

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

ORDINANCE #2069

AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO EXPAND THE AHO-2 OVERLAY ZONE ALONG GOFFLE ROAD, SECTION 186-49 OF CHAPTER 186 ZONING, TO BE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2025 ROUND 4 HOUSING ELEMENT AND FAIR SHARE PLAN AND 2025 MEDIATION AGREEMENT WITH FAIR SHARE HOUSING CENTER

WHEREAS, the Township adopted a Fourth Round Housing Element and Fair Share Plan that set forth overlay zoning along a portion of Goffle Road at a density of 10 du/ac and an affordable housing set-aside of 20% in order to satisfy a portion of Wyckoff's constitutional obligation to provide for its fair share of low- and moderate- income housing; and

WHEREAS, after the Township adopted said Fourth Round Housing Element and Fair Share Plan, Fair Share Housing Center filed an objection to the Township's Fourth Round compliance filing, and the Township participated in mediation to address that objection and to identify limited, targeted zoning amendments in furtherance of the Township's Fourth Round affordable housing compliance; and

WHEREAS, the Township of Wyckoff entered into a Mediation Agreement with Fair Share Housing Center on December 22, 2025 in the Matter of the Application of the Township of Wyckoff's Housing Element and Fair Share Plan (Docket No.: BER-L-756-25); and

WHEREAS, the Mediation Agreement set forth that the existing AHO-2 zone along the southern portion of Goffle Road shall be expanded, including the maximum density of 16 du/ac, and that the existing zone be amended to require a 20% affordable housing set-aside for all inclusionary development; and

WHEREAS, the amended overlay zoning herein is consistent with the Mediation Agreement with Fair Share Housing Center, as well as the 2025 Housing Element and Fair Share Plan, as amended by the 2026 Housing Element and Fair Share Plan Amendment; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wyckoff, in the County of Bergen, State of New Jersey, that the Code of the Township of Wyckoff is hereby amended to include provisions for new zoning to permit inclusionary development at a density of 16 du/ac and an affordable housing set-aside of 20% on Block 516, Lots 40.01, 41, 42, 43, 44, 46, 48.01, 51.02, 52.02, 60.

SECTION 1. Amend Section 186-3 Zoning Map to add a new Section NN. as follows:

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

NN. The AHO-2 Overlay Zone shall be expanded to include Block 516, Lots 40.01, 41, 42, 43, 44, 46, 48.01, 51.02, 52.02, 60.