

**TOWNSHIP OF WYCKOFF
BERGEN COUNTY, NEW JERSEY**

**NOTICE OF HEARING BY PUBLICATION OF SUMMARY
ORDINANCE NOS. 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073 & 2074**

NOTICE IS HEREBY GIVEN that the following ordinances were introduced at a Special Meeting of the Township Committee of the Township of Wyckoff on February 24, 2026, and were passed on final reading and approved at a Special Meeting of the Township Committee held at Memorial Town Hall, Wyckoff, New Jersey on March 12, 2026 at 6:30 p.m.

Notice is provided by summary pursuant to N.J.S.A. 40:49-2.

Ordinance #2064

Ordinance repealing existing Chapter 77, Affordable Housing, and replacing it with a new Chapter 77.

Summary: Establishes the Township's new regulations and requirements that reflect the adopted Fourth Round Housing Element and Fair Share Plan, which is consistent with the recently adopted amended Fair Housing Act.

Ordinance #2065

Ordinance repealing existing Article II, Development Fees, of Chapter 113, Fees, and replacing it with a new Article II.

Summary: Since the Township's existing development fee regulations do not reflect the recently adopted Fair Housing Act or the Fair Housing Act Regulations, this new ordinance establishes standards for collection, maintenance, and expenditures of development fees that are consistent with the amended Fair Housing Act.

Ordinance #2066

Ordinance amending the Township of Wyckoff Affordable Housing Set-Aside by increasing it to 20%.

Summary: Establishes and requires a 20% set-aside regardless of tenure, which is consistent with a Mediation Agreement entered into with Fair Share Housing Center on December 22, 2025, and the Township's Fourth Round Housing Element and Fair Share Plan.

Ordinance #2067

Ordinance amending Chapter 186, "Zoning," revising the zoning requirements for the B-1 District along Godwin Avenue and Franklin Avenue.

Summary: Sets forth that a portion of the B-1 Central Business Zone along Godwin Avenue and Franklin Avenue shall receive zoning to permit mixed-use inclusionary townhouses and multi-family development at a density of 10 dwelling units per acre, and an affordable housing set-aside of 20%. This is consistent with the Township's Fourth Round Housing Element and Fair Share Plan, which was adopted in order for Wyckoff to satisfy its constitutional obligation in providing its fair share of low and moderate-income housing. These amendments are only applicable to the portions of the B-1 Central Business Zone located at the intersection of Godwin Avenue and Franklin Avenue - 285, 290, 291, 299, 300, 310, 314, 318 Franklin Avenue & 265, 271, 273, 276, 292, 300 Godwin Avenue, Township of Wyckoff, County of Bergen, State of New Jersey (*Block 219, Lots 9, 13, 14, 17.01, 17.02; Block 259, Lots 3, 4, 18, 20.01, 22, 23, 24; Block 260, Lots 1.01, 2*).

Ordinance #2068

Ordinance amending Chapter 186, "Zoning," revising the zoning requirements for the B-2 District along Godwin Avenue and Crescent Avenue.

Summary: Sets forth that a 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 dwelling units per acre, and an affordable housing set-aside of 20%. This is consistent with the Township's Mediation Agreement with Fair Share Housing, its 2025 Housing Element and Fair Share Plan, and as amended by its 2026 Housing Element and Fair Share Plan. These were entered into and adopted in order for Wyckoff to satisfy its constitutional obligation in providing its fair share of low and moderate-income housing. 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 - 178, 179, 191 Godwin Avenue & 85 Crescent Avenue, Township of Wyckoff, County of Bergen, State of New Jersey (*Block 293, Lots 5, 6.01; Block 299, Lot 18; Block 266, Lot 17*).

Ordinance #2069

Ordinance expanding the AHO-2 overlay zone along Goffle Road.

Summary: Amends the overlay zoning along this section along Goffle Road - 555, 569, 571, 573, 575 Goffle Road & 1, 6, 8, 7 Bush Lane, Township of Wyckoff, County of Bergen, State of New Jersey (*Block 516, Lots 40.01, 41, 42, 43, 44, 46, 48.01, 51.02, 52.02, 60*) to be consistent with the adopted Fourth Round Housing Element and Fair Share Plan, providing a density of 10 dwelling units per acre and an affordable housing set-aside of 20%. This is also consistent with its mediation agreement with Fair Share Housing Center and its 2026 Amendment to the Housing Element and Fair Share Plan, and in order to satisfy its constitutional obligation to provide low and moderate-income housing.

Ordinance #2070

Ordinance to add one new inclusionary overlay to 825 Windham Court North.

Summary: Establishes that 825 Windham Court North, Township of Wyckoff, County of Bergen, State of New Jersey (*Block 203, Lot 3.04*) shall include an overlay zone to permit inclusionary townhouses and multi-family development at a density of 10 dwelling units per acre, and an affordable housing set-aside of 20%. This is consistent with the Township's mediation agreement with Fair Share Housing Center, its 2025 Housing Element and Fair Share Plan, and its 2026 Amendment to the Housing Element and Fair Share Plan. This is also to satisfy Wyckoff's constitutional obligation to provide its fair share of low and moderate-income housing.

Ordinance #2071

Ordinance to add one new inclusionary overlay zone (AHO-7) to 135 & 139 Franklin Avenue.

Summary: Establishes an overlay zone at the property known as 135 & 139 Franklin Avenue, Township of Wyckoff, County of Bergen, State of New Jersey (*Block 208, Lots 76 & 77*) to permit inclusionary development of townhouses and multi-family residences at a density of 8 dwelling units per acre and an affordable housing set-aside of 20%. This amendment is in order to satisfy Wyckoff's constitutional obligation to provide for its fair share of low and moderate-income housing. It is also consistent with the Mediation Agreement entered into with Fair Share Housing Center, its 2025 Housing Element and Fair Share Plan, and the 2026 Amendment to its Housing Element and Fair Share Plan.

Ordinance #2072

Ordinance to add one new inclusionary overlay zone (AHO-8) to 500 West Main Street
Summary: Establishes a new overlay zone at the property known as 500 West Main Street, Township of Wyckoff, County of Bergen, State of New Jersey (*Block 222, Lot 1.01*) to permit inclusionary development of townhouses and multi-family residences at a density of 14 dwelling units per acre and an affordable housing set-aside of 20%. This amendment is in order to satisfy Wyckoff's constitutional obligation to provide for its fair share of low and moderate-income housing. It is also consistent with the Mediation Agreement entered into with Fair Share Housing Center, its 2025 Housing Element and Fair Share Plan, and the 2026 Amendment to its Housing Element and Fair Share Plan.

Ordinance #2073

Ordinance to add one new inclusionary overlay zone (AHO-9) to 475 Lafayette Avenue & 120 Ravine Avenue.

Summary: Establishes a new Affordable Housing overlay zone at the property known as 475 Lafayette Avenue & 120 Ravine Avenue, Township of Wyckoff, County of Bergen, State of New Jersey (*Block 483, Lots 38.01 & 46*) to permit inclusionary development of townhouses and multi-family residences at a density of up to 8 dwelling units per acre and an affordable housing set-aside of 20%. This amendment is in order to satisfy Wyckoff's constitutional obligation to provide for its fair share of low and moderate-income housing. It is also consistent with its 2025 Housing Element and Fair Share Plan and the 2026 Amendment to its Housing Element and Fair Share Plan.

Ordinance #2074

Ordinance amending the MF/AH9 zone to require a 20% set-aside for all inclusionary development.

Summary: Establishes that the existing MF/AH9 zone shall be amended to require a 20% affordable housing set-aside for all inclusionary development in this Zone. This is consistent with the Mediation Agreement with Fair Share Housing Center, the 2025 Housing Element and Fair Share Plan, and the 2026 Fair Share Plan Amendment.

Copies of the foregoing ordinances are available for inspection or acquisition from 8:30 a.m. to 4:30 p.m., Monday through Friday, in the Office of the Township Clerk, Memorial Town Hall, 340 Franklin Avenue, Wyckoff, New Jersey, and the full text is available for review at www.wyckoffnj.gov.

By Order of the Township Committee.

Nancy A. Brown, RMC, CMR
Township Clerk