

WYCKOFF PLANNING BOARD

OCTOBER 8, 2025 AGENDA

The Planning Board of the Township of Wyckoff will conduct its regularly scheduled Public Work Session meeting and its Public Business meeting on the second floor of the Memorial Town Hall, Scott Plaza, Wyckoff, NJ.

Work Session meeting: 7:30 p.m. Public Business meeting: 8:00 p.m.

Reading of the Open Public Meetings Act Statement

The Planning Board meeting will begin with the Pledge of Allegiance

OLD BUSINESS

Approval of the September 10, 2025 Work Session and Regular Business Meeting Minutes

PAYMENT RESOLUTION #25-10

FOR REVIEW AND RECOMMENDATION TO THE TOWNSHIP COMMITTEE

ORDINANCE #2049

AN ORDINANCE TO AMEND, SUPPLEMENT, AND REVISE CHAPTER 186, "ZONING", OF THE CODE OF THE TOWNSHIP OF WYCKOFF TO PERMIT ELECTRONIC MESSAGE BOARD SIGNS AND UPDATE SIGN REGULATIONS

CARRIED APPLICATION

Regency Center – UB Wyckoff1, LLC 525 Cedar Hill Ave. Block 391 Lot 42.01

(The applicant proposes to construct a 3,720 SF retail building at the site. The proposed retail building includes a total of three retail spaces of unknown tenants, with one of the tenants reserved for a potential restaurant use. Additional site improvements include lighting, landscaping, grading, utilities, driveways, walkways, and drainage infrastructure)

The applicant has requested that the application be adjourned until the November 12, 2025 meeting.

REQUEST FOR EXTENSION OF APPROVALS

Regency Center – UB Wyckoff1, LLC 525 Cedar Hill Ave. Block 391 Lot 42.01

(The applicant proposes to construct a 3,720 SF retail building at the site. The proposed retail building includes a total of three retail spaces of unknown tenants, with one of the tenants reserved for a potential restaurant use. Additional site improvements include lighting, landscaping, grading, utilities, driveways, walkways, and drainage infrastructure)

APPLICATION FOR COMPLETENESS REVIEW AND PUBLIC HEARING

Fox 441 Ellis Place Block 346 Lot 30 Corner of George Place

(Application for a 6 ft solid fence in a front yard)

FOR PUBLIC HEARING

Park Manor Homes, LLC 168 and 174 Franklin Ave. Block 265 Lots 72 and 73

(Major subdivision application with variances. The applicant proposes to merge and then subdivide two existing lots into fourteen lots, twelve of which are to be occupied by single-family residences for sale, and two of which are proposed to be occupied by affordable housing rental properties. This will include the construction of a cul-de-sac residential roadway connected to Franklin Avenue)