

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

**ORDINANCE #2067**

**AN ORDINANCE AMENDING CHAPTER 186, “ZONING”, TO REVISE ZONING REQUIREMENTS FOR THE B-1 DISTRICT ALONG GODWIN AVENUE AND FRANKLIN AVENUE, EFFECTUATING THE TOWNSHIP’S ADOPTED 2025 FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the Township adopted a Fourth Round Housing Element and Fair Share Plan that also set forth that the 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 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**, 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 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 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 du/ac and an affordable housing set-aside of 20%; 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

**WHEREAS**, 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, inclusive of 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; 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 mixed-use inclusionary townhouses and multi-family development at a density of 10 du/ac and an affordable housing set-aside of 20% on 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.

**SECTION 1: Amend Section 186-10, “Permitted uses in the B-1 Central Business Zone”, as follows:**

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

**A.** In the B-1 Central Business Zone, only the following uses are permitted:

Academic tutoring services  
Accessory uses clearly and customarily incidental to a permitted use being conducted on the same premises  
Aerobics/gym facility, weight training and weight control establishments.  
Alcoholic beverages, package and retail sales  
Antique and gift retail shops  
Art galleries and art supply retail shops  
Automobile parking operated in conjunction with permitted uses  
Automobile sales (new and used) within buildings and sale of automobile accessories within buildings  
Automobile service station as conditional use (see Article VI)  
Bakeries and baking plants, where clearly incidental to retail sales or package goods being conducted on the premises  
Banks  
Barber, barber and beauty shops.  
Book and stationery stores  
Bowling alleys to be located at least 300 feet from any residence zone  
Business colleges  
Bus passenger stations  
Candy products manufacturing, where clearly incidental to retail sales being conducted on the same premises  
Catering, where clearly incidental to sales or services being conducted on the same premises  
Clothing sales  
Dance studio, center and workshop  
Department and variety stores  
Drugstores  
Dry cleaning pickup stations  
Dry cleaning, pressing and dyeing plants operated in conjunction with retail service counter  
Dwellings, single-family\*  
Dwellings, two-family\*  
Farm machinery sales carried on within a building  
Finance and loan companies  
Florists, retail sales  
Food processing for sale at retail on the premises but excluding the killing and dressing of any flesh or fowl  
Food stores, retail  
Funeral homes, undertaking establishments, except crematories  
Furniture, retail sales  
Furriers, retail sales  
Fur storage  
Garage, private (see Article V)  
Hardware, appliances, plumbing and electrical supplies: retail sales thereof (wholesale sales thereof)  
Home occupation, as regulated by § 186-9  
Hotels  
Jewelry, retail sales  
Launderettes where individual family-sized laundry equipment is rented for use by the customer

Laundries where the same are clearly incidental to a retail service counter being conducted on the premises, provided not more than 2,000 square feet of floor space is devoted to the laundering and finishing process  
Laundry pickup stations  
Locksmith shops  
Lodges, fraternal and social organizations not conducted for profit  
Music stores  
Newspapers, publication of  
Newsstands  
Office equipment and supplies, sales and services  
Offices and office buildings  
Opticians and optical supplies sales  
Paint, retail sales  
Pet shops  
Photographic studios  
Printing and reproduction establishments, only where clearly incidental to an otherwise permitted use being conducted on the same premises  
Professional buildings and offices  
Public buildings of a governmental or cultural nature, but not including warehouses or workshops  
Radio, television, retail sales and services

**Mixed-use inclusionary development pursuant to Section 186-49(N)**

Restaurants and taverns  
Retail stores similar to those otherwise named on this list  
School of theatrical arts  
Shoe repair shops  
Signs, as permitted under § 186-28  
Sign painting, exclusive of manufacture  
Sporting goods sales  
Tailors, dressmakers, milliners (shops)  
Taxi stands (off-street)  
Telephone booths (pay phones) within 10 feet of principal building  
Telephone exchanges  
Theaters and assembly halls housed in a permanent structure  
Video sales and rentals  
Wholesale merchandising clearly incidental to a retail business being operated on the same premises

\* Dwellings in the B-1 Zone shall be subject to all dimensional requirements of the R-15 Zone.

**SECTION 2: Amend Section 186-49, "Zoning districts and bulk requirements," as follows:**

**R. Affordable Housing in the B-1 District**

**The following regulations shall apply only to 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 and 2 in the B-1 District.**

**(1) Principal Permitted Uses:**

**(a) Mixed-use inclusionary development.**

- 1. Permitted nonresidential uses are those which are permitted in the B-1 Zone District pursuant to Section 186-10.**
- 2. Multi-family units.**

3. Townhouse units.
4. Stacked townhouse units.
5. A combination of one or more permitted uses.

**(2) Bulk Requirements**

- (a) Minimum Permitted Density: 10 du/ac
- (b) Maximum Height: 2 ½ stories / 35 feet
- (c) Maximum building coverage, including accessory buildings: 85%.

**(3) Minimum Affordable Housing Set-Aside: 20% of units.**

- (a) 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).
- (b) Low- and moderate-income units constructed on site shall be situated on the tract in locations no less desirable than other dwelling units within the development and shall be at least equally accessible to common open space and community facilities.
- (c) 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. All costs associated with administration and affirmative marketing shall be borne by the developer, as set forth in the Township's affordable housing regulations.
- (d) The exterior design of affordable housing units shall be harmonious in scale, texture and materials with market-priced units.

**(4) Design Criteria**

- (a) The first floor of all buildings facing a public street shall be occupied with permitted nonresidential uses, excluding structured parking. Upper stories may be occupied with permitted residential and nonresidential uses. The first floor of buildings which do not face a public street may be developed with permitted residential uses.
- (b) Structured parking shall not exceed one story (parking level) and shall be screened by structural elements that are compatible with the materials and design of the front and side building facades. Structured parking may not face a public street.
- (c) Front facade. The front facade shall not continue on the same plane for a distance of more than 75 feet. Offsets between front facade planes shall not be less than four feet.
- (d) Garbage and recycling facilities. Garbage, refuse and recyclable storage and collection areas suitable for containerized collection shall be provided in sufficient number and at locations convenient to site occupants. Such collection areas shall be screened from view and shall be constructed primarily of masonry, brick or concrete.
- (e) Multiple principal buildings shall be permitted on a lot.

- (f) An overall theme of design and architectural motif shall be utilized within the development for the purpose of presenting an aesthetically desirable effect and shall be such that they provide varied building elevations, design and structural appearance within the context of the unifying theme.
  - (g) Building materials and architectural details shall be consistent on all sides of each building.
  - (h) Building entrances should be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments.
  - (i) Upper floor windows should be divided into individual units or groupings of individual units, rather than a continuous "ribbon."
  - (j) Roof design should minimize the negative impact of roof protrusions by grouping plumbing vents, ducts, and other utility structures together.
  - (k) Rooftop equipment such as mechanical units, vents, and flues should be located centrally on the building roof, to the extent practicable. Any equipment visible from a publicly accessible area, adjacent lots, and pedestrian corridors shall be screened with solid materials using parapets, pitched roof forms, or penthouses. Screening shall be constructed of the same or complementary material as the building.
  - (l) Sidewalks shall be required on both sides of public and private roads.
- (5) Off-street parking.
- (a) Off-street parking for residential uses shall be provided in accordance with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21. Off street parking for nonresidential uses shall be provided in accordance with the Section 186-26.
  - (b) Required off-street parking shall be located within 300 feet of the dwelling units served.
  - (c) Parking may be permitted in all required minimum yard areas except the minimum buffer area set forth in Subsection A(4)(e).

**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.

**NOTICE**

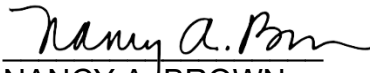
I HEREBY CERTIFY THAT THE AFOREMENTIONED ORDINANCE WAS PUBLISHED IN THE BERGEN RECORD, A NEWSPAPER PUBLISHED IN THE COUNTY OF BERGEN AND CIRCULATED IN THE TOWNSHIP OF WYCKOFF, IN BOTH THE ISSUE OF FEBRUARY 27 AND MARCH 18, 2026. THIS ORDINANCE WAS ALSO POSTED TO THE TOWNSHIP'S WEBSITE AT WYCKOFFNJ.GOV/NOTICES PURSUANT TO P.L. 2025, c. 72.

**INTRODUCTION:** February 24, 2026

**PUBLIC HEARING:** March 12, 2026

**ADOPTED:** March 12, 2026

**EFFECTIVE DATE:** March 18, 2026

  
NANCY A. BROWN  
MUNICIPAL CLERK

