

**UPDATED AGENDA**  
**WYCKOFF PLANNING BOARD**  
**DECEMBER 10, 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 November 12, 2025 Work Session and Regular Business Meeting Minutes

**PAYMENT RESOLUTION #25-12**

**MEMORIALIZING RESOLUTIONS**

**Approving Mediation Agreement With Fair Share Housing Center**

**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)

**CARRIED APPLICATIONS**

**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 carried to special meeting (to be scheduled) as per applicant's request.

**FOR COMPLETENESS REVIEW**

**Ben-Ari 32 Hurley Ave Block 265 Lot 19**

(The home has frontage on both Hurley Ave and Van Schaik, Hurley Ave being the front and Van Schaik being the rear. The applicant proposes to construct a solid vinyl fence proposed along the rear fronting Van Schaik.)