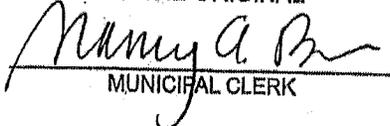


TOWNSHIP OF WYCKOFF
CERTIFIED TO BE A TRUE COPY
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MUNICIPAL CLERK

TOWNSHIP OF WYCKOFF
MEMORIAL TOWN HALL
340 FRANKLIN AVENUE
WYCKOFF, NEW JERSEY

ORDINANCE #2068

AN ORDINANCE AMENDING CHAPTER 186, "ZONING", TO REVISE ZONING REQUIREMENTS FOR THE B-2 DISTRICT ALONG GODWIN AVENUE AND CRESCENT AVENUE, EFFECTUATING THE TOWNSHIP'S ADOPTED 2025 FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Township adopted a Fourth Round Housing Element and Fair Share Plan that also set forth that the portion of the B-2 Neighborhood Business Zone along Godwin Avenue and Crescent Avenue shall receive zoning to permit mixed-use inclusionary townhouses and multi-family development at a density of 10 du/ac and an affordable housing set-aside of 20% in order to satisfy a portion of Wyckoff's constitutional obligation to provide for its fair share of low- and moderate- income housing; and

WHEREAS, Fair Share Housing Center filed an objection to the Township's Fourth Round compliance filing, and, in response, the Township participated in mediation to address that objection and to identify limited, targeted amendments to the Township's zoning framework in furtherance of the Township's Fourth Round affordable housing compliance; and

WHEREAS, the Township of Wyckoff entered into a Mediation Agreement with Fair Share Housing Center on December 22, 2025 in the Matter of the Application of the Township of Wyckoff's Housing Element and Fair Share Plan (Docket No.: BER-L-756-25); and

WHEREAS, the Mediation Agreement set forth that the portion of the B-2 Neighborhood Business Zone along Godwin Avenue and Crescent Avenue shall receive zoning to permit mixed-use inclusionary townhouses and multi-family development at a density of 10 du/ac and an affordable housing set-aside of 20%; and

WHEREAS, the amended zoning herein is consistent with the Mediation Agreement with Fair Share Housing Center, as well as the 2025 Housing Element and Fair Share Plan, as amended by the 2026 Housing Element and Fair Share Plan Amendment; and

WHEREAS, these amendments are only applicable to the portions of the B-2 Neighborhood Business Zone located at the intersection of Godwin Avenue and Crescent Avenue, inclusive of Block 293, Lots 5 and 6.01; Block 299, Lot 18; and Block 266, Lot 17; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wyckoff, Bergen County, New Jersey, that the Code of the Township of Wyckoff is hereby amended to include provisions for new zoning to permit mixed-use inclusionary townhouses and multi-family development at a density of 10 du/ac and an affordable housing set-aside of 20% on Block 293, Lots 5 and 6.01; Block 299, Lot 18; and Block 266, Lot 17.

SECTION 1: Amend Section 186-12, "Permitted uses in the B-2 Neighborhood Business Zone", as follows:

Additions are shown as thus; deletions are shown as ~~thus~~.

A. In the B-2 Neighborhood Business Zone, only the following uses are permitted:

Academic tutoring services, provided that not more than 1,500 square feet of floor area is devoted to these purposes

Accessory uses clearly and customarily incidental to a permitted use

Aerobic/gym facility, weight training and weight control establishments

Alcoholic beverages, packaged retail sales

Automobile parking operated in conjunction with permitted uses

Automobile service stations as a conditional use

Bakeries and baking plants where incidental to retail sale of baked goods on the premises

Banks

Barbers, barber and beauty shops

Bus passenger stations

Catering, where incidental to sales or services on the premises

Drugstores

Dry-cleaning pickup stations

Dry-cleaning and service counter, provided that no more than 2,000 square feet of floor area is devoted to these processes

Food stores, retail

Garage, private (see article V)

Hardware, retail sales

Laundries incidental to retail service counter, provided that not more than 2,000 square feet of floor space is devoted to the laundering and finishing processes

Launderettes where individual family-size laundry equipment is rented for use by the customer

Laundry pickup stations

Libraries

Newsstands

Offices and office buildings

Paint, retail stores

Mixed-use inclusionary development pursuant to Section 186-49(N)

Restaurants and taverns

Retail stores similar to those otherwise named on the list

Shoe repair shops

Signs, as permitted under § 186-28

Stationery stores

Tailors

Telephone booth (pay phone) within 10 feet of a principal building

SECTION 2: Amend Section 186-49, "Zoning districts and bulk requirements," as follows:

S. Affordable Housing in the B-2 District

The following regulations shall apply only to Block 293, Lots 5 and 6.01; Block 299, Lot 18; and Block 266, Lot 17 in the B-2 District.

(1) Principal Permitted Uses:

(a) Mixed-use inclusionary development.

- (1) Permitted nonresidential uses are those which are permitted in the B-2 Zone District pursuant to Section 186-12.**
- (2) Multi-family units.**
- (3) Townhouse units.**
- (4) Stacked townhouse units.**
- (5) A combination of one or more permitted uses.**

(2) Bulk Requirements

- (a) Minimum Permitted Density: 10 du/ac**
- (b) Maximum Height: 2 ½ stories / 35 feet**
- (c) Maximum building coverage, including accessory buildings: 80%**

(3) Minimum Affordable Housing Set-Aside: 20% of units

- (1) Affordable housing units shall comply with the Township's affordable housing regulations and the Uniform Housing Affordability Control Rules (N.J.A.C. 5:80- 26.1).**
- (2) Low- and moderate-income units constructed on site shall be situated on the tract in locations no less desirable than other dwelling units within the development and shall be at least equally accessible to common open space and community facilities.**
- (3) The affordable units shall be managed by a single entity in accordance with an Affordable Housing Management Plan, which shall be approved by the Township of Wyckoff. All costs associated with administration and affirmative marketing shall be borne by the developer, as set forth in the Township's affordable housing regulations.**
- (4) The exterior design of affordable housing units shall be harmonious in scale, texture and materials with market-priced units.**

(4) Design Criteria

- (a) The first floor of all buildings facing a public street shall be occupied with permitted nonresidential uses, excluding structured parking. Upper stories may be occupied with permitted residential and nonresidential uses. The first floor of buildings which do not face a public street may be developed with permitted residential uses.**

- (b) Structured parking shall not exceed one story (parking level) and shall be screened by structural elements that are compatible with the materials and design of the front and side building facades. Structured parking may not face a public street.
 - (c) Front facade. The front facade shall not continue on the same plane for a distance of more than 75 feet. Offsets between front facade planes shall not be less than four feet.
 - (d) Garbage and recycling facilities. Garbage, refuse and recyclable storage and collection areas suitable for containerized collection shall be provided in sufficient number and at locations convenient to site occupants. Such collection areas shall be screened from view and shall be constructed primarily of masonry, brick or concrete.
 - (e) Multiple principal buildings shall be permitted on a lot.
 - (f) An overall theme of design and architectural motif shall be utilized within the development for the purpose of presenting an aesthetically desirable effect and shall be such that they provide varied building elevations, design and structural appearance within the context of the unifying theme.
 - (g) Building materials and architectural details shall be consistent on all sides of each building.
 - (h) Building entrances should be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments.
 - (i) Upper floor windows should be divided into individual units or groupings of individual units, rather than a continuous "ribbon."
 - (j) Roof design should minimize the negative impact of roof protrusions by grouping plumbing vents, ducts, and other utility structures together.
 - (k) Rooftop equipment such as mechanical units, vents, and flues should be located centrally on the building roof, to the extent practicable. Any equipment visible from a publicly accessible area, adjacent lots, and pedestrian corridors shall be screened with solid materials using parapets, pitched roof forms, or penthouses. Screening shall be constructed of the same or complementary material as the building.
 - (l) Sidewalks shall be required on both sides of public and private roads.
- (5) Off-street parking.**
- (a) Off-street parking for residential uses shall be provided in accordance with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21. Off-street parking for nonresidential uses shall be provided in accordance with the Section 186-26.
 - (b) All common off-street parking shall be located within 300 feet of the dwelling units served.
 - (c) Parking may be permitted in all required minimum yard areas except the minimum buffer area set forth in Subsection A(4)(e).

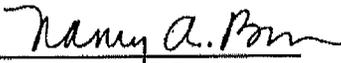
SECTION 3: Except as hereby amended, all other sections of Chapter 186 shall remain in full force and effect.

SECTION 4: This Ordinance shall take effect upon final passage and publication according to law.

NOTICE

I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE BERGEN RECORD, A NEWSPAPER PUBLISHED IN THE COUNTY OF BERGEN AND CIRCULATED IN THE TOWNSHIP OF WYCKOFF, IN BOTH THE ISSUE OF FEBRUARY 27 AND MARCH 18, 2026. THIS ORDINANCE WAS ALSO POSTED TO THE TOWNSHIP'S WEBSITE AT WYCKOFFNJ.GOV/NOTICES PURSUANT TO P.L. 2025, c. 72.

INTRODUCTION: February 24, 2026
PUBLIC HEARING: March 12, 2026
ADOPTED: March 12, 2026
EFFECTIVE DATE: March 18, 2026


NANCY A. BROWN
MUNICIPAL CLERK

