

# **WYCKOFF PLANNING BOARD NOVEMBER 12, 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 October 8, 2025 Work Session and Regular Business Meeting Minutes

## **FOR COMPLETENESS REVIEW**

### **128 River LLC 358 Clinton Avenue Block 239 Lot 8**

(The applicant proposes to demolish the existing building and construct a new building, with associated improvements, for a dentist office on the first floor and an apartment on the second floor)

## **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 December 10, 2025 meeting.

## **CARRIED APPLICATIONS FOR 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)

### **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)