

TOWNSHIP OF WYCKOFF
340 FRANKLIN AVENUE
WYCKOFF, NEW JERSEY

ORDINANCE #2074

AN ORDINANCE AMENDING THE LAND USE ORDINANCE
OF THE TOWNSHIP OF WYCKOFF TO AMEND THE MF/AH9 ZONE, 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, after the Township adopted its 2025 Fourth Round Housing Element and Fair Share Plan, Fair Share Housing Center filed an objection to the Township's Fourth Round compliance filing, and, in response, the Township participated in mediation to address that objection and to identify limited, targeted amendments to the Township's zoning framework in furtherance of the Township's Fourth Round affordable housing compliance; and

WHEREAS, the Township of Wyckoff thereafter 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 MF/AH9 zone shall be amended to require a 20% affordable housing set-aside for all inclusionary development; and

WHEREAS, the amended 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, County of Bergen, State of New Jersey, that the Code of the Township of Wyckoff is hereby amended to require a 20% set-aside for all inclusionary development in the MF/AH9 zone.

SECTION 1. Amend Section 186-49 of Article X as follows:

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

§ 186-49. Zoning districts and bulk requirements.

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J. MF/AH9 Zone: Affordable Housing.

...

(4) Affordable housing.

(a) ~~Where the affordable units shall be for sale, 20% of the total units~~

~~on the site shall be reserved for affordable housing. An affordable housing set-aside of~~ **20% shall be required.**

~~(b) Where the affordable units shall be for rent, 15% of the total units on the site shall be reserved for affordable housing.~~

(b)(e) 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 subsection, provided that a minimum of 13% of the total low- and moderate-income units shall be affordable to very-low-income households (i.e., 30% or less of median income).

(c)(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.~~

(d)(e) The exterior design of affordable housing units shall be harmonious in scale, texture and materials with market-priced units.