


2020 Master Plan Reexamination Report Township of Wyckoff, New Jersey

The original document was appropriately signed and sealed on July 8, 2020 in accordance with Chapter 41 of Title 13 of the State Board of Professional Planners.



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ACKNOWLEDGEMENTS

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Historical Overview

The last Master Plan Reexamination report was prepared in 2010. At that same time the Township also prepared an Open Space and Recreation plan. Prior to that document the Township prepared a reexamination report in 2004 with 2005 amendment including a cumulative list of Goals and Objectives from all of the previous Master Plan Reports. It also identified the major problems at that time as well as major problems identified in the 2000 and 1995 Reexamination Reports that were still relevant.

Introduction and the Legal Requirements for Planning

Over the last several years there have been a number of planning issues that warrant review and analysis from a Master Plan perspective. The adoption of comprehensive land use plan elements, master plan amendments and master plan reexamination reports are necessary to ensure that the municipality's planning policies, goals and resultant zoning ordinances are up to date and relevant to the land use issues that the Township is dealing with on a daily basis.

This document contains a Reexamination of the last Master Plan document that was prepared by the Municipality in 1978, while focusing on the issues that were raised in the 2010 Reexamination Report as well as the 2010 Open Space and Recreation Plan. All municipalities are required to complete this reexamination report every 10 years as required by the Municipal Land Use Law. It provides the obligatory background data required by statute and also addresses the various issues noted in Section 40:55D-89 of the New Jersey Municipal Land Use Law.

The MLUL requires municipalities to periodically reexamine their master plan and development regulations. The statute mandates that the report must include, at a minimum, five key elements, which identify the following:

- a. The Major problems and objectives relating to land development in the municipality at the time of the adoption of the last reexamination report;
- b. The extent to which such problems have been reduced or have increased subsequent to such date;
- c. The extent to which there have been significant changes in the assumptions, policies and objectives forming the basis for the master plan or development regulations as last revised, with particular regard to the density and distribution of population and land use, housing conditions, circulation, conservation of natural features, energy conservation, collection, disposition and recycling of designated recyclable materials and changes in State, County and municipal policies and objectives;
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives, policies and standards or whether a new plan or regulations should be prepared; and
- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the "Local Redevelopment and Housing Law", into the land use plan element of the municipal master plan and recommended changes, if any, in the local development regulations necessary to effectuate the redevelopment plans of the municipality.

PERIODIC REEXAMINATION REPORT

I THE MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN THE MUNICIPALITY AT THE TIME OF THE ADOPTION OF THE LAST MASTER PLAN/REEXAMINATION REPORT.

The MLUL initially requires a reexamination report to identify the major land use problems and planning objectives that were enumerated in the most recently adopted master plan/reexamination report. The Township of Wyckoff 2004 and 2010 Reexamination Report identified the following problems and objectives relating to land development at the time of its adoption.

A. Traffic and Circulation Issues

In 2004 and again in 2010 it was noted that Wyckoff remains committed to the intersection and streetscape improvements.

In 2004 “Downtown” a three-phase streetscape improvement program was slated over the years 2000 – 2003 for the Central Business Triangle area. These improvements included new sidewalks, curbing, and street lighting. The first phase occurred at the Franklin Avenue and Wyckoff Avenue intersection. The second phase occurred along Everett Avenue. The third phase occurred from Madison Avenue to the railroad. The fourth phase of streetscape improvements along Main Street and part of Clinton Street was also completed but after the 2004 reexamination report was prepared.

In 2010 it was noted that the Monroe Avenue project that was under construction in 2004 was now complete with new drainage piping, new curbing, new road surfacing, and sidewalks.

It was also noted in 2010 that the sidewalk along the railroad from Madison Avenue to Franklin Avenue remains to be improved and the fifth phase of improvements along Clinton Avenue between Everett and Main Street which include brick paver sidewalks and decorative street lighting have not been completed yet.

At that point the new ADA compliant ramps were installed at all County roadway intersections paved within the last 4 years. This project was completed with a grant by the County and in-house engineering and inspections.

Wyckoff has achieved in 2010 Tree City USA status.

B. Mass Transit Issues

In the 2004 Reexamination Report it was identified that New Jersey Transit had been evaluating the feasibility of restoring passenger rail service along the New York, Susquehanna, and Western Railroad Line. 2010 Report illustrates that Wyckoff continues to favor the concept of passenger rail service, yet is still concerned about all the issues outlined in the last Reexamination.

C. Parking Issues

Central Business Triangle In 2004 parking in the Central Business Triangle continued to be a problem. Although there has been construction of several new office building projects and residential projects in this area, the parking issue remains a concern of the Township. The Master Plan Reexamination recommends affirmation of the Township's goal to obtain additional commercial parking to maintain and create a more vibrant business community.

In 2010 it was noted that parking issues in the Central Business District continues to be problematic. Previous recommendations to create shared parking in the Central Business Triangle have not been realized. The Township affirms its goal to obtain additional commercial parking to maintain and create a more vibrant business community.

Parking Requirements The parking requirements at the time of the 2000 Reexamination were found to be unsatisfactory. The parking requirements were found to be overly specific to various types of office and retail uses, making a change from one use to another problematic. Also, the parking requirements varied from zone to zone for types of uses, such as restaurants. At that point no zoning ordinance changes have been made to address these concerns. The 2004 Reexamination found that these issues still remain and recommends changes to the ordinance to address these concerns.

The 2004 Reexamination Report included recommendations for amending and revising the Township's parking requirements. These recommendations were implemented by the Township via Ordinance #1477, which amended the parking requirements consistent with the recommendations in that Plan.

D. A&P Site

In 2004 not only was the A&P vacant, but Walgreen's moved to another site within the Township, leaving another vacancy on this property. It recommended this property be redeveloped to enhance the site and the surrounding area.

In 2010 The applicant for the A&P site proposed to remove the two (2) existing retail structures (69,260 S.F.) and construct a new Shop Rite Supermarket (64,974 S.F.). It was noted that the Design Review Committee had recently forwarded the proposed ShopRite application to the Planning Board for a full review.

E. Communication Towers

In 2004 Wyckoff's objectives regarding communication towers remain the same as in the last Reexamination. The policy of the Township at that time was the placement of such facilities on municipally owned or leased property only. This policy continues today. The Township has adopted a cell tower ordinance to implement this policy.

In the 2010 Reexamination Report it stated that Wyckoff's objectives regarding communication towers remain the same as in the last Reexamination. The policy of the Township at that time was the placement of such facilities on municipally owned or leased property only. This policy continues today. The Township has adopted a cell tower ordinance to implement this policy. The need for another tower has been discussed and prospective preferred sites need to be identified.

F. **Recreational Opportunities**

The Larkin Estate identified in the 2000 Reexamination Report had undergone complete renovations since the year 2000. A senior citizen facility has been established, and the building has been brought into ADA compliance. The building was also expanded during the ADA compliance to accommodate a larger number of senior citizens.

Additional projects have been completed in the Township since the time of the 2000 Reexamination. A new roller hockey rink with lights was constructed in 2001. A new basketball court with lights was constructed in 2002. New lights for baseball were completed for bandshell field in 2003. Lastly, new baseball and football lighting was constructed on Memorial Field in 2004.

2010 As the number of participants in the Township's Recreation programs increased the need for additional field time. The Township had prepared an Open Space and Recreation Plan, which contains a needs assessment as well as potential solutions to the lack of recreation fields.

Additional projects have been completed with the use of grant funding in the Township since the time of the last Reexamination Report as listed below:

1. Wyckoff's eight (8) lighted public tennis courts were completely re-constructed and new energy efficient outdoor sports lighting was installed in Memorial Field. [L] [SEP]
2. Complete new basketball courts were constructed and new energy efficient outdoor sports lighting was installed in Memorial Field. [L] [SEP]
3. Memorial Field which consists of two baseball/softball fields and a bandshell was re- designed and renovated with new cages, player benches and safety compliant bleachers, fencing and new energy efficient outdoor sports lighting installed. [L] [SEP]
4. The Community Playground in Memorial Field was enlarged and completely re- constructed with new safety compliant materials. [L] [SEP]
5. Memorial Field was re-constructed with a new backstop, fencing, player dug outs, bull-pen pitching area and new energy efficient outdoor sports lighting. [L] [SEP]
6. Pulis Soccer field was renovated with a new irrigation system and the parking lot paved and striped. [L] [SEP]
7. At the Larkin House Senior Citizen/Adult facility, a patio and grape arbor were constructed by Eagle Scouts. [L] [SEP]
8. At Fire House #1 in Scott Plaza, a new Exempt Firefighter Memorial was built by an Eagle Scout. [L] [SEP]
9. A roller hockey rink with new energy efficient outdoor sports lighting was constructed.
10. A tennis/lacrosse practice wall was constructed with Booster Club funds. [L] [SEP]

G. Bikeways and Sidewalks

The recommendation in both the 1988 and 1994 Reexaminations for additions to the sidewalk system was affirmed in 2004 and 2010. The recommendation for the establishment of a bikeway system is eliminated, as there is limited available land in Wyckoff for a bikeway system.

H. Township Facilities

The lack of storage facilities in the Town Hall has not yet been resolved at the time of the 2004 Reexamination. However, the building was brought into ADA compliance in 2001. There are also future plans to bring the DPW garage into ADA compliance.

Even though there was additional storage area built for DPW materials, there was still a need for additional storage facilities for the Township DPW in 2010. The following improvements have been made since the 2004 Reexamination Report.

1. The Town Hall entrance and parking lot was enhanced with energy efficient lighting and new decorative street lamps and poles, curbing and sidewalk. [SEP]
2. A new ADA compliant ramp to the front of Town Hall was constructed. [SEP]
3. An enlarged tennis attendant shed with garage area for storage of DPW maintenance and recreation facility materials was constructed next to the tennis courts/basketball courts and roller rink in Memorial Field.

I. Office Development

There has been no new demand for office uses in the Township since the time of the 2000 Reexamination. The “wait and see” approach that was recommended in the 2000 Reexamination remains valid.

As noted in 2010 there has been limited office development since the 2004 Reexamination Report. There was a site plan approval for an office use at 253 Madison Avenue and another at West Main Street, which has not yet been constructed

J. Sewerage

Significant areas of the Township in 2004 continue to be unsewered. It recommended that the sewage system be privately funded and extended by the residents, because grant funding is limited.

The recommendation contained in the 2004 Reexamination Report was reiterated in 2010. Significant areas of the Township continue to be unsewered. It recommended that the sewage system be privately funded and extended by the residents, because grant funding is limited

K. B-2 Zoning (Neighborhood Business Zone)

The finding in 2004 Report was is that the 3,000 square feet maximum requirement for buildings is an incongruity and should be corrected in the zoning ordinance. In 2010 it was stated that this issue was still not addressed.

L. Industrial Zoning

The 2000 Reexamination identified a recommendation for land use changes in the Industrial zones. To date (2004), no changes have occurred. The Planning Board recommends no changes at this time.

In the 2010 Reexamination Report it stated that no changes had occurred. And it stated that the Planning Board recommends no changes at this time.

M. COAH Compliance

In 2004 and again in 2010 it was stated that the Township of Wyckoff remains committed in its endeavor to provide affordable housing compliant with COAH's policies and procedures.

However, COAH's method for calculating a community's obligation had changed subsequent to the 2004 Reexamination and required a community to provide affordable housing consistent with its actual growth. On December 31, 2008, Wyckoff petitioned COAH for certification of its Round 3 Housing Element and Fair Share Plan in accordance with these calculations. As of the date of the 2010 report the certification was still pending before COAH. The Hekemian/Boulder Run project had been completed which resulted in the construction of 16 rental affordable housing units. At that time there was pending legislation at the State Level that seeks to abolish COAH. And the 2010 Report stated that this should be revisited once finalized consistent with the recommendation of the 2005 amendment. Lots 10.02 and 11 in Block 320 comprising the MFAH-4 Zone were re-zoned RA-25 consistent with the 2005 amendment.

N. 2010 Ad-Hoc Committee Issues

In 2010 based upon a number of meetings with the Ad-Hoc Committee, which included representatives from the Township, Township staff and the public additional goals, objectives and suggestions and a number of other issues related to land development were identified for consideration. The committee had identified a number of issues within the Township that they included in one of two general categories. The first was related to open space, managing and controlling growth. The second was related to maintaining a small town feel and promoting the Central Business District. Theses issues are detailed in this section.

1. Wyckoff Central Business District. The Wyckoff Central Business District (Central Business Triangle) has undergone some changes since it was last studied including the expansion of its boundaries as originally delineated in the 1979 Central Business Triangle Plan. It is recommended that this area be studied in greater detail to look at some of the following issues that have been brought up by members of the committee and the public. The following objectives are proposed:

- a. Redefine the boundaries of the Central Business District. ^{[[1]]}_[SEP]
 - b. As a result of public comment, it was suggested to explore linking the two distinct areas of the Central Business District, which are physically separated by the railroad tracks. How can we encourage a connection to the Triangle and business district on Main Street to Franklin Avenue to the former A&P/Walgreen's property and Boulder Run shopping center. ^{[[1]]}_[SEP] A Potential solution would be to explore a pedestrian connection such as a footpath between the Boulder Run Shopping Center, the former A&P shopping center and/or an overhead pedestrian bridge across the tracks to Main Street, a footpath to the YMCA and Spring Meadow Condominium Association and a walking path over the RR tracks through the A&P property to Boulder Run to the Dairy Queen and TD Bank and then across Godwin Avenue.
 - c. Explore and encourage alternative methods to create shared parking in the Central Business District. ^{[[1]]}_[SEP]
 - d. Strengthen the existing commercial base in the area and encourage new businesses to locate in the Central Business District. ^{[[1]]}_[SEP]
 - e. Introduce limited outdoor sidewalk dining in appropriate locations. ^{[[1]]}_[SEP]
 - f. Establish design guidelines and criteria for development and redevelopment in the Central Business District (CBD).
 - g. Reduce impacts associated with non-residential uses that are adjacent to residential zoning districts.
 - h. Require greater buffering and screening between adjacent non-residential and residential zones.
 - i. Prohibit non-residential buildings from being oriented to or having building entrances or exits or loading areas adjacent to residential zones. ^{[[1]]}_[SEP]
 - j. Amend existing zones to encourage a mix of uses including outdoor sidewalk dining and lowering parking requirements for certain uses to encourage foot traffic to support a greater mix of uses. ^{[[1]]}_[SEP]
 - k. Beautify and allow street fairs, markets and outdoor dining on West Main Street because it has sufficient street width. ^{[[1]]}_[SEP]
 - l. Identify and explore methods to mitigate high traffic volumes along cross county arterial roadways due to the impact on the CBD. ^{[[1]]}_[SEP]
2. Historic Preservation The Township expressed an interest in exploring ways of recognizing structures and places of historic value to the community. The following goal was formulated with respect to this issue: To identify and recognize buildings and places that have significant historical value. The following objectives are proposed to help bring this goal to fruition:
- a. Establish a mechanism and procedure to recognize places and structures of historic value.
 - b. Compile a historical inventory for greater awareness as to the historical places and structures. For example, it is recommended that consideration be given to preserving Rambaut Lake, which is located off of Wyckoff Avenue between West Shore Drive and Lakeview Drive. At approximately 6.5 acres, it is the largest lake in Wyckoff. In addition, there is an existing dam that was built in 1909 as an earthen structure and rebuilt in 1930 as a concrete structure, which because of the time it was built, is historically significant.
 - c. Examples include but are not limited to the following: inventory of historic homes, inventory of homes designed by a famous architect, inventory of homes or areas connected with a historical person or event.

3. Infrastructure Issues were identified with respect to the age of the Township existing infrastructure and the fact that many areas in the Township are not served by public systems, such as public sewers. The Township recommended exploring alternative means of sewerage of homes not currently serviced by the municipal sewer system and to address requirements to achieve positive drainage. [L] [SEP] The following objectives related to this goal are listed below:
- a. Consider requiring a new technology of septic systems for residential homes in Wyckoff which recycles waste water on site. [L] [SEP]
 - b. Township should seek sewer grants by requesting that Federal legislators ask for special appropriations in the Federal budget as is frequently reported in the press. [L] [SEP]
 - c. Work with Ridgewood Water to resolve issues concerning the allowance of water connections in the booster water zone without the construction of a water tower in the Sicomac section.
4. Recreation and Open Space. Preservation of open space and the provision of recreation opportunities remain a high priority for the Township. Concurrent with the preparation of this Master Plan Reexamination Report is the preparation of an Open Space and Recreation Plan Element of the Master Plan. In addition to the goals as contained in the Open Space and Recreation Plan the Township recognizes that there are additional needs for Open Space and recreation facilities (primarily – soccer, baseball, softball, lacrosse and football). During the committee and public meetings there was discussion on how to strike an appropriate balance between passive open space and active recreation uses that would meet the needs of the Township’s residents. How does the Township preserve Open Space and yet provide more field time which is needed due to the popularity of Recreation programs and the number of participants? The primary objectives, which resulted from input from the Committee and public that are related to realizing the goals noted above, are as follows:
- a. Expand time on existing fields by installing lights at Pulis and installing turf fields at Pulis and/or the Bandshell field. Seek contributions from YMCA and citizen groups raising money for the cause. [L] [SEP]
 - b. To form public/private partnerships and work with private foundations such as the Wyckoff Recreation & Parks Foundation in order to raise funds to ensure that our recreation facilities provide opportunities for all age groups; maintain, upgrade and modernize where appropriate existing facilities and to ensure these facilities are safe; and to address the need for additional field availability (that currently exists). [L] [SEP]
 - c. Address inadequate field availability through the construction of a synthetic turf field and/or the installation of energy efficient outdoor sports lighting. [L] [SEP]
 - d. Extend or renew the Municipal Open Space Tax which expires on December 31, 2011 and establish an ordinance that protects trees from destruction. [L] [SEP]
 - e. Explore the potential acquisition of Maple Lake [L] [SEP]
 - f. Explore the potential acquisition of Russell Farms. The primary use of Russell Farms is passive recreation with a possible tree farm and meadow. Explore a Farmer’s Market as an activity that is reflective of the site’s history and Wyckoff’s tradition as a farming community into the Twentieth century.” [L] [SEP]
 - g. Through public outreach and identification ensure that the public is made aware of conservation easements established by the Township. [L] [SEP] Signs could be erected at these sites indicating that they are conservation easements.
 - h. Create a bike path or create a bike lane in roads.

- i. Create a pedestrian path from the police station over the railroad tracks
5. Environment. The Township remains committed to preserving and reducing impacts on the environment. Much of the discussion focused on ways to preserve lands that contained environmental constraints as well as limiting and mitigating impacts resulting from development on these properties if they were developed. In addition preservation of natural resources such as existing mature trees and existing landscaped areas were identified as a priority. The Committee wants to encourage the use of green building techniques and materials in new development and redevelopment, address requirements to achieve positive drainage and manage/control development in a responsible and energy efficient manner. ^{[[1]]}_{SEP} The following objectives related to this goal are listed below:
- a. Supplement the Township's existing four ordinances that address tree preservation and landscaping by enacting three new ordinances. One could prevent clear cutting of trees on lots, the second could require commercial property owners to maintain and/or replace trees and landscaping and third ordinance would protect larger, older trees known as Heritage trees on private property, municipal property, commercial property and on municipal right-of-way.
 - b. The committee raised issues of trees being removed prior to an applicant filing a development application. Consider adopting a more stringent ordinance prohibiting tree removal prior to submitting a development plan or application.
 - c. Adopt ordinances that would require the use of green building materials and techniques in new construction and redevelopment. ^{[[1]]}_{SEP}
 - d. Require all site plan applications before the Planning Board/Board of Adjustment to include energy efficient systems, products and materials. ^{[[1]]}_{SEP}
 - e. The code for landscaped buffers to be supplemented with precise robust planting species. ^{[[1]]}_{SEP}
 - f. Explore ways of reducing drainage impacts associated with construction on residential properties. For example, require drainage plans when residents build a patio or construct or re-construct a wall or re-grade their property. ^{[[1]]}_{SEP}
 - g. Establish an Environmental Resource Committee to update the Environmental Resource Inventory. ^{[[1]]}_{SEP}

II THE EXTENT TO WHICH SUCH PROBLEMS HAVE BEEN REDUCED OR HAVE INCREASED SUBSEQUENT TO THE LAST REEXAMINATION REPORT

A. Traffic and Circulation Issues

As identified for over 15 years in Master Plan documents, the Township of Wyckoff remains committed to intersection and streetscape improvements.

In 2004 the Township Streetscape Improvements Plan for the “Downtown”, a three-phase program the Central Business Triangle area, has been completed, as well as a fourth phase of streetscape improvements along Main Street and part of Clinton Street. These improvements included new sidewalks, curbing, and street lighting.

In 2010 it was noted that the Monroe Avenue project that was under construction in 2004 was now complete with new drainage piping, new curbing, new road surfacing, and sidewalks.

It was noted in 2010 that the sidewalk along the railroad from Madison Avenue to Franklin Avenue remains to be improved. In 2020 this sidewalk still needs to be improved.

Additionally a fifth phase of improvements along Clinton Avenue between Everett and Main Street which include brick paver sidewalks and decorative street lighting has not been completed yet. However a further extension of the brick paver sidewalk was constructed in the front of 370 Clinton Avenue. In 2010 the Township looks to implement this plan as individual properties re-develop.

The Township has been successful in obtaining New Jersey Department of Transportation (NJDOT) Trust fund Grants to improve municipal roadways, which experience consistent and significant traffic volumes. These grants have been received on a relatively consistent basis over the last fifteen years.

In 2010 it was noted that new ADA compliant ramps were installed at all County roadway intersections paved within the last 4 years. This project was completed with a grant by the County and in-house engineering and inspections.

At this time, the ADA curb ramps previously installed with a County grant are being upgraded to the new NJDOT standards for curb ramps. This is evident at the Wyckoff and Greenwood Avenue intersection as well as the Godwin and Greenwood Avenue intersections.

B. Mass Transit Issues

In the 2004 Reexamination Report it was identified that New Jersey Transit had been evaluating the feasibility of restoring passenger rail service along the New York, Susquehanna, and Western Railroad Line. 2010 Report illustrates that Wyckoff continues to favor the concept of passenger rail service, yet is still concerned about all the issues outlined in the last Reexamination.

In 2020 the Township Committee continues to favor limited rail service while mitigating the traffic constraints points, which will inevitably occur. However it is recognized that the project requires significant Federal funding to be realized.

C. Parking Issues

Central Business District. Parking in the Central Business Triangle continues to be a problem in 2004 and 2010. Although there had been construction of several new office building projects and residential projects in this area, the parking issue remains a concern of the Township. The Master Plan Reexamination recommends affirmation of the Township's goal to obtain additional commercial parking to maintain and create a more vibrant business community.

In 2010 the Township reaffirms its goal to obtain additional commercial parking to maintain and create a more vibrant business community. And to further that goal, the Township Committee plans to task its planner to explore options, which could include the purchase of a centrally located property for conversion to a shared parking lot. The Township remains committed to the interior block parking plan and implementation through site plan approval.

Parking Requirements. The parking requirements at the time of the 2000 Reexamination were found to be unsatisfactory. As of 2004, no zoning ordinance changes have been made to address these concerns. That report found that the parking requirements were found to be overly specific to various types of office and retail uses, making a change from one use to another problematic. Also, the parking requirements varied from zone to zone for types of uses, such as restaurants.

The 2004 Reexamination Report included recommendations for amending and revising the Township's parking requirements. These recommendations were implemented by the Township via Ordinance #1477, which amended the parking requirements consistent with the recommendations in that Plan.

In 2020 it is recognized that the Township Committee has implemented parking changes incrementally to gauge their effectiveness. Parking remains a planning concern and is further complicated by conservative regulations for several uses, including personal service establishments such as nail and hair salons. It is recommended that a Township Committee subcommittee should be considered to address current concerns and to effectuate change that results in a positive improvement.

D. A&P Site (now Shop Rite)

In 2004 the Township recognized that on the A&P site not only was the A&P building vacant, but now Walgreen's moved to another site within the Township, leaving another vacancy on this property. And it recommended that this property be redeveloped to enhance the site and the surrounding area.

In 2010 it was noted that the applicant for this site proposed to remove the two (2) existing retail structures (69,260 S.F.) and construct a new Shop Rite Supermarket (64,974 S.F.).

The Planning Board approved a site plan for the Shop Rite at 430 Greenwood Avenue on February 13, 2013 which resulted in litigation. On August 18, 2016, the appellate Division ruled in favor of the Shop Rite and the Township of Wyckoff. The Shop Rite re-development was completed in 2019 with improved circulation in and out of the site for both delivery trucks and shoppers. Significant landscaping (an increase in greenery to 20.7%) has dramatically enhanced the site. And it is important to note that

this new development brought 200 new jobs to the Township. Therefore its redevelopment is no longer an issue for the Township.

E. Communication Towers

In 2004 and 2010 Wyckoff's objectives regarding communication towers remain the same as in the last Reexamination. The policy of the Township at that time was the placement of such facilities on municipally owned or leased property only. This policy continues today. The Township has adopted a cell tower ordinance to implement this policy. The need for another tower has been discussed and prospective preferred sites need to be identified.

Additionally, the Township is now (2020) considering the adoption of zoning requirements to regulate distributed antenna system (DAS).

F. Recreational Opportunities

In 2010 the Township had prepared an Open Space and Recreation Plan which contains a needs assessment as well as potential solutions to the lack of recreation fields.

Additional projects have been completed with the use of Grant funding in the Township since the time of the 2010 Reexamination Report and Open Space Plan and are listed below:

1. Pulis Field has been completely overhauled to include two full sized artificial turf soccer/lacrosse fields, energy efficient outdoor sports lighting, a larger lighted parking lot, a building structure which contains bathrooms, a concession stand, and a garage/storage area, an exercise area, and a fenced in playground for children ages 2-12.
2. Russell Farms Community Park was developed on a previously empty lot. It now contains an oval shaped walking path, a sensory garden, and a gazebo. The park is currently being improved with an irrigation system, additional trees, and 4 large picnic tables with chess/checker boards etched into the surfaces. There is consideration being given to add benches or tables to the gazebo itself and there are plans for a playground for children ages 2-5 and security cameras. Later in 2020 with the use of grant funds, the Township will construct a playground for children ages 2-12, resurface the parking lot and install a porous environmentally and ergonomically friendly macadam on the walking path.
3. Security cameras have been installed at Memorial Field on the main playing field and at the Memorial Playground and plans are in place to add more at our additional fields and facilities at Memorial. Construction is currently underway to install an artificial turf field that will include lines for football, soccer, and baseball/softball, bleachers, and a new scoreboard. Additional planned improvements at Memorial include additional security cameras to cover the new field, tennis courts, roller hockey and basketball area, as well as the parking lot.
4. New baseball and softball batting cages have been erected at Wyckoff Community Park and Memorial Field, funded primarily by the Wyckoff Baseball Boosters.
5. The Memorial Tennis Courts have been upgraded to include Pickle Ball lines so that our residents can enjoy the increasingly popular game of pickle ball.
6. The basketball courts and Roller Hockey Rink at Memorial were improved including complete tear out and reinstallation of asphalt surface and new lines.
7. There are plans for lightning detection systems at both fields at Memorial as well as the Wyckoff Community Park and Pulis Field.

8. The Township received grant funding to purchase approximately 20 acres of the Maple Lake site for the preservation and construction of passive recreation. It is anticipated that this project will be completed in the near future.

Additionally the Township's Recreation and Open Space Inventory is currently under review to be updated.

G. Bikeways and Sidewalks

2004 The recommendation in both the 1988 and 1994 Reexaminations for additions to the sidewalk system is affirmed in this Reexamination. The recommendation for the establishment of a bikeway system is eliminated, as there is limited available land in Wyckoff for a bikeway system.

2010 This recommendation remains the same as in the 2004 Reexamination Report. The recommendation in both the 1988 and 1994 Reexaminations for additions to the sidewalk system is affirmed in this Reexamination. The recommendation for the establishment of a bikeway system is eliminated, as there is limited available land in Wyckoff for a bikeway system.

Sidewalks are consistently updated as properties are sold. The Township Committee adopted a "Certificate of Continued Occupancy" requirement in 2010. With approximately 350 of the 5,500 homes in the Township sold every year the sidewalks are required to be replaced when necessary and are consistently addressed.

H. Township Facilities

In 2004 the lack of storage facilities in the Town Hall has not yet been resolved at the time of this Reexamination. There are also future plans to bring the DPW garage into ADA compliance.

In 2010 it was noted that even though there was additional storage area built for DPW materials, there is still a need for additional storage facilities for the Township DPW. The following improvements have been made since the 2004 Reexamination Report.

1. The Town Hall entrance and parking lot was enhanced with energy efficient lighting and new decorative street lamps and poles, curbing and sidewalk. [L]
[SEP]
2. A new ADA compliant ramp to the front of Town Hall was constructed. [L]
[SEP]
3. An enlarged tennis attendant shed with garage area for storage of DPW maintenance and recreation facility materials was constructed next to the tennis courts/basketball courts and roller rink in Memorial Field. [L]
[SEP]

As of 2020, the DPW bathroom was updated for ADA compliance. The garage is not open to the public. It is essentially for storage and therefore has not been updated. In 2019 the 100 plus year old barn at the Meer Estates was relocated by the Wyckoff DPW to the Wyckoff Community Park to preserve local history and has a dual purpose of providing additional storage for the Township.

I. Office Development

There has been limited office development since the 2000 Reexamination Report. In the 2010 Report it was noted that there was a site plan approval for an office use at 253 Madison Avenue and another at West Main Street. These buildings have now been constructed. One house is now an information consultant and the other space is a landscape design company. Additionally there is a new modern building under construction at 244 Everett Avenue for Financial Services business, the TD bank was modernized and a new commercial building was constructed adjacent to it and is now occupied by Jersey Mikes.

J. Sewerage

2010 The recommendation contained in the 2004 Reexamination Report is reiterated in 2010. It stated that there were significant areas of the Township that continue to be unanswered. It recommended that the sewage system be privately funded and extended by the residents, because grant funding was limited. In 2020 funding is no longer provided by the State or Federal government.

K. B-2 Zoning (Neighborhood Business Zone)

In 2004 and 2010 the finding in this Reexamination is that the 3,000 square feet maximum requirement for buildings is an incongruity and should be corrected in the zoning ordinance.

Ordinance 1477 adopted on September 7, 2004 addressed this issue and therefore it is no longer a concern to the Township.

L. Industrial Zoning

In 2004 it was identified that the 2000 Reexamination identified a recommendation for land use changes in the Industrial zones. To date, no changes have occurred. The Planning Board recommends no changes at this time. This was reiterated in the 2010 Reexamination Report.

Ordinance 1477 adopted on September 7, 2004 made changes to the permitted uses in the L1 & L2 zones. This ordinance addressed this issue and is therefore no longer a planning concern to the Township.

M. COAH/Affordable Housing Compliance

The 2004 and 2010 Reexamination Reports state that Wyckoff remains committed in its endeavor to provide affordable housing compliant with COAH's policies and procedures.

COAH's method for calculating a community's obligation had changed subsequent to the 2004 Reexamination and required a community to provide affordable housing consistent with its actual growth. Based on this new method of calculating a municipality's obligation, on December 31, 2008, Wyckoff petitioned COAH for certification of its Round 3 Housing Element and Fair Share Plan. As a result of Judge Cuff's 2007 Appellate Division ruling, COAH's substantive and procedural rules were revised again on June 2, 2008 (now N.J.A.C. 5:97 and N.J.A.C. 5:96, respectively).

Then in 2010 Judge Skillman's' Appellate Decision invalidated the second iteration of the Third Round Rules, wherein he indicated that the procedures must involve a methodology similar to the methodologies utilized in the First and Second Rounds and use more current data. The NJ Supreme Court in their 2013 decision upheld this decision. However, as a result of a failure by COAH to adopt revised Third Round regulations (N.J.A.C. 5:96 and 5:97, 221 N.J. 1,30 (2015) (Mount Laurel IV) after ordered to by the NJ Supreme Court in 2013 a 2015 Supreme Court decision was issued.

In March of 2015 the New Jersey Supreme Court indicated that prior methodologies employed in the First and Second Round Rules should be used to establish present and prospective statewide and regional housing needs. The municipalities should establish to the court, computations of housing need and municipal obligation based on those methodologies. As a result of the March 2015 ruling, municipalities were required to individually petition the Superior Court for approval of their housing plans, which proceedings are known as declaratory judgment actions.

Based on this 2015 ruling, the Township went through the Declaratory Judgment process and reached a settlement with Fair Share Housing which acknowledged that the Township has addressed its Affordable Housing Obligation for the most current round. This was settled in 2019 and all action items required in the settlement agreement have been taken. The following ordinances, that been adopted in 2019 and are all consistent with and designed to effectuate the township's adopted 2018 third round housing element and fair share plan:

Ordinance #1885 amending the land use ordinance of the Township of Wyckoff to amend chapter 186, zoning, to add one new inclusionary residential zone and one new overlay zone with respect to lot 10.02 and a portion of lot 11 in block 320.

Ordinance #1890, Ordinance #1891, Ordinance #1892, Ordinance 1894, Ordinance #1896, Ordinance #1897 and Ordinance 1898, all ordinances amending the land use ordinance of the Township of Wyckoff to amend chapter 186, zoning, to add new inclusionary overlay mixed-use zones.

N. 2010 Ad-Hoc Committee Issues

In 2010 based upon a number of meetings with the Ad-Hoc Committee, which included representatives from the Township, Township staff and the public, additional goals, objectives and suggestions and a number of other issues related to land development were identified for consideration. The committee had identified a number of issues within the Township that they included in one of two general categories. The first was related to open space, and managing and controlling growth. The second was related to maintaining a small town feel and promoting the Central Business District. These issues are detailed in this section.

1. Wyckoff Central Business District. In 2010 it was noted that the Wyckoff Central Business District (Central Business Triangle) had undergone some changes since it was last studied including the expansion of its boundaries as originally delineated in the 1979 Central Business Triangle Plan. It is recommended that this area be studied in greater detail to look at some of the following issues that have been brought up by members of the committee and the public.

The objectives that were proposed in 2010 are detailed below along with relevance in 2020.

- a. Redefine the boundaries of the Central Business District. In 2020 this remains a relevant issue.
 - b. As a result of public comment, it was suggested to explore linking the two distinct areas of the Central Business District, which are physically separated by the railroad tracks. How can we encourage a connection to the Triangle and business district on Main Street to Franklin Avenue to the Shop Rite property and Boulder Run shopping center. ^{[[]]}_[SEP] Potential solutions would be to explore a pedestrian connection such as a footpath between the Boulder Run Shopping Center, the Shop Rite an overhead pedestrian bridge across the tracks to Main Street a footpath to the YMCA and Spring Meadow Condominium Association, a walking path over the RR tracks through the Shop Rite property to Boulder Run to the Dairy Queen and TD Bank and then across Godwin Avenue. In 2020 this remains a relevant issue.
 - c. Explore and encourage alternative methods to create shared parking in the Central Business District. ^{[[]]}_[SEP] In 2020 this remains a relevant issue.
 - d. Strengthen the existing commercial base in the area and encourage new businesses to locate in the Central Business District. ^{[[]]}_[SEP] In 2020 this remains a relevant issue.
 - e. Introduce limited outdoor sidewalk dining in appropriate locations. ^{[[]]}_[SEP] This was addressed with the outdoor dining ordinance that was adopted in 2010.
 - f. Establish design guidelines and criteria for development and redevelopment in the Central Business District (CBD). In 2020 this remains a relevant issue.
 - g. Reduce impacts associated with non-residential uses that are adjacent to residential zoning districts. In 2020 this remains a relevant issue.
 - h. Require greater buffering and screening between adjacent non-residential and residential zones. This was addressed with a new buffering and screening ordinance that was adopted in 2019.
 - i. Prohibit non-residential buildings from being oriented to or having building entrances or exits or loading areas adjacent to residential zones. ^{[[]]}_[SEP] In 2020 this remains a relevant issue.
 - j. Amend existing zones to encourage a mix of uses including outdoor sidewalk dining and lowering parking requirements for certain uses to encourage foot traffic to support a greater mix of uses. ^{[[]]}_[SEP] In 2020 this remains a relevant issue.
 - k. Beautify and allow street fairs, markets and outdoor dining on West Main Street because it has sufficient street width. ^{[[]]}_[SEP] In 2020 this remains a relevant issue.
 - l. Identify and explore methods to mitigate high traffic volumes along cross county arterial roadways due to the impact on the CBD. ^{[[]]}_[SEP] In 2020 this remains a relevant issue.
2. Historic Preservation The Township expressed an interest in exploring ways of recognizing structures and places of historic value to the community. The following goal was formulated with respect to this issue: To identify and recognize buildings and places that have significant historical value. The following objectives are proposed to help bring this goal to fruition:
- a. Establish a mechanism and procedure to recognize places and structures of historic value. In 2019 with Ordinance #1875 the Township created a historic Preservation Commission. And with Ordinance #1876 the Township created regulations for the review and designation of historic landmarks.

- b. Compile a historical inventory for greater awareness as to the historical places and structures. For example, it is recommended that consideration be given to preserving Rambaut Lake, which is located off of Wyckoff Avenue between West Shore Drive and Lakeview Drive. At approximately 6.5 acres, it is the largest lake in Wyckoff. In addition, there is an existing dam that was built in 1909 as an earthen structure and rebuilt in 1930 as a concrete structure, which because of the time it was built, is historically significant.
 - c. Examples include but are not limited to the following: inventory of historic homes, inventory of homes designed by a famous architect, inventory of homes or areas connected with a historical person or event. In 2020 this remains a relevant issue.
3. Infrastructure Issues were identified with respect to the age of the Township's existing infrastructure and the fact that many areas in the Township are not served by public systems, such as public sewers. The Township recommended exploring alternative means of sewerage of homes not currently serviced by the municipal sewer system and to address requirements to achieve positive drainage. ^[1]_{SEP} The following objectives related to this goal are listed below:
 - a. Consider requiring a new technology of septic systems for residential homes in Wyckoff which recycles waste water on site. ^[1]_{SEP} In 2020 this remains a relevant issue.
 - b. Township should seek sewer grants by requesting that Federal legislators ask for special appropriations in the Federal budget as is frequently reported in the press. ^[1]_{SEP} In 2020 this remains a relevant issue.
 - c. Work with Ridgewood Water to resolve issues concerning the allowance of water connections in the booster water zone without the construction of a water tower in Sicomac. ^[1]_{SEP} As of 2020 this issue is still pending.
4. Recreation and Open Space. Preservation of open space and the provision of recreation opportunities remains a high priority for the Township. Concurrent with the preparation of this Master Plan Reexamination Report is the preparation of an Open Space and Recreation Plan Element of the Master Plan. In addition to the goals as contained in the Open Space and Recreation Plan the Township recognizes that there are additional needs for Open Space and recreation facilities (primarily – soccer, baseball, softball, lacrosse and football). During the committee and public meetings there was discussion on how to strike an appropriate balance between passive open space and active recreation uses that would meet the needs of the Township's residents. How does the Township preserve Open Space and yet provide more field time which is needed due to the popularity of Recreation programs and the number of participants? The primary objectives, which resulted from input from the Committee and public that are related to realizing the goals noted above, are as follows:
 - a. Expand time on existing fields by installing lights at Pulis and installing turf fields at Pulis and/or the Bandshell field. Seek contributions from YMCA and citizen groups raising money for the cause. ^[1]_{SEP} This project was completed in 2019.
 - b. To form public/private partnerships and work with private foundations such as the Wyckoff Recreation & Parks Foundation in order to raise funds to ensure that our recreation facilities provide opportunities for all age groups; maintain, upgrade and modernize where appropriate existing facilities and to ensure these facilities are safe; and to address the need for additional field availability (that currently exists). ^[1]_{SEP} As of 2020 this was completed.

- c. Address inadequate field availability through the construction of a synthetic turf field and/or the installation of energy efficient outdoor sports lighting. [L] [SEP] There have been a number of projects completed; however this still remains a relevant issues in 2020.
 - d. Extend or renew the Municipal Open Space Tax which expires on December 31, 2011 and establish an ordinance that protects trees from destruction. [L] [SEP] As of 2020 this was completed.
 - e. Explore the potential acquisition of Maple Lake. This project is underway. As noted previously in this report, the Township received grant money to purchase a portion of this site and its acquisition is anticipated to occur in the near future.
 - m. Explore the potential acquisition of Russell Farms. The primary use of Russell Farms is passive recreation with a possible tree farm and meadow. Explore a Farmer's Market as an activity that is reflective of the site's history and Wyckoff's tradition as a farming community into the 20th century." [L] [SEP] In 2020 this remains a noteworthy goal.
 - f. Through public outreach and identification ensure that the public is made aware of conservation easements established by the Township. [L] [SEP] Signs could be erected at these sites indicating that they are conservation easements. In 2020 this remains a noteworthy goal.
 - g. Create a bike path or create a bike lane in roads. In 2020 it is recognized that due to the narrowness of the roads and the traffic congestion the Township's attempts to establish pedestrian paths through neighborhood is difficult to design. However there have been some paths created. For example, the pedestrian path between Red Rock Road and Deep Brook Road and the one between Kenneth Place and Blum Court.
5. Environment. The Township remains committed to preserving and reducing impacts on the environment. Much of the discussion focused on ways to preserve lands that contained environmental constraints as well as limiting and mitigating impacts resulting from development on these properties if they were developed. In addition preservation of natural resources such as existing mature trees and existing landscaped areas were identified as a priority. The Committee wants to encourage the use of green building techniques and materials in new development and redevelopment, address requirements to achieve positive drainage *and* manage/control development in a responsible and energy efficient manner. [L] [SEP] The following objectives related to this goal are listed below:
- a. Supplement the Township's existing four ordinances that address tree preservation and landscaping by enacting three new ordinances. One could prevent clear cutting of trees on lots, the second could require commercial property owners to maintain and/or replace trees and landscaping and third ordinance would protect larger, older trees known as Heritage trees on private property, municipal property, commercial property and on municipal right-of-way.
 - b. The committee raised issues of trees being removed prior to an applicant filing a development application. Consider adopting a more stringent ordinance prohibiting tree removal prior to submitting a development plan or application.
 - c. Adopt ordinances that would encourage the use of green building materials and techniques in new construction and redevelopment.
 - d. Encourage all site plan applications before the Planning Board/Board of Adjustment to

- include energy efficient systems, products and materials. [SEP]
- e. The code for landscaped buffers to be supplemented with precise robust planting species. [SEP]
- f. Explore ways of reducing drainage impacts associated with construction on residential properties. For example, require drainage plans when residents build a patio or construct or re-construct a wall or re-grade their property. [SEP] In 2020 this remains a noteworthy goal.
- g. Establish an Environmental Resource Committee to update the Environmental Resource Inventory. [SEP] This document was updated in 2017 and featured in the Township of Wyckoff residence's calendar in 2018.

It should be noted that the Township of Wyckoff has been awarded the Silver Award three consecutive times for the past 9 years from Sustainable New Jersey.

III. THE EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS AS LAST REVISED, WITH PARTICULAR REGARD TO THE DENSITY AND DISTRIBUTION OF POPULATION AND LAND USE, HOUSING CONDITIONS, CIRCULATION, CONSERVATION OF NATURAL FEATURES ENERGY CONSERVATION, COLLECTION, DISPOSITION AND RECYCLING OF DESIGNATED RECYCLABLE MATERIALS AND CHANGES IN STATE, COUNTY AND MUNICIPAL POLICIES AND OBJECTIVES;

In 2010 based upon a number of meetings with the Ad-Hoc Committee, which included representatives from the Township, Township staff and the public, additional goals, objectives and suggestions and a number of other issues related to land development were identified for consideration.

Some of the goals from this committee have already been achieved as noted in this report. However, many of these goals remain relevant and are combined with the goals and objectives from previous Master Plan documents into this 2020 Reexamination Report, and all detailed below.

Municipal Land Use Purposes are incorporated into the Townships Master Plan as Planning Goals

- a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
- b. To secure safety from fire, flood, panic and other natural and man-made disasters;
- c. To provide adequate light, air and open space;
- d. To ensure that the development of individual municipalities does not conflict with the development and general welfare of neighboring municipalities, the county and the State as a whole;
- e. To promote the establishment of appropriate population densities and concentrations that will contribute to the well-being of persons, neighborhoods, communities and regions and preservation of the environment;
- f. To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;

- h. To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;
- i. To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land;
- k. To encourage planned unit developments which incorporate the best features of design and relate the type, design and layout of residential, commercial, industrial and recreational development to the particular site;
- l. To encourage senior citizen community housing construction;
- m. To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more efficient use of land;
- n. To promote utilization of renewable energy resources; and
- o. To promote the maximum practicable recovery and recycling of recyclable materials from municipal solid waste through the use of planning practices designed to incorporate the State Recycling Plan goals and to complement municipal recycling programs.

General Planning Goals

- 1. Maintain and enhance sound residential neighborhoods through implementation of neighborhood planning principles such as provision of needed neighborhood facilities, routing through traffic around residential neighborhoods, and reduction and eventual elimination of incompatible uses where present. ^{[[L]]}_{SEP}
- 2. Provide adequate educational, cultural, and recreational facilities and open space for a growing population. ^{[[L]]}_{SEP}
- 3. Provide adequate sewage and storm water disposal and ensure adequate water supply for homes and businesses. ^{[[L]]}_{SEP}
- 4. Provide for safe and efficient movement of traffic throughout the community. ^{[[L]]}_{SEP}
- 5. Preserve the historic and scenic sites and maintain the quality of the environment, especially with respect to open space, noise, and air and water quality. ^{[[L]]}_{SEP}
- 6. Encourage the use of green building techniques and materials in new development and redevelopment. ^{[[L]]}_{SEP}
- 7. Explore alternative means to sewer homes not currently serviced by the municipal sewer system. ^{[[L]]}_{SEP}
- 8. Identify and recognize buildings and places that have significant historical value. ^{[[L]]}_{SEP}
- 9. Maintain a quality of life consistent with a small town environment. ^{[[L]]}_{SEP}
- 10. Preserve open space and historic sites
- 11. Use code enforcement and the property maintenance code to assist in maintaining property values.
- 12. Address requirements to achieve positive drainage. ^{[[L]]}_{SEP}
- 13. Manage and control development in a responsible and energy efficient manner.
- 14. Expand the sanitary sewerage system through grant funding. ^{[[L]]}_{SEP}
- 15. Promote regional traffic solutions which do not involve the widening of Route 208. ^{[[L]]}_{SEP}
- 16. Continue to seek funding for and provide improvements at major intersections and other constraint points in the Township. ^{[[L]]}_{SEP}
- 17. To obtain grants to improve the municipal water systems serving Wyckoff by upgrading capacity, upgrading aging distribution systems and finding ways to offset the rising cost of operating these

systems. [L]
[SEP]

18. To seek center designation for Wyckoff, if achievable. [L]
[SEP]

Residential Planning Goals

1. Provide for additional housing within existing neighborhoods, while maintaining the present community character through good subdivision design and neighborhood planning principles. [L]
[SEP]
2. Provide for two-family homes and rental dwelling units above commercial buildings in parts of the central business area to make available additional rental housing for Wyckoff's current residents. [L]
[SEP]
3. Maintain the quality of housing and non-residential buildings in regard to safety, health, and appearance through administrative measures such as property maintenance code enforcement and design control. [L]
[SEP]
4. Preserve open space and cut down on paved area and street and utility lengths by permitting clustering of single-family detached homes on certain large tracts of land.
5. Encourage senior citizen housing consistent with the character of the community. [L]
[SEP]

Commercial Planning Goals

1. Provide for continued establishment of small shops and offices compatible with residences within the Central Business Triangle while preserving the character of the Triangle. [L]
[SEP]
2. Attract industry and offices to areas presently zoned for such use to strengthen the economic base and increase the tax base. Provide for a greater variety of industrial uses, while protecting the adjacent residential areas through performance standards and buffering. [L]
[SEP]
3. Provide for improved facilities for neighborhood businesses by grouping such businesses in areas which will have a minimal adverse impact on residential area [L]
[SEP]
4. Develop the downtown business shopping district (B-1A zone) and address the need for shared shopper parking [L]
[SEP]

Wyckoff Central Business District Goals

1. Create a unified and more vibrant Central Business District.
2. Redefine the boundaries of the Central Business District. [L]
[SEP]
3. Explore linking the two distinct areas of the Central Business District, which are physically separated by the railroad tracks, the Triangle Business District on Main Street to Franklin Avenue to the former A&P/Walgreen's property and Boulder Run. [L]
[SEP]
4. Explore and encourage alternative methods to create shared parking in the Central Business District. [L]
[SEP]
5. Strengthen the existing commercial base in the area and encourage new businesses to locate in the Central Business District. [L]
[SEP]
6. Establish design guidelines and criteria for development and redevelopment in the Central Business District (CBD).
7. Reduce impacts associated with non-residential uses that are adjacent to residential zoning districts.
8. Encourage greater buffers and screening between adjacent non-residential and residential zones.
9. Amend existing zones to encourage a mix of uses including outdoor sidewalk dining and lowering parking requirements for certain uses to encourage foot traffic to support a greater mix of uses. [L]
[SEP]
10. Beautify and allow street fairs, markets and outdoor dining on West Main Street because it has sufficient street width. [L]
[SEP]
11. Identify and explore methods to mitigate high traffic volumes along cross county arterial roadways

due to the impact on the CBD. [L] [SEP]

Historic Preservation Goals

1. To identify and recognize buildings and places that have significant historical value
2. Establish a mechanism and procedure to recognize places and structures of historic value.
3. Compile a historical inventory for greater awareness as to the historical places and structures. including but not limited to the following: inventory of historic homes, inventory of homes designed by a famous architect, inventory of homes or areas connected with a historical person or event.

Infrastructure

1. To explore alternative means of sewerage of homes not currently serviced by the municipal sewer system. [L] [SEP]
2. To address requirements to achieve positive drainage. [L] [SEP]
3. Consider requiring a new technology of septic systems for residential homes in Wyckoff which recycles waste water on site. [L] [SEP]
4. Township should seek sewer grants by requesting that Federal legislators ask for special appropriations in the Federal budget as is frequently reported in the press. [L] [SEP]
5. Work with Ridgewood Water to resolve issues concerning the allowance of water connections in the booster water zone without the construction of a water tower in Sicomac. [L] [SEP]

Recreation and Open Space Goals (From the 2010 Open Space and Recreation Plan)

1. To maintain a high level of recreational services for Township residents. [L] [SEP]
2. To provide a complete range of recreational facilities and services for all age groups that meets the needs of the Township's population. [L] [SEP]
3. To maintain and improve the existing recreational facilities within the Township. [L] [SEP]
4. To preserve and protect existing open space within the Township [L] [SEP]
5. To preserve and protect land that is environmentally constrained. [L] [SEP]
6. To recognize and identify open space and conservation easement areas in the Township which have been created as a result of site plan or subdivision approval by the Planning Board or other development. [L] [SEP]
7. Create pedestrian/bicycle connection between land parcels and streets so that walkers and cyclists can avoid having to go to main roads to get to destinations. [L] [SEP]

Environmental Goals

1. To encourage the use of green building techniques and materials in new development and redevelopment. [L] [SEP]
2. To address requirements to achieve positive drainage. [L] [SEP]
3. Manage and control development in a responsible and energy efficient manner. [L] [SEP]

The following two tables detail the Development Applications before the Planning Board and Zoning Board between 2010-2020. This is to determine if there are any changes we want to make in zoning regulations based on the types and number of applications before the Township.

WYCKOFF PLANNING BOARD ANNUAL REPORT STATS										
	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Minor Subdivision	1	1	0	0	0	1	2	3	2	10
Major Subdivision	0	0	0	0	0	0	2	1	0	3
Amended Site Plan	3	3	5	6	3	1	8	3	3	35
Soil Movement	0	0	0	3	1	2	2	1	3	13
Fence	4	2	0	0	0	2	1	3	3	15
Sign	0	0	0	0	0	0	1	1	1	3
Ordinance Review	2	5	2	3	3	5	1	2	13	36
Extension of Time Request	0	0	0	0	0	0	0	0	1	1
Total Applications	10	11	7	12	7	11	17	14	26	116

WYCKOFF BOARD OF ADJUSTMENT ANNUAL REPORTS											
		BULK / SIGN REQUEST	HEIGHT	IMPERVIOUS COVERAGE	USE VARIANCE	DEVIATION FROM CONDITIONAL USE & AMENDED SITE PLAN	EXPANSION OF A NON- CONFORMING USE	SITE PLAN	SIGN VARIANCE	APPEALS	TOTAL APPLICATIONS
2010	WITHDRAWALS/OTHER	2	0	0		0	0	0		0	2
	DENIED	0	0	0		0	0	0		0	0
	APPROVED *	24	0	0		7*	0	0		0	31
2011	WITHDRAWALS/OTHER	3	0	0		0	0	0		0	3
	DENIED	0	0	0		0	0	0		0	0
	APPROVED *	16	0	0		2	0	0		0	16
2012	WITHDRAWALS/OTHER	2	0	0	0	0	0	0	0	0	2
	DENIED	0	0	0	0	0	0	0	0	0	0
	APPROVED*	22	0	0	0	2	0	0	0	2	26
2013	WITHDRAWALS/OTHER	2	0	0	0	0	0	0	0	0	2
	DENIED	0	0	0	0	0	0	0	0	0	0
	APPROVED*	29	0	0	2	4	0	0	1	1	37
2014	WITHDRAWALS/OTHER	0	0	0	0	0	0	0	0	0	0
	DENIED	0	0	0	0	0	0	0	0	0	0
	APPROVED*	21	0	0	0	0	0	1	0	0	22
2015	WITHDRAWALS/OTHER	2	0	0	0	0	0	0	0	0	2
	DENIED	2	0	0	0	0	0	0	0	0	2
	APPROVED*	42	0	0	0	0	0	1	0	0	43
2016	WITHDRAWALS/OTHER	2	0	0	0	0	0	0	0	0	2
	DENIED	0	0	0	0	0	0	0	0	0	0
	APPROVED*	33	0	0	0	0	0	0	0	0	33
2017	WITHDRAWALS/OTHER	1	0	0	0	0	0	0	0	0	1
	DENIED	0	0	0	0	0	0	0	0	0	0
	APPROVED*	32	0	0	1	0	0	0	0	0	33
2018	WITHDRAWALS/OTHER	1	0	0	0	0	0	0	0	0	1
	DENIED	0	0	0	0	0	0	0	0	0	0
	APPROVED*	32	0	0	1	0	0	0	0	0	33
2019	WITHDRAWALS/OTHER	2	0	0	1	0	0	0	0	0	3
	DENIED	0	0	0	0	0	0	0	0	0	0
	APPROVED*	38	0	0	0	0	0	0	0	0	38
TOTAL APPLICATIONS FOR THE LAST 9 YEARS		308	0	0	5	8	0	2	1	3	332

IV. THE SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS, IF ANY, INCLUDING UNDERLYING OBJECTIVES, POLICIES AND STANDARDS OR WHETHER A NEW PLAN OR REGULATIONS SHOULD BE PREPARED;

1. Communication DAS Regulations. A distributed antenna system, or DAS, is a network of spatially separated antenna nodes connected to a common source via a transport medium that provides wireless service within a geographic area or structure. This type of wireless telecommunication facilities are installed on existing buildings or utility equipment (also referred to as a microcell, booster or repeater antenna system) They have less of a visual impact than a typical cell tower and should be consider as a permitted use in certain areas of the Township under certain conditions. It is recommended that the Township consider adopting
2. Permitted Land Use Categories Simplification. Currently the Township code is very specific with regard to the permitted uses in certain zones. For example the B1-A zone has 40 permitted uses and the B-2 district has 32 permitted uses. As noted in previous Reexamination Reports, the detailed approach makes it difficult for commercial buildings to be re-tenanted. This combined with the fact that the parking requirements vary for these uses, creates a situation were existing developed properties have to go through a more lengthy process than potentially necessary to obtain new tenants. It is recommended that the Township consider simplify the permitted uses for the Commercial districts. Additionally, some of the district's permitted uses need to be updated. For example, some of them permit newsstands and telephone booths.
3. Parking Regulations. The Township code currently has parking requirements for 32 different business uses. Many of these uses have very similar parking demands and can be consolidated and updated to current standards. For example the requirement for 1 parking space for every 50 square feet for a barbershop or salon is conservative. It is recommended that that parking requirements be reviewed and modified as necessary.
4. Central Business District. It is recommend that Establish design guidelines and criteria for development and redevelopment in the Central Business District (CBD) be established. Modified regulations as recommended in 2010 should include some of the following items:
 - Regulate building placement so buildings are located near the front property line with parking located in the rear of the property. ^[L]_{SEP}
 - Establish maximum lot width and depth guidelines ^[L]_{SEP}
 - Limit the height and size of stand-alone buildings and structures. ^[L]_{SEP}
 - Encourage smaller scale buildings that promote a small town feel. ^[L]_{SEP}

Additionally the sign regulations should be considered to be modification given the number of sign variance applications that the board receives yearly.

V. THE RECOMMENDATIONS OF THE PLANNING BOARD CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS ADOPTED PURSUANT TO THE “LOCAL REDEVELOPMENT AND HOUSING LAW” INTO THE LAND USE PLAN ELEMENT OF THE MUNICIPAL MASTER PLAN AND RECOMMENDED CHANGES, IF ANY, IN THE LOCAL DEVELOPMENT REGULATIONS NECESSARY TO EFFECTUATE THE REDEVELOPMENT PLANS OF THE MUNICIPALITY.

The Local Redevelopment and Housing Law was enacted in 1992 to provide municipalities with a mechanism to designate redevelopment areas, prepare and adopt redevelopment plans, and implement redevelopment projects.

It is the Township’s opinion that at this time, there are no areas of the Township that should be designated as a redevelopment area at this time. It is possible that some of the industrial and/or commercial areas of Wyckoff should be considered for redevelopment designation if there are significant continued changes to these areas.