

**TOWNSHIP OF WYCKOFF
340 FRANKLIN AVENUE
WYCKOFF, NEW JERSEY 07481**

ORDINANCE #2062

AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2025 FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Township of Wyckoff Planning Board Adopted a Fourth Round Housing Element and Fair Share Plan on June 25, 2025, in accordance with the Fair Housing Act, N.J.S.A.52:27D-301 et seq;

WHEREAS, the Township Committee of the Township of Wyckoff endorsed the Fourth Round Housing Element and Fair Share Plan via Resolution #25-188 on July 15, 2025;

WHEREAS, the Township of Wyckoff Fourth Round Housing Element and Fair Share Plan set forth that Block 483, Lots 38.01 and 46 shall receive zoning to permit inclusionary development in order to satisfy a portion of Wyckoff's constitutional obligation to provide for its fair share of low-and moderate income housing;

WHEREAS, the amended zoning of Block 483, Lots 38.01 and 46 herein is consistent with the Fourth Round Housing Element and Fair Share Plan;

WHEREAS, the SF/AH4: Single Family Affordable Housing Zone 4 will follow the property lines of Block 483, Lots 38.01 and 46; 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 residential inclusionary development on Block 483, Lots 38.01 and 46.

SECTION 1. Amend Section 186-3 Zoning Map to add a new Section Z. as follows:
Additions are shown as thus; deletions shown as ~~thus~~

II. The SF/AH4: Single Family Affordable Housing Zone 11 is the name of the zone established to include Block 483, Lots 38.01 and 46.

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

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

M. SF/AH4: Single Family Affordable Housing Zone 4

(1) Principal permitted uses shall be as follows:

(a) Single-family detached housing.

- (2) Accessory Uses shall be those permitted in the MF/AH Zones as well as public open space in a cluster design as required by § 186-49L(5)(b).
- (3) Accessory buildings shall comply with the setback requirements of the R-15 zone district.
- (4) Conditional uses shall be as follows:
 - (a) Two-family attached housing.
 - [1] These units shall be for the provision of affordable housing in accordance with the required set-aside as set forth in § 186-49L(7) with the condition that both units must be affordable.
- (5) Bulk Requirements.
 - (a) Single-family and two-family lots permitted at a density of 3.33 dwelling units per acre in accordance with the following bulk requirements.

<u>Minimum Lot Size (square feet)</u>	<u>Average Lot (square feet)</u>	<u>Maximum Height (stories/feet)</u>	<u>Minimum Front Yard</u>
<u>7,000</u>	<u>8,500</u>	<u>2 1/2 / 35</u>	<u>40 feet</u>

		<u>Maximum Lot Coverage</u>	
<u>Minimum Side Yard</u>	<u>Minimum Rear Yard</u>	<u>Principal Building</u>	<u>Accessory Building</u>
<u>10 feet</u>	<u>30 feet</u>	<u>30%</u>	<u>35%</u>

- (6) Minimum Off-Street Parking: as required by the Residential Site Improvement Standards.
- (7) Minimum affordable housing requirements for each site.
 - (a) Where the affordable units shall be for sale, 20% of the total units on the site shall be reserved for affordable housing.
 - (b) Where the affordable units shall be for rent, 15% of the total units on the site shall be reserved for affordable housing.
 - (c) 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), which shall control in the case of any conflicts with this ordinance, provided that a minimum of 13 percent of the total low-and moderate-income units shall be affordable to very low income households (i.e. 30% or less of median income).

- (d) 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, Affordable Housing Committee or other Township designated Administrative Agent.
- (e) The exterior design of affordable housing units shall be harmonious in scale, texture and materials with market-priced units.

(8) **Landscape and Screening Standards:**

- (a) A landscape plan shall be submitted with each application for development in accordance with § 223-5 of the Township Code.
- (b) The landscape plan shall include rain garden where possible to assist in the natural drainage of the site.
- (c) Exterior utility boxes, mechanical and electrical equipment, and HVAC equipment shall be screened from view by architectural elements and/or landscape plantings.

(9) **Miscellaneous Requirements:**

- (a) Sidewalks shall be required in accordance with the Residential Site Improvement Standards.
- (b) Signs shall be permitted pursuant to regulations in §186-28.

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.