for the present need obligation 334 for the Round 4 Prospective Need obligation, consistent with the Mediation Agreement; and

WHEREAS, now that the Township has its Fourth Round Obligations, the Amended FHA required the municipality to adopt and endorse a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, in accordance with the Amended FHA, the Township 's affordable housing planner drafted a 2025 Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 25, 2025; and

WHEREAS, the Planning Board determined that the 2025 Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the Township 's current Master Plan, and that adoption and implementation of the 2025 Fourth Round Housing Element and Fair Share Plan is in the public interest and protects public health and safety and promotes the general welfare; and

WHEREAS, the Planning Board also determined that the 2025 Housing Element and Fair Share Plan addressed the Township's Fair Share obligation and satisfied the Amended FHA, thus adopting the Plan on June 25, 2025, and filed the 2025 Housing Element and Fair Share Plan on June 26, 2025; and

WHEREAS, following the adoption and filing of the 2025 Housing Element and Fair Share Plan, Fair Share Housing Center filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) as to the 2025 Housing Element and Fair Share Plan on August 28, 2025; and

WHEREAS, representatives of the Township and Fair Share Housing Center entered into a Mediation Agreement before the Affordable Housing Dispute Resolution Program on December 22, 2025, resolving the issues raised in the challenge, among other requirements the adoption of an Amendment to the 2025 Housing Element and Fair Share Plan consistent with this Mediation Agreement; and

WHEREAS, Elizabeth McManus, P.P. of Kyle & McManus Associates prepared the 2026 Amendment to the 2025 Fourth Round Housing Plan (Housing Element and Fair Share Plan) and 2026 Amendment to the Land Use Element of the Master Plan (Wyckoff Township, Bergen County, New Jersey), both dated February 8, 2026; consistent with and reflecting the Mediation Agreement, and further addressing the manner in which the Township will satisfy its affordable housing obligation; and

WHEREAS, upon proper notice, the Planning Board of the Township of Wyckoff held a public hearing on this date (March 11, 2026) concerning the 2026 Amendment to the 2025 Fourth Round Housing Plan and 2026 Amendment to the Land Use Plan Element of the Master Plan, which included testimony of its planner, Elizabeth McManus, P.P.; and

WHEREAS, the Planning Board reviewed and carefully considered any and all comments made by members of the public at said hearing; and

WHEREAS, the Planning Board has determined that the 2026 Amendment to the 2025 Fourth Round Housing Plan and 2026 Amendment to the Land Use Plan Element of the Master Plan attached hereto, has addressed the Township's Fair Share constitutional obligation and its capacity to accommodate the present and prospective affordable housing needs in accordance with proper land use planning and the Amended FHA.

NOW, THEREFORE, be it resolved that the Planning Board hereby adopts the 2026 Amendment to the 2025 Fourth Round Housing Plan and the 2026 Amendment to the Land Use Plan Element of the Master Plan of the Township of Wyckoff.

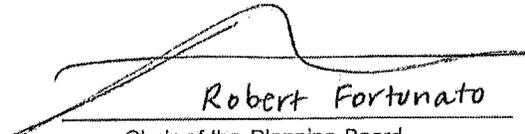
BE IT FURTHER RESOLVED, that a copy of this Resolution and the 2026 Amendment to the 2025 Fourth Round Housing Plan and the 2026 Amendment to the Land Use Plan Element of the Master Plan shall be filed promptly with the Bergen County Planning Board and the Office of Planning Advocacy.

BE IT FURTHER RESOLVED, that a copy of this Resolution and the 2026 Amendment to the 2025 Fourth Round Housing Plan and the 2026 Amendment to the Land Use Plan Element of the Master Plan be sent to the municipal clerk of each adjoining municipality who requests a copy of same.

BE IT FURTHER RESOLVED, that the Planning Board Secretary shall transmit a certified, electronic copy of the 2026 Amendment to the 2025 Fourth Round Housing Plan and the 2026 Amendment to the Land Use Plan Element of the Master Plan and this Resolution to the Township's Affordable Housing Counsel for further disposition.

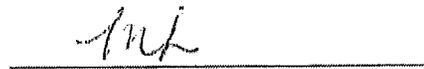
BE IT FURTHER RESOLVED, that it is the recommendation that the Township Committee endorse the 2026 Amendment to the 2025 Fourth Round Housing Plan and the 2026 Land Use Plan Element of the Master Plan, and submit to the Court for its approval.

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 adopts the 2026 Amendment to the Fourth Round Housing Plan (Housing Element and Fair Share Plan) and the 2026 Amendment to the Land Use Plan Element of the Master Plan.


Robert Fortunato
Chair of the Planning Board

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Planning Board of Township of Wyckoff at a public hearing held on March 11, 2026.


Planning Board Secretary



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: Master Plan Amendments Adopted – March 11, 2026

On March 11, 2026, the Planning Board reviewed and adopted the following amendments to the Township Master Plan:

- 2026 Amendment to the 2025 Fourth Round Housing Plan
- 2026 Amendment to the Land Use Plan Element of the Master Plan

The Planning Board adopted these amendments by resolution and determined that they are appropriate to advance the Township's affordable housing obligations and planning objectives.

Best Regards,

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

Mia Larrea
Planning Board Secretary