

**TOWNSHIP OF WYCKOFF
MEMORIAL TOWN HALL
340 FRANKLIN AVENUE
WYCKOFF, NEW JERSEY**

ORDINANCE #2068

NOTICE

NOTICE IS HEREBY GIVEN, that the proposed Ordinance was introduced and passed on first reading at a special meeting of the Wyckoff Township Committee, of the Township of Wyckoff, Bergen County, New Jersey, held on February 24, 2026 and that said Ordinance will be taken up for further consideration for final passage at a Special meeting of the said Wyckoff Township Committee to be held in the Municipal Court Room at Memorial Town Hall, 340 Franklin Avenue, Wyckoff, New Jersey, on the 12th of March, 2026, at 6:30 P.M., or as soon thereafter as the matter can be reached, at which time and place all persons who may be interested therein will be given an opportunity to be heard concerning the same.

TAKE FURTHER NOTICE, that the Municipal Clerk has posted a copy of said Ordinance on the Bulletin Board in Memorial Town Hall, posted it on the website under "Legal Notices from the Clerk" and will make copies of the Ordinance available to members of the general public who request the same.

Nancy A. Brown, RMC
Township Clerk

The ORDINANCE referred to is as follows:

ORDINANCE #2068

AN ORDINANCE AMENDING CHAPTER 186, "ZONING", TO REVISE ZONING REQUIREMENTS FOR THE B-2 DISTRICT ALONG GODWIN AVENUE AND CRESCENT AVENUE, EFFECTUATING THE TOWNSHIP'S ADOPTED 2025 FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

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*).

For the February 27, 2026, issue of the Ridgewood News
Account #1184873 – No Affidavits