

2004 MASTER PLAN REEXAMINATION WYCKOFF, NEW JERSEY

JULY 2004
WITH AMENDMENTS FROM AUGUST 11, 2004

PREPARED FOR:
TOWNSHIP OF WYCKOFF
PLANNING BOARD

PREPARED BY:



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2004 MASTER PLAN REEXAMINATION WYCKOFF, NEW JERSEY

ADOPTED

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Kathryn M. Gregory, PP, AICP

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TABLE OF CONTENTS

A. MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN WYCKOFF AT THE TIME OF THE LAST REEXAMINATION REPORT.....2

B. EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SINCE 2000.....7

C. EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS OF THE MASTER PLAN.....9

D. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS25

E. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE MASTER PLAN AND DEVELOPMENT REGULATIONS28

INTRODUCTION

The New Jersey Municipal Land Use Law (M.L.U.L.) grants substantial power to local planning boards to regulate land use and development. The foundation of this power is the ability to adopt a master plan, as is stated at N.J.S.A. 40:55D-28:

The planning board may prepare and, after public hearing, adopt or amend a master plan, or component parts thereof, to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare.

The master plan documents the current conditions of the municipality and addresses those issues that may have an impact on the community. According to the *M.L.U.L.*, the plan must include “a statement of objectives, principles, assumptions, policies and standards upon which the constituent proposals for the physical, economic and social development of the municipality are based.”

A master plan also must include land use and housing plan elements and may include a number of other plan elements addressing topics such as circulation and community facilities. These elements may be divided into subplan elements and may be prepared and adopted in sequences. Other required components of a master plan are policy statements indicating the master plan’s relationship to the master plans of contiguous municipalities, to the county master plan, to the *State Development and Redevelopment Plan* and to the county’s district solid waste management plan.

The *M.L.U.L.* requires a master plan be revised periodically. *N.J.S.A.* § 40:55D-89 states that at least once every six years a general reexamination of a municipality’s master plan and development regulations shall be prepared by the planning board. Wyckoff’s most recent Master Plan was adopted in 1979, with its most recent Master Plan Reexamination in 1994, and Housing Element Amendment in 1998. The 2000 Wyckoff Master Plan Reexamination Report updates these documents and includes the following five sections in accordance with *N.J.S.A.* § 40:55D-89 a through e:

- 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 and objectives 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 uses, housing conditions, circulation, conservation of natural resources, energy conservation, collection, disposition and recycling of designated recyclable materials, and changes in the state, county, and municipal policies and objectives.
- d. The specific changes recommended for the master plan or development regulations, if any, including underlying objectives and standards or whether a new plan or regulations should be prepared.

- e. The recommendations of the planning board concerning the incorporation of redevelopment plans adopted pursuant to the “Local Redevelopment and Housing Law,”
- f. P.L.1992, c. 79 (C.40A:12A-1 et al.) 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 remainder of this report is comprised of these five elements.

A. MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN WYCKOFF AT THE TIME OF THE LAST REEXAMINATION REPORT

The last Master Plan Reexamination report prepared in 2000 outlined the major problems and objectives discussed in the 1994 Reexamination. The 1994 Master Plan Reexamination identified thirteen objectives relating to land use development, identified below.

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.
2. Provide for additional housing within existing neighborhoods, while maintaining the present community character through good subdivision design and neighborhood planning principles.
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.
4. 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.
5. 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.
6. Provide for continued establishment of small shops and offices compatible with residences within the Central Business Triangle while preserving the character of the Triangle.

7. 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.
8. Provide for improved facilities for neighborhood businesses by grouping such businesses in areas which will have a minimal adverse impact on residential areas.
9. Provide adequate educational, cultural, and recreational facilities and open space for a growing population.
10. Provide adequate sewage and storm water disposal and ensure adequate water supply for homes and businesses.
11. Provide for safe and efficient movement of traffic throughout the community.
12. 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.
13. Encourage senior citizen housing consistent with the character of the community.

The 2000 Master Plan Reexamination amended these goals to include the following:

1. To maintain a quality of life consistent with a small town environment.
2. To expand the sanitary sewerage system through grant funding.
3. To promote regional traffic solutions which do not involve the widening of Route 208.
4. To continue to seek funding for and provide improvements at major intersections and other constraint points in the Township.
5. To develop the downtown business shopping district (B-1A zone) and address the need for shared shopper parking.
6. To preserve open space and historic sites.
7. To use code enforcement and a Property maintenance Ordinance to assist in maintaining property values.
8. 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.
9. To seek center designation for Wyckoff, if achievable.

The 2000 Reexamination also identified several areas of concern, as discussed below:

Traffic and Circulation Issues

Intersection and Streetscape Improvements

The 1994 Reexamination Report identified four proposed intersection improvements:

1. Franklin Avenue/ Godwin Avenue;
2. Wyckoff Avenue/ Russell Avenue;
3. Sicomac Avenue/ Cedar Hill Avenue;
4. Wyckoff Avenue/ Goffle Road.

Of these four intersections, three of the four had been improved at the time of the last Reexamination. Only the Sicomac Avenue/ Cedar Hill Avenue intersection was not improved. Improvements were also made in 2000 to the Wyckoff Avenue/ Clinton Avenue intersection and to the Wyckoff Avenue/Crescent Avenue intersection.

The last Reexamination also identified the intersection of Main Street and Franklin Avenue as difficult to maneuver, particularly left turns into Franklin Avenue from Main Street.

Lawlins Road/Wyckoff Avenue Connection

The Township remained committed in the last Reexamination to its policy of directing traffic from the Lawlins Road area out to Franklin Avenue rather than toward Wyckoff Avenue despite the 1980 Circulation Plan which recommended against a connection between Lawlins Road and Wyckoff Avenue via an extension of West Main Street.

Route I-287 Impacts

At the time of the last Reexamination, the impact of completion and opening of the northern link of I-287 on Wyckoff's arterial roadways had not been formally evaluated, but was a concern at that time. Also a concern in the last Reexamination was the 1995 Route 208 Corridor Alternatives Analysis prepared by Garmen associates which found that the capacity of Route 208 and its interchanges would ultimately be exceeded as a result of increased traffic in the region together with the opening of Route I-287. Wyckoff's position at that time was that Route 208 should not be widened.

Mass Transit Issues

The last Reexamination identified that New Jersey Transit had been evaluating the feasibility of restoring passenger rail service along the New York, Susquehanna, and Western Railroad Line. While Wyckoff favored the concept of passenger rail service, the Township was concerned about a number of issues, including the yet to be established location of an overnight train storage and refueling yard, the necessity of constructing new commuter parking facilities to serve a local platform stop in Wyckoff (the Township had suggested that NJ Transit consider the grass area between the railroad tracks and the A&P shopping center, which is accessible from Wyckoff Avenue); and the implications of NJ Transit's plans for the existing parking facilities within the railroad right-of-way, which the Township currently leases from the Delaware Ostega

Corporation.

Parking Issues

Central Business Triangle

Parking in the Central Business Triangle, which is bounded by Wyckoff Avenue to the west, Main Street to the north, and Franklin Avenue to the south and east, was identified as being in short supply. It was found that the lack of sufficient off-street parking opportunities and the difficulty in creating off-street parking areas on lots as they are converted from residential to business use have tended to discourage such conversions and have impeded the Township's objectives for the improvement of this area. This has continued despite the adoption of the Central Business Triangle Streetscape Master Plan, prepared by Vollmer Associates in 1987 and an ordinance which mandates participation in an interior block parking plan by properties in the B-1A Zone.

A recommendation made in the 1994 Reexamination and reaffirmed in the 2000 Reexamination included the following:

The Triangle Master Plan should establish a system of corner grades so that adjoining parking areas flow smoothly from one site to the next. The Plan should also establish a system for storm drainage and landscaping improvements.

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.

Land Use Issues

A&P Site

The A&P Supermarket closed which resulted in Wyckoff only having one Supermarket at that time. The last Reexamination found that this property should be redeveloped to enhance the site and the surrounding area.

Communication Towers

The last Reexamination outlined Wyckoff's objectives regarding communication towers as a result of the adoption of new ordinances regarding same. The policy of the Township at that time was the placement of such facilities on municipally owned or leased property only.

Recreational Opportunities

The 2000 Reexamination noted the acceptance of the Larkin Estate by the Township which would increase the Township's open space and recreational resources. Plans at that time included converting the building to a senior citizen facility/ adult meeting room facility.

Bikeways and Sidewalks

The last Reexamination reaffirmed the recommendations in both the 1988 and 1994 Reexaminations for additions to the sidewalk system and for the establishment of a bikeway system.

Township Facilities

At the time of the last Reexamination, the Town Hall was lacking adequate storage facilities and had not been resolved to date.

Office Development

A "wait and see" approach was recommended in the 2000 reexamination as a response to the dramatic decrease in demand for office space identified in the 1994 Reexamination.

Sewerage

The 2000 Reexamination identified that significant areas of the Township remained unsewered. It recommended that grants be sought to facilitate the expansion of the sewerage system.

B-2 Zoning

This zoning designation was identified as potentially not appropriate for several locations throughout the Township because of the predominance of non-neighborhood oriented businesses. As of 2000, no changes had been made to the boundaries of the zone. Also, an incongruity was identified that should be reviewed and corrected regarding the maximum building size and the sizes of buildings – 3,000 square feet is permitted, while the majority of buildings in this zone are larger than 3,000 square feet.

Industrial Zoning

The 2000 Reexamination identified a recommendation in the 1994 Reexamination regarding industrial uses as follows:

The Township relies on performance standards to regulate the types of uses allowed in its industrial zones. The main problem with this arrangement is that these standards are difficult to monitor and enforce at the local level. In addition, many have been superseded by State regulations. It is recommended that the Township specifically list permitted uses within the industrial zones.

As of the 2000 Reexamination, there had been no changes in the land use regulations for industrial zones.

COAH Compliance

In 1999, Wyckoff received substantive certification from COAH for its 1998 Fair Share Plan. Several projects at the time of the last Reexamination had been constructed and occupied.

B. EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SINCE 2000

Traffic and Circulation Issues

Intersection and Streetscape Improvements

Wyckoff remains committed to both intersection and streetscape improvements. As streets are continuously being utilized, upgrades are continuously needed.

Several projects have been completed since the last Reexamination in 2000. They are as follows:

Monroe Avenue

Monroe Avenue is currently under its 4th phase of improvements. The improvements slated for Monroe Avenue include new drainage piping, new curbing, new road surfacing, and sidewalks. One phase of the project for a segment on the street was slated for each of the years 2001 – 2004.

Ravine Avenue

A pedestrian sidewalk and curbs were added to Ravine Avenue from Grandview Avenue to Lafayette Avenue in 2004.

Streetscape Improvements; “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.

Future Projects

Currently Wyckoff has slated a fourth phase of streetscape improvements along Main Street and part of Clinton Street.

Mass Transit Issues

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

Parking Issues

Central Business Triangle

Parking in the Central Business Triangle continues 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.

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. To date, no zoning ordinance changes have been made to address these concerns. This Reexamination finds that these issues still remain and recommends changes to the ordinance to address these concerns.

Land Use Issues

A&P Site

Not only is the A&P vacant, but Walgreen's moved to another site within the Township, leaving another vacancy on this property. This Reexamination also recommends this property should be redeveloped to enhance the site and the surrounding area.

Communication Towers

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.

Recreational Opportunities

The Larkin Estate identified in the last Reexamination has 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.

Additional projects have been completed in the Township since the time of the last Reexam. 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.

Bikeways and Sidewalks

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.

Township Facilities

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

Office Development

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

Sewerage

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.

B-2 Zoning

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.

Industrial Zoning

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.

COAH Compliance

Wyckoff remains committed in its endeavor to provide affordable housing compliant with COAH’s policies and procedures.

C. EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS OF THE MASTER PLAN

An analysis of changes in the assumptions, policies, and objectives forming the basis for the Master Plan cannot be completed without an analysis of the most current Census data to determine if any significant demographic changes occurred in the Township which may affect the Township’s goals and objectives. The last Reexamination recommended the inclusion of the 2000 Census data into the Master Plan when it became available for this very reason. An analysis of current Census 2000 data has been performed below.

Statistical Changes

This section presents general demographic and housing information for Wyckoff Township. Demographic conditions and population trends are important to comprehensively plan for the Township. The demographic component analyzes the changes that have taken place over time regarding population, housing, and income characteristics. While past trends do not necessarily guarantee future trends, they do call attention to emerging trends.

Summary of Findings

Wyckoff Township is a stable municipality comprised of a majority of single-family homes with a balanced mix of rental and for-sale multiple family homes located in or around the Township central business district.

The major demographic trends in Wyckoff's development history are as follows:

- Young families are moving into the Township evidenced by the increase in 35 to 44 and 5 to 9 year-olds.
- The oldest segment of Wyckoff' population is growing fairly drastically in proportion to the Township's total population.
- Approximately 15% of the households in Wyckoff are a one-person household.
- Wyckoff is an older community in terms of housing, as the majority of its housing stock was built prior to 1960.

Population Composition by Age

Wyckoff experienced a number of changes in its population composition between the years 1990 and 2000. Wyckoff saw large increases in the under 5, 5 to 9 and the 10 to 14 and a drastic increase in the 75+ age categories. Conversely, there were substantial decreases in the 20 to 24, 25 to 34 and 60 to 64 age categories. The rest of the age groups increased or decreased at moderate rates.

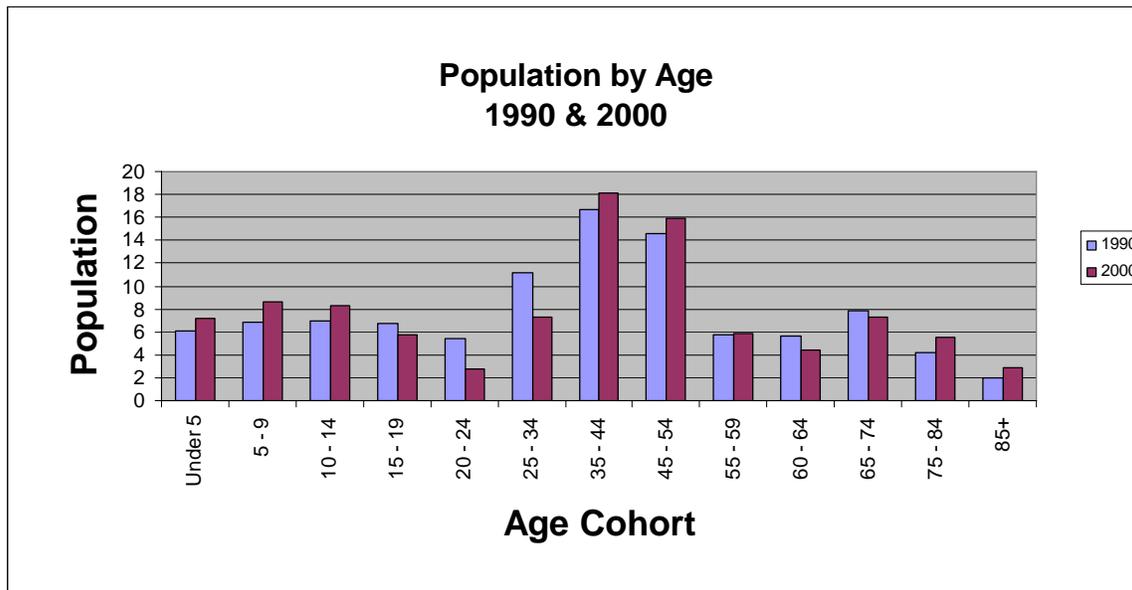
The increase in the number of children under 5, 5 to 9 as well as an increase in 10 to 14-year olds, is indicative that families having more children are moving into the Township. This increase may have an impact on the Township's school system. The moderate increase in the 35 to 54 year olds may be related to the increase in number of children under the age of 9. Recent trends indicate that people are getting married later in life and having children later in life as well.

The oldest segment of the population is also increasing in number. The age category of 75 to 84 years saw a 41.1% increase, while the age category of 85 and older saw an increase of 58.7%. As the Township's oldest population gets older, there will be an additional demand for senior housing, particularly assisted living facilities. The oldest segments (75 and above) are the users of assisted living facilities. Demand for other senior services, such as senior bus service, will increase. In response to this, the township has made an agreement with the Christian Healthcare Center to provide a bus service for seniors. The Township may wish to provide for additional assisted living opportunities for its aging population.

Table 2
Population by Age, 1990 and 2000
Township of Wyckoff

| Age | 1990 | | 2000 | | Change, 1990 - 2000 | |
|-------------------|---------------|---------------|---------------|---------------|---------------------|-------------|
| | Number | Percent | Number | Percent | Number | Percent |
| Under 5 Years | 941 | 6.1% | 1,185 | 7.2% | 244 | 25.9% |
| 5 to 9 years | 1,063 | 6.9% | 1,415 | 8.6% | 352 | 33.1% |
| 10 to 14 years | 1,073 | 7.0% | 1,363 | 8.3% | 290 | 27.0% |
| 15 to 19 years | 1,026 | 6.7% | 958 | 5.8% | -68 | -6.6% |
| 20 to 24 years | 836 | 5.4% | 457 | 2.8% | -379 | -45.3% |
| 25 to 34 years | 1,714 | 11.2% | 1,212 | 7.3% | -502 | -29.3% |
| 35 to 44 years | 2,567 | 16.7% | 2,983 | 18.1% | 416 | 16.2% |
| 45 to 54 years | 2,245 | 14.6% | 2,628 | 15.9% | 383 | 17.1% |
| 55 to 59 years | 888 | 5.8% | 970 | 5.9% | 82 | 9.2% |
| 60 to 64 years | 863 | 5.6% | 734 | 4.4% | -129 | -14.9% |
| 65 to 74 years | 1,208 | 7.9% | 1,212 | 7.3% | 4 | 0.3% |
| 75 to 84 years | 645 | 4.2% | 910 | 5.5% | 265 | 41.1% |
| 85 years and over | 303 | 2.0% | 481 | 2.9% | 178 | 58.7% |
| Totals | 15,372 | 100.0% | 16,508 | 100.0% | 1,136 | 7.4% |

Chart 2
Population by Age, 1990 and 2000
Township of Wyckoff



Source: U.S. Census Bureau

Table 3 compares the age group distribution for the Township of Wyckoff and Bergen County in 1990 and 2000. Both the Township and the County experienced increases and decreases in the same age categories, however, in some cases, not to the same degree.

Both the Township and the County saw a decrease in 60 to 64 year olds. The Township and the

County also saw an increase in the number of children under 9 and in the 10 to 14 year range. The Township and the County also saw moderate increases in the number of 35 to 44 and 45 to 54 year olds, at 16.2% and 17.1% respectively, whereas the County experienced an increase of 17.9% and 29.6%, respectively.

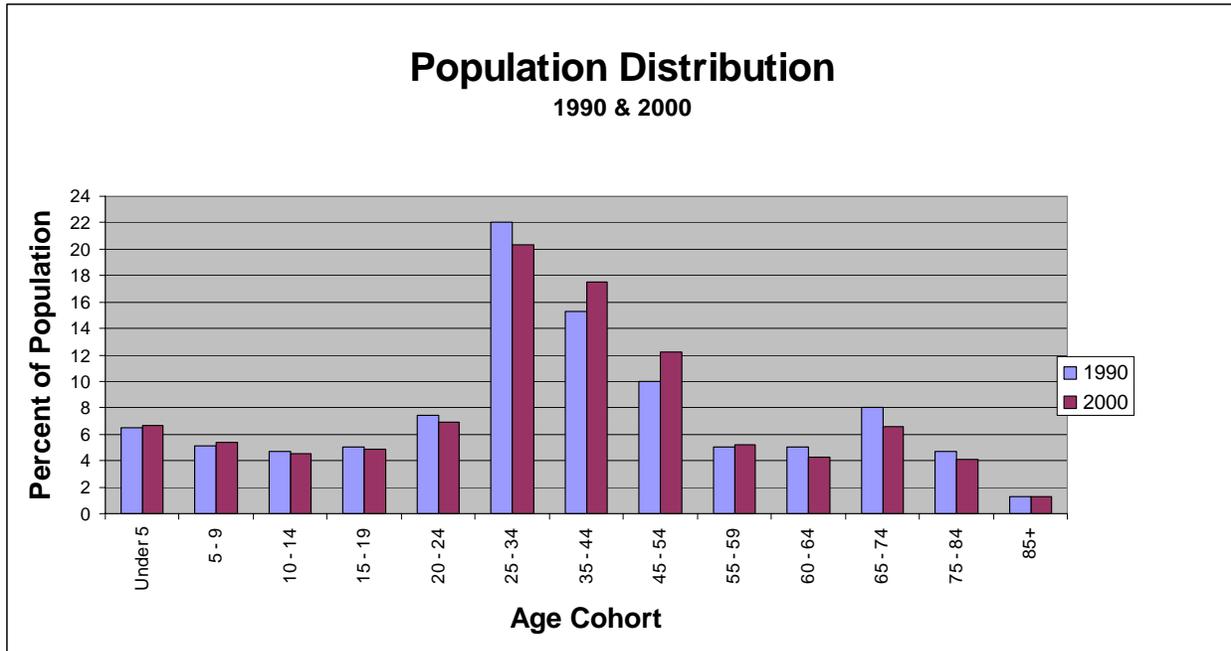
The Township's percentage of population that is 75 to 84 and 85 and over also experienced an increase in tandem with the County. The increases are 41.1% and 58.7% for the Township and 23.2% and 48.8% for the County.

Table 3
Population Distribution, 1990 and 2000
Township of Wyckoff and Bergen County

| Age | Wyckoff | | Bergen County | |
|-------------------|---------|--------|---------------|--------|
| | 1990 | 2000 | 1990 | 2000 |
| Under 5 Years | 6.1% | 7.2% | 5.9% | 6.3% |
| 5 to 9 years | 6.9% | 8.6% | 5.5% | 6.6% |
| 10 to 14 years | 7.0% | 8.3% | 5.5% | 6.4% |
| 15 to 19 years | 6.7% | 5.8% | 5.8% | 5.5% |
| 20 to 24 years | 5.4% | 2.8% | 6.7% | 4.7% |
| 25 to 34 years | 11.2% | 7.3% | 16.5% | 13.3% |
| 35 to 44 years | 16.7% | 18.1% | 15.7% | 17.3% |
| 45 to 54 years | 14.6% | 15.9% | 12.1% | 14.6% |
| 55 to 59 years | 5.8% | 5.9% | 5.5% | 5.5% |
| 60 to 64 years | 5.6% | 4.4% | 5.7% | 4.4% |
| 65 to 74 years | 7.9% | 7.3% | 9.1% | 7.8% |
| 75 to 84 years | 4.2% | 5.5% | 4.8% | 5.5% |
| 85 years and over | 2.0% | 2.9% | 1.4% | 1.9% |
| Totals | 100.0% | 100.0% | 100.0% | 100.0% |

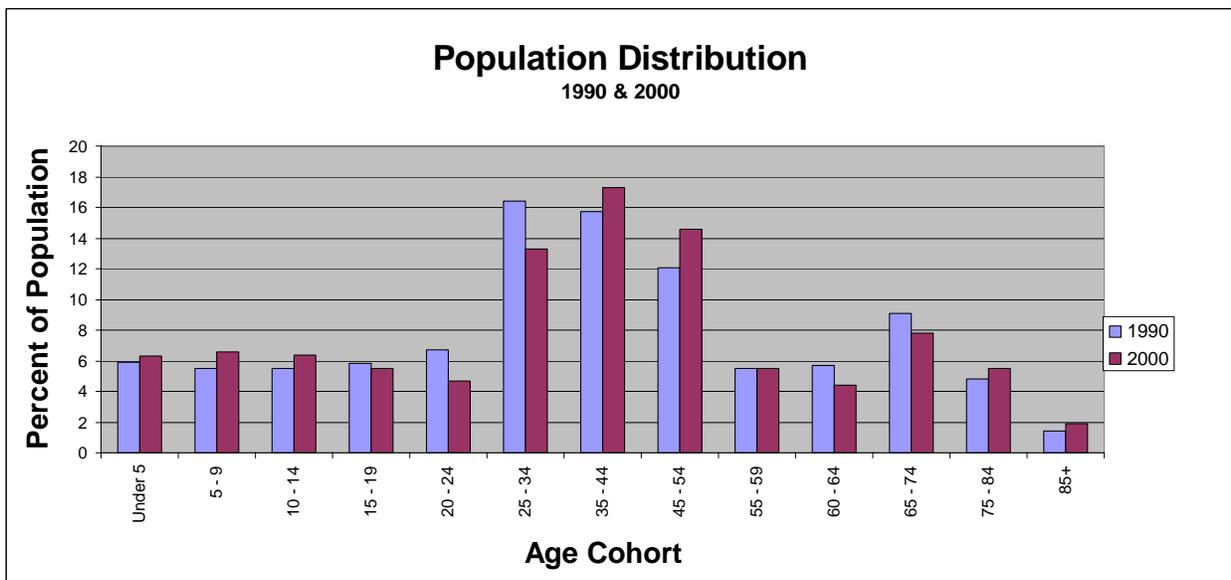
Source: U.S. Census Bureau

Chart 3
Population Distribution
Township of Wyckoff



Source: U.S. Census Bureau

Chart 4
Population Distribution
Bergen County



Source: U.S. Census Bureau

Race and Gender

Both the Township and the County have a fairly even distribution between males and females, with only a slightly larger percentage of more females than males.

The Township's one race majority is White much like Bergen County's one race majority. As shown in Table 5, over 94% of the population is White, commiserate with the County's percentage of 78.4%. The second largest category is Asian, which comprises 3.7% of Wyckoff's population. Only .5% of Wyckoff's population is Black, compared with 5.3% for the County.

**Table 4
Gender, 2000
Township of Wyckoff and Bergen County**

| Gender | Wyckoff Borough | | Bergen County | |
|---------------|------------------------|----------------|----------------------|----------------|
| | Number | Percent | Number | Percent |
| <i>Male</i> | 7,880 | 47.7% | 425,436 | 48.1% |
| <i>Female</i> | 8,628 | 52.3% | 458,682 | 51.9% |

Source: U.S. Census Bureau

**Table 5
Race, 2000
Township of Wyckoff and Bergen County**

| Race | Wyckoff Township | | Bergen County | |
|---|-------------------------|----------------|----------------------|----------------|
| | Number | Percent | Number | Percent |
| <i>One Race</i> | 16,396 | 99.3% | 864,160 | 97.7% |
| <i>White</i> | 15,607 | 94.5% | 693,236 | 78.4% |
| <i>Black or African American</i> | 77 | 0.5% | 46,568 | 5.3% |
| <i>American Indian or Alaska Native</i> | 25 | 0.2% | 1,336 | 0.2% |
| <i>Asian</i> | 611 | 3.7% | 94,324 | 10.7% |
| <i>Asian Indian</i> | 63 | 0.4% | 17,862 | 2.0% |
| <i>Chinese</i> | 127 | 0.8% | 14,166 | 1.6% |
| <i>Filipino</i> | 36 | 0.2% | 14,224 | 1.6% |
| <i>Japanese</i> | 99 | 0.6% | 7,662 | 0.9% |
| <i>Korean</i> | 261 | 1.6% | 36,075 | 4.1% |
| <i>Vietnamese</i> | 2 | - | 545 | 0.1% |
| <i>Other Asian</i> | 11 | 0.1% | 3,790 | 0.4% |
| <i>Native Hawaiian and Other Pacific Islander</i> | 2 | - | 193 | - |
| <i>Native Hawaiian</i> | 0 | - | 36 | - |
| <i>Guamanian or Chamorro</i> | 0 | - | 35 | - |
| <i>Samoan</i> | 1 | - | 37 | - |
| <i>Other Pacific Islander</i> | 1 | - | 85 | - |
| <i>Some Other Race</i> | 74 | 0.4% | 28,503 | 3.2% |
| <i>Two or More Races</i> | 112 | 0.7% | 19,958 | 2.3% |

Source: U.S. Census Bureau

Housing Characteristics

Household Size

In 2000, the household size saw a decrease from 1990. The average household size in 2000 in the Township was 2.89, down from 2.95 in 1990, as shown in Table 6. Conversely, the median household size in the County remained steady at 2.64 persons per household in 1990 and 2000.

The reduction in household size can be attributed to a number of factors. Trends in the 1970s through the 1990s included increases in divorce rates, the tendency to marry at later ages, increases in the number of elderly living alone, and a smaller number of children per family. These trends account for the decrease in population but increase in number of housing units.

Table 6
Household Characteristics, 2000
Township of Wyckoff and Bergen County

| Household Size | Borough | | County | |
|----------------|---------|---------|---------|---------|
| | Number | Percent | Number | Percent |
| 1 person | 819 | 14.78% | 81,573 | 24.66% |
| 2 person | 1801 | 32.50% | 101,508 | 30.68% |
| 3 person | 991 | 17.88% | 57,800 | 17.47% |
| 4 person | 1248 | 22.52% | 54,277 | 16.41% |
| 5 person | 523 | 9.44% | 23,625 | 7.14% |
| 6 person | 128 | 2.31% | 8,005 | 2.42% |
| 7+ person | 31 | 0.56% | 4,029 | 1.22% |

| Median Persons Per Household | Wyckoff | County |
|---------------------------------|---------|--------|
| *1950 | - | 3.39 |
| *1960 | - | 3.36 |
| *1970 | - | 3.19 |
| *1980 | - | 2.79 |
| 1990 | 2.95 | 2.64 |
| 2000 | 2.89 | 2.64 |

* data for this category is currently unavailable

Household Type

Over 83% of Wyckoff's population is comprised of family households, the majority of which are married couple families, as shown in Table 7. Almost 15% of the total number of households is a householder living alone. Householders 65 and over comprised 28.4% of the total number of households.

Table 7
Household Type, 2000
Township of Wyckoff

| Household by Type | Number | Percent |
|--|---------------|----------------|
| Total Households | 5,541 | 100.0% |
| <i>Family Households (Families)</i> | 4,634 | 83.6% |
| <i>With own children under 18 years</i> | 2,185 | 39.4% |
| <i>Married Couple Family</i> | 4,192 | 75.7% |
| <i>With own children under 18 years</i> | 2,185 | 39.4% |
| <i>Female Householder, no husband present</i> | 322 | 5.8% |
| <i>With own children under 18 years</i> | 132 | 2.4% |
| <i>Non-family households</i> | 88 | 1.6% |
| <i>Householder living alone</i> | 819 | 14.8% |
| <i>Householder 65 years and older</i> | 504 | 9.1% |
| | | |
| <i>Households with individuals under 18 years</i> | 2,410 | 43.5% |
| <i>Households with individuals 65 years and over</i> | 1,573 | 28.4% |
| | | |
| <i>Average Household Size</i> | 2.89 | (x) |
| <i>Average Family Size</i> | 3.22 | (x) |

Source: U.S. Census Bureau

Housing Characteristics

Wyckoff is an interesting community in terms of housing. Slightly over half of its housing stock was built between 1950 and 1969. Almost 24% of Wyckoff's housing was built prior to 1949. A relatively steady number of housing units were built in each decade between 1970 and 2000 to complete the present housing stock.

Of the total number of housing units, almost 87% of housing units in Wyckoff are occupied. Of these occupied housing units, almost 93% are owner occupied. Of the vacant units, a small number are for seasonal, recreational, or occasional use only.

Wyckoff is a predominantly single-family detached community. Over 89% of Wyckoff's housing stock is single-family detached homes. 73.6% of the homes in Wyckoff also have 7 or more rooms.

Table 8
Housing Data in 2000
Township of Wyckoff

| Housing Occupancy | Number | Percent |
|--|---------------|----------------|
| Total housing units | 5,638 | 100.0% |
| <i>Occupied housing units</i> | 5,541 | 86.5% |
| <i>Vacant housing units</i> | 97 | 13.5% |
| <i> for seasonal, recreational, or occasional use</i> | 21 | 0.3% |
| | | |
| <i>Homeowner vacancy rate (%)</i> | 0.4 | (x) |
| <i>Rental vacancy rate (%)</i> | 4.5 | (x) |

| Housing Tenure | Number | Percent |
|--|---------------|----------------|
| Occupied housing units | 5,541 | 100.0% |
| <i>Owner-occupied housing units</i> | 5,141 | 92.8% |
| <i>Renter-occupied housing units</i> | 400 | 7.2% |
| | | |
| <i>Average household size of owner-occupied housing units</i> | 2.94 | (x) |
| <i>Average household size of renter-occupied housing units</i> | 2.21 | (x) |

| Year Structure Built | Number | Percent |
|-----------------------------|---------------|----------------|
| <i>1990 to March 2000</i> | 477 | 8.5% |
| <i>1980 to 1989</i> | 455 | 8.1% |
| <i>1970 to 1979</i> | 487 | 8.6% |
| <i>1960 to 1969</i> | 1415 | 25.1% |
| <i>1950 to 1959</i> | 1458 | 25.9% |
| <i>1940 to 1949</i> | 646 | 11.5% |
| <i>1939 or earlier</i> | 700 | 12.4% |
| Totals | 5638 | 100.0% |

| # of Rooms | Number | Percent |
|-------------------|---------------|----------------|
| <i>1</i> | 39 | 0.7% |
| <i>2</i> | 42 | 0.7% |
| <i>3</i> | 62 | 1.1% |
| <i>4</i> | 83 | 1.5% |
| <i>5</i> | 451 | 8.0% |
| <i>6</i> | 813 | 14.4% |
| <i>7 or more</i> | 4148 | 73.6% |
| Totals | 5638 | 100.0% |

| Units in Structure | Number | Percent |
|----------------------------|---------------|----------------|
| <i>1-unit, detached</i> | 5052 | 89.6% |
| <i>1-unit, attached</i> | 270 | 4.8% |
| <i>2 units</i> | 134 | 2.4% |
| <i>3 or 4 units</i> | 60 | 1.1% |
| <i>5 to 9 units</i> | 17 | 0.3% |
| <i>10 to 19 units</i> | 0 | 0.0% |
| <i>20 or more units</i> | 98 | 1.7% |
| <i>Mobile Home</i> | 0 | 0.0% |
| <i>Boat, RV, van, etc.</i> | 7 | 0.1% |
| Totals | 5638 | 100.0% |

Source: U.S. Census Bureau

Household Income

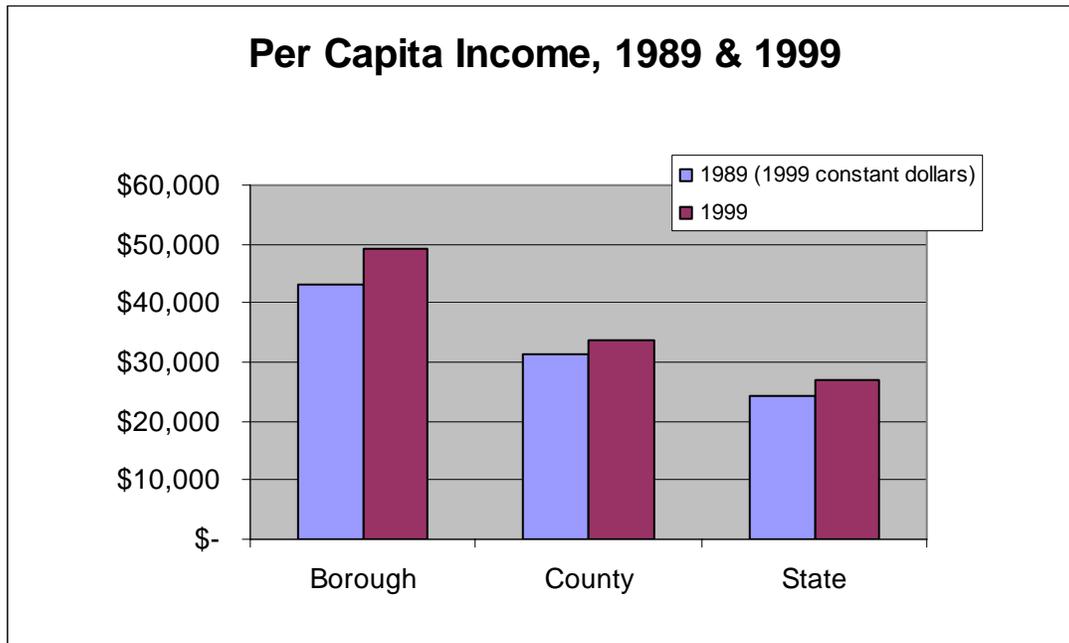
Wyckoff Township is a relatively wealthy community in terms of income. Wyckoff Township had a per capita income of \$49,375 in 1999, much greater than the state's per capita income of \$27,006, and greater than Bergen County's per capita income of \$33,638, shown in Table 8 below. In 1999, the median household income for the Township was \$103,614, 58.8% greater than Bergen County's median income of \$65,241, and 87.8% greater than the state's median income of \$55,146.

These numbers represent a significant increase in Wyckoff's spending power in terms of constant dollars. The constant dollar figures revise the 1989 income figures by taking into account inflation. The Township's per capita income increased by 14.9% between 1989 and 1999, while the county per capita income increased by only 7.6%. Wyckoff's 5.2% increase in median income was greater than both the county and the state, which increased at 2.1% and 3.8%, respectively.

In terms of household distribution, more Township households earned over \$100,000 than the county, yet fewer earned between \$35,000 and \$100,000 than the county, as seen in Table 8. In addition, over 78% of the Township's households earned over \$50,000, with the largest percentage (21.4%) earning \$200,000 or more. The bulk of the County's households earned between \$35,000 and \$149,999.

Table 9
Per Capita and Household Income
1989 and 1999
Township of Wyckoff, Bergen County, and State of NJ

| Per Capita Income | | | | |
|-------------------|----------------|-------------------------|----------------|----------|
| | 1989 | 1989 | 1999 | % Change |
| | (1989 dollars) | (constant 1999 dollars) | (1999 dollars) | |
| <i>Township</i> | \$ 33,124 | \$ 42,990 | \$ 49,375 | 14.85% |
| <i>County</i> | \$ 24,080 | \$ 31,252 | \$ 33,638 | 7.63% |
| <i>State</i> | \$ 18,714 | \$ 24,288 | \$ 27,006 | 11.19% |



| Median Household Income | | | | |
|-------------------------|----------------|-------------------------|----------------|----------|
| | 1989 | 1989 | 1999 | % Change |
| | (1989 dollars) | (constant 1999 dollars) | (1999 dollars) | |
| <i>Township</i> | \$ 75,905 | \$ 98,514 | \$ 103,614 | 5.18% |
| <i>County</i> | \$ 49,249 | \$ 63,918 | \$ 65,241 | 2.07% |
| <i>State</i> | \$ 40,927 | \$ 53,118 | \$ 55,146 | 3.82% |

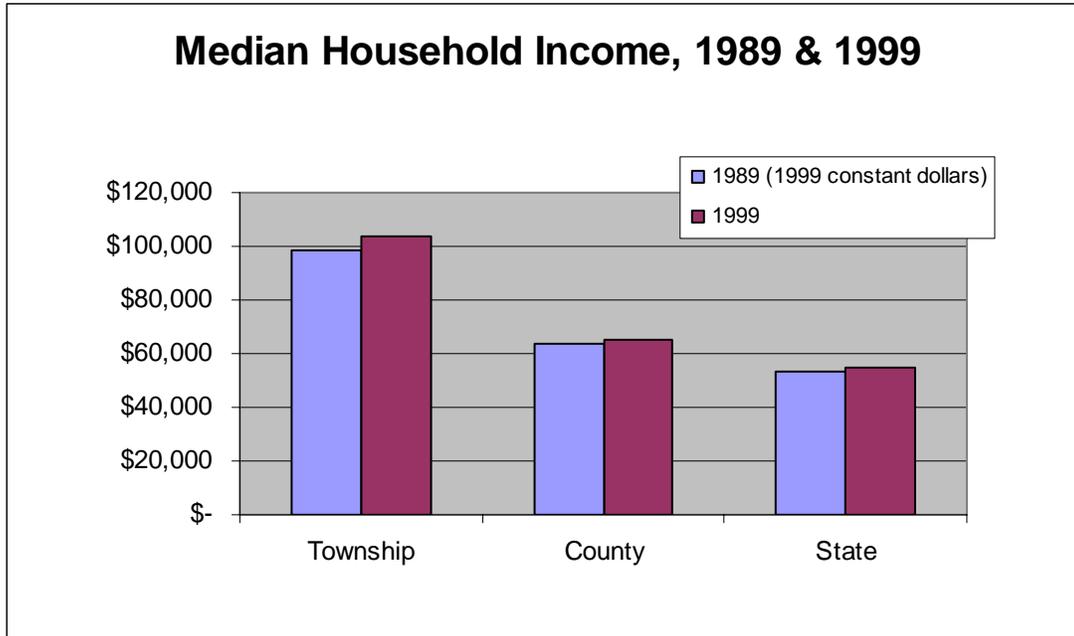
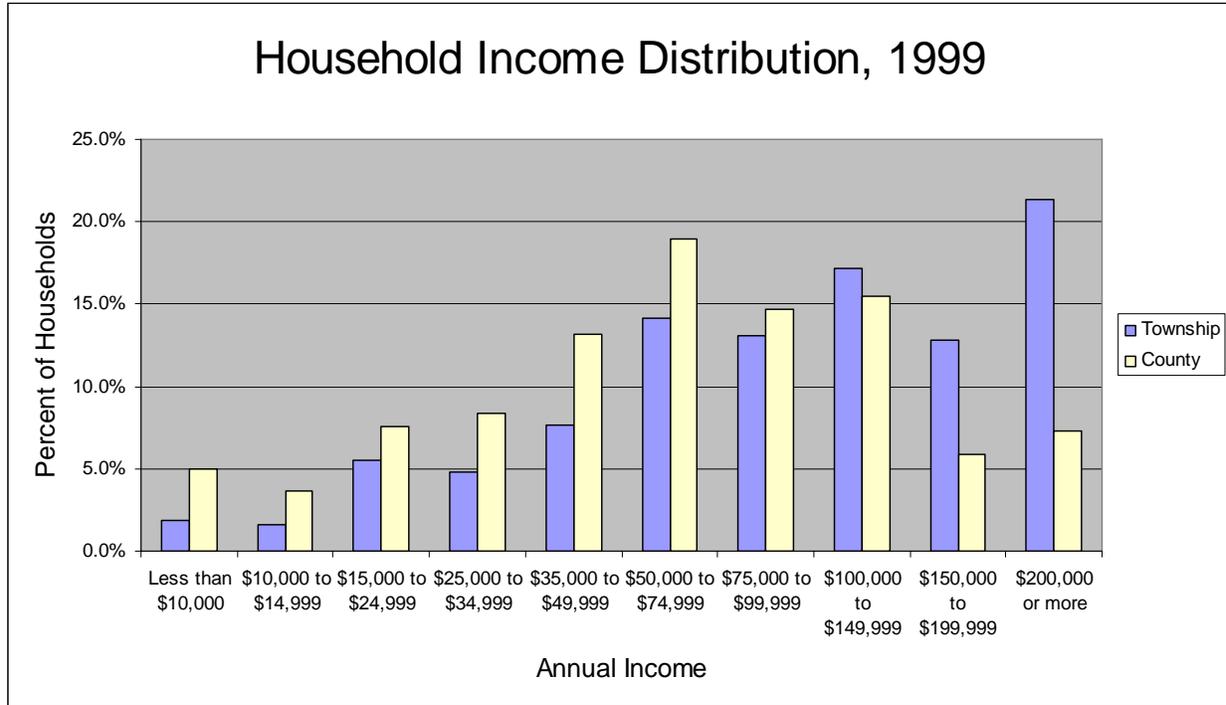


Table 10
1999 Household Income Distribution
Township of Wyckoff and Bergen County

| Income | Township | | County | |
|------------------------|-----------------|---------------|-----------------|---------------|
| | # of Households | Percent | # of Households | Percent |
| Less than \$10,000 | 103 | 1.9% | 16,418 | 5.0% |
| \$10,000 to \$14,999 | 88 | 1.6% | 12,028 | 3.6% |
| \$15,000 to \$24,999 | 309 | 5.6% | 25,022 | 7.6% |
| \$25,000 to \$34,999 | 266 | 4.8% | 27,776 | 8.4% |
| \$35,000 to \$49,999 | 427 | 7.7% | 43,546 | 13.2% |
| \$50,000 to \$74,999 | 787 | 14.1% | 62,841 | 19.0% |
| \$75,000 to \$99,999 | 726 | 13.0% | 48,612 | 14.7% |
| \$100,000 to \$149,999 | 957 | 17.2% | 51,224 | 15.5% |
| \$150,000 to \$199,999 | 713 | 12.8% | 19,403 | 5.9% |
| \$200,000 or more | 1,190 | 21.4% | 24,021 | 7.3% |
| Totals | 5,566 | 100.0% | 330,891 | 100.0% |

Source: US Bureau of the Census



Source: US Bureau of the Census

Table 11
Real Property Valuations, 1996

| Property Valuation, 1996 | | |
|--------------------------|--------------|-------------|
| Class | # of Parcels | % Valuation |
| Vacant | 150 | 1.35 |
| Residential | 5,236 | 91.03 |
| Farm | 13 | 0.26 |
| Commercial | 136 | 5.95 |
| Industrial | 18 | 1.4 |
| Apartments | 1 | 0.01 |
| Total | 5,554 | 100 |

Table 13
Residential Building Permits
1980 to 2003*

| Year | Total | Single Family | 2 to 4 Family | 5 or more Family |
|---------------|--------------|---------------|---------------|------------------|
| 1980 | 90 | 90 | 0 | 0 |
| 1981 | 52 | 52 | 0 | 0 |
| 1982 | 23 | 23 | 0 | 0 |
| 1983 | 38 | 38 | 0 | 0 |
| 1984 | 42 | 42 | 0 | 0 |
| 1985 | 26 | 26 | 0 | 0 |
| 1986 | 54 | 54 | 0 | 0 |
| 1987 | 62 | 62 | 0 | 0 |
| 1988 | 61 | 61 | 0 | 0 |
| 1989 | 50 | 50 | 0 | 0 |
| 1990 | 29 | 29 | 0 | 0 |
| 1991 | 23 | 23 | 0 | 0 |
| 1992 | 21 | 21 | 0 | 0 |
| 1993 | 23 | 23 | 0 | 0 |
| 1994 | 43 | 43 | 0 | 0 |
| 1995 | 31 | 31 | 0 | 0 |
| 1996 | 11 | 11 | 0 | 0 |
| 1997 | 81 | 81 | 0 | 0 |
| 1998 | 68 | 68 | 0 | 0 |
| 1999 | 74 | 74 | 0 | 0 |
| 2000 | 63 | 63 | 0 | 0 |
| 2001 | 63 | 63 | 0 | 0 |
| 2002 | 60 | 60 | 0 | 0 |
| 2003 | 57 | 53 | 4 | 14 |
| 2004* | 7 | 5 | 2 | 0 |
| Totals | 1,152 | 1,146 | 6 | 14 |

* through May 2004

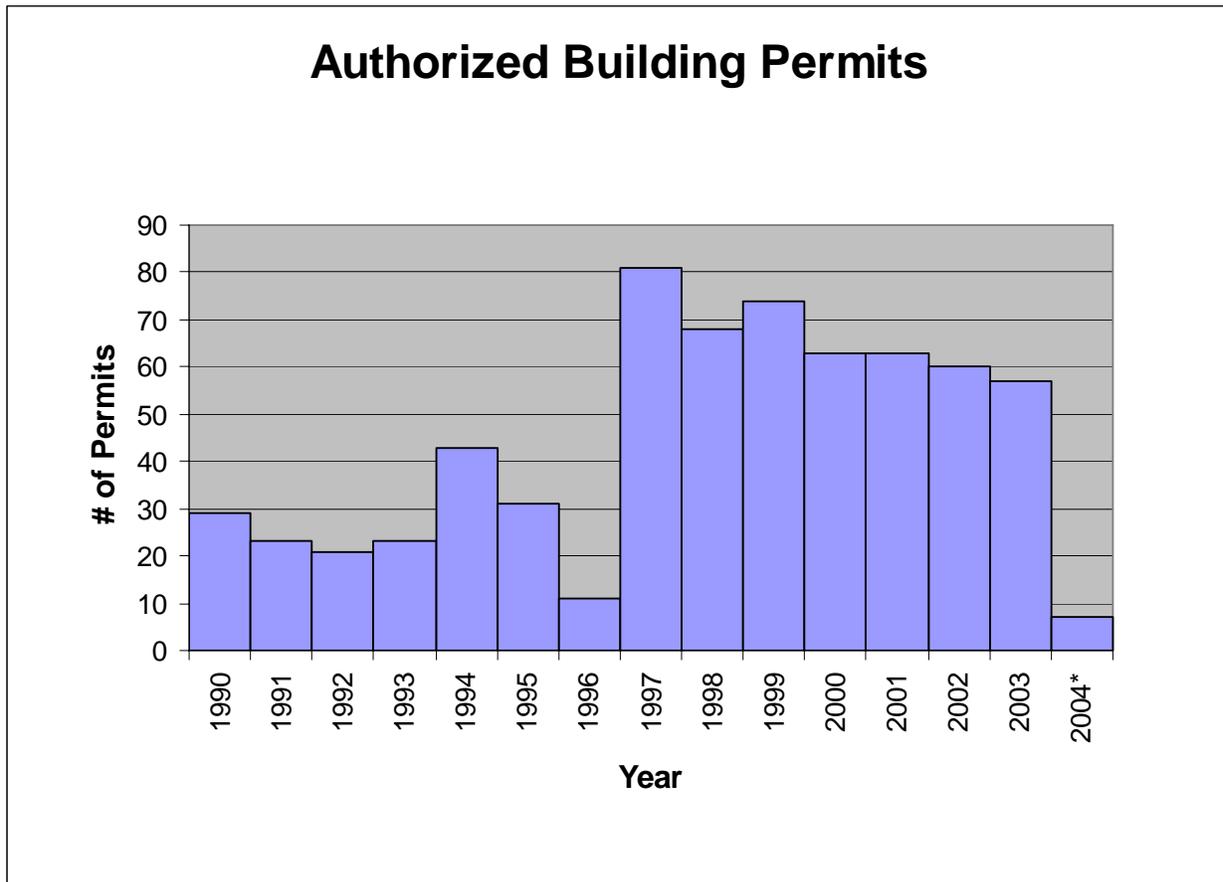
Source: NJ Department of Labor

Residential Development

A significant level of single-family development occurred in the Township during the 1950s and 1960s. Residential development continued at a somewhat slower rate during the 1970s to the present (average of 8.4%). During the years 1988 to 2003, an average of 50 residential building permits per year was issued. The following chart shows the number of residential building permits issued from 1980 to May 2004.¹

¹ Reflects a partial year of building permit data.

**Chart 5
Authorized Building Permits**



Development Activity Since 2000

1. A new King's Supermarket was constructed on the northwest corner of Clinton Avenue and Wyckoff Avenue. The King's occupied the space for a short time but soon the space fell vacant. Walgreen's, formerly located in the A&P Shopping Center, relocated to this space in 2004.
2. A new mixed-use building with office/retail space below and residential apartments above is under construction at the corner of Everett Avenue and Clinton Avenue. Occupancy is slated for fall 2004.
3. Several new town homes are under construction on Everett Avenue between Clinton Avenue and Main Street.
4. Field stone Townhouses with a Mt. Laurel component have been built on Lawlins Road since 2000.

5. The Larkin House was completely renovated for public use.
6. Hartgers Jewelry has recently expanded and the entry way to the YMCA was improved by way of a lease back arrangement between the Township and the owners of Hartgers Jewelry.

Employment

A general analysis of Wyckoff’s adult labor pool is included in Table 12. Wyckoff Township has followed the larger economic trends of New Jersey and the Northeast, with higher unemployment rates in the early to mid-1990s, which were typical of the region as a whole. Wyckoff’s residents have experienced an average of a 2% unemployment rate since 1998.

Table 12
Employment Characteristics
Township of Wyckoff

| Year | Labor Force | Employment | Unemployment | Unemployment Rate |
|------|-------------|------------|--------------|-------------------|
| 1990 | 7,758 | 7,606 | 152 | 2.0% |
| 1991 | 7,625 | 7,417 | 208 | 2.7% |
| 1992 | 7,404 | 7,128 | 276 | 3.7% |
| 1993 | 7,383 | 7,130 | 253 | 3.4% |
| 1994 | 7,428 | 7,193 | 235 | 3.2% |
| 1995 | 7,538 | 7,316 | 222 | 2.9% |
| 1996 | 7,683 | 7,476 | 207 | 2.7% |
| 1997 | 7,843 | 7,670 | 173 | 2.2% |
| 1998 | 7,799 | 7,656 | 143 | 1.8% |
| 1999 | 7,846 | 7,699 | 147 | 1.9% |
| 2000 | 7,877 | 7,757 | 120 | 1.5% |
| 2001 | 7,776 | 7,635 | 141 | 1.8% |
| 2002 | 7,756 | 7,560 | 196 | 2.5% |
| 2003 | 7,753 | 7,559 | 194 | 2.5% |

Source: NJ Department of Labor

State Plan

A new 2004 State Plan is under review and going through the cross-acceptance process with all municipalities in the State. Wyckoff, at the time of the last Reexamination, had recommended applying for a Town Center Designation. However, a Town Center designation is no longer contemplated.

Summary

An analysis of the demographic data only reinforces the basis for the current policies and objectives upon which the Master Plan is based. One of the most important goals is regarding the 55 and older population. The Township's 55 and older population has increased dramatically over the last census decade. The Township will continue to encourage housing opportunities as well as other types of services for this population.

D. SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

Based on the general recommendations in the 2000 Reexamination, and subsequent study by the Planning Board and the Township's planning consultant, Kauker, Gregory, and Kauker, LLC, this Reexamination recommends specific changes to both the Master Plan and the development regulations for the Township. The proposed modifications are outlined below. Additionally, all the recommendations in the 2000 Reexamination remain valid, unless modified herein.

Master Plan Goals:

Goal: to obtain additional commercial parking in all business zones to maintain and create a more vibrant business community.

Goal: to preserve steep slope areas to maintain the environmental integrity of such lands.

Zoning Ordinance Modifications:

ISSUE 1 – Modernize and update zoning uses and allow for less cumbersome enforcement.

RESPONSE

- A. Delete Section 186-8 - Table of Permitted Uses, duplicates Section 186-12 Uses in B-1 Central Business Zone
- B. In Section 186-26 B - Schedule of Off-street Parking Requirements, revise parking regulations to bring them into conforming to contemporary standards.
- C. Revise Section 186-27 - Off-street Loading to regulate business with 5,000 sq. ft. in area and above.

ISSUE 2 – Clarify and re-define restaurants and their parking requirements.

RESPONSE

Delete in Section 186-26C and 186-26B 1st part, reference to restaurants, taverns, clubs, lodge, or similar uses. Replace in both places with the following:

Food Establishments

- a) Eating and Drinking Establishments with no On-Site Consumption. Retail establishments selling food and drinks with no on-site consumption or waiter service such as delis, coffee bars, pizza, and other similar establishments: 1 parking space per 150 sq. ft. of gross floor area.

- b) Eating and Drinking Establishments with On-Site Consumption. Retail establishments selling food and drinks with on-site consumption and no waiter service, with or without a drive-thru window: 1 parking space for each 75 sq. ft. of gross floor area.
- c) Restaurants. Restaurants or bars where table service is provided: one (1) space per 3.0 seats, inclusive of tables, bar seats and parking needs generated by employees.

ISSUE 3 – Allow non-adjacent parking lots in any zone limited to a reasonable distance to certain main business zones.

RESPONSE

The Planning Board recommends this change to allow parking on properties with a maximum distance requirement of 300 ft. in the B-1 and B-1A zones.

ISSUE 4 – Provide for additional business parking opportunities by allowing off-street parking in residential zones which are contiguous to business properties in the B-2 and B-3 zones.

RESPONSE

Amendment 186-26D to allow parking in contiguous residential zones as follows:

- Business off-street parking space in a residential zone. The off-street parking space required for business uses in the B-2 and B-3 zones may be provided in a residential zone, subject to the following procedures and standards:

Location requirements. Such business off-street parking space in a residential zone shall be contiguous to the business property which it serves, not separated there from by a public street, and every portion of the parking area shall be located not more than one hundred 125 ft. from the B-2 and B-3 business zones.

ISSUE 5 - Windham Court North Condominium property rezoning

RESPONSE

This is a request to consider rezoning this property to be consistent with the use variance project. Unless the project were designed to fit an existing multiple family zone, The Planning Board recommends leaving it as it is rather than designing a zone amendment to fit the project.

ISSUE 6 – Require Planning Board and Zoning Board of Adjustment to make completeness decision of comprehensive applications, etc.

RESPONSE

The Planning Board and Zoning Board of Adjustment have the decision responsibility for major site plans for commercial, industrial and multiple family development applications, major subdivisions, and use variance applications. All other applications, i.e., minor site plans and minor subdivision and bulk (C) variance are recommended to be handled by the Township engineer.

ISSUE 7 - Abolish off-street loading zone requirements for businesses less than 5,000 sq.ft.

RESPONSE

Revise Section 186.27A to modify off-street loading zone requirements to regulate businesses in excess of 5,000 sq.ft.

ISSUE 8 - Eliminate 3,000 sq. ft. maximum building area in the Neighborhood Business Zone

RESPONSE

The Planning Board agrees with this recommendation as contained in the 2000 Reexamination Report. It is the nature of uses that are most important. Building size will be self-regulated by current size of parcels within the B-2 Zone. Recommend to amend 186-14A and delete 186-14B.

ISSUE 9 – Rezoning of B1-A to B-1 along major thoroughfares

RESPONSE

The B1-A zone is currently bordered by Wyckoff Avenue to the west, Main Street to the north, and Franklin Avenue to the south and east. However, along Wyckoff Avenue and Franklin Avenue, the opposite side of the street is zoned B-1. To reinforce the cohesiveness of these streetscapes, this Reexamination recommends the rezoning all properties currently located in the B1-A Zone that align Wyckoff Avenue and Franklin Avenue to the B-1 zone.

ISSUE 10 – Rezoning of Bracket Property

RESPONSE

The Zoning Map should be amended to include the Bracket Property, Block 203, Lot 1.05, with an address of 352 Crescent Avenue; a landlocked property previously in Mahwah which was annexed to the township of Wyckoff. The zoning map should be amended to include this lot in the adjacent residential district.

ISSUE 11 – Need for additional Environmental Regulations and a Steep Slope Ordinance

RESPONSE

The Planning Board has identified certain areas within the Township which have steep topography. In response to these environmental conditions, the Planning board recommends the adoption of a Steep Slope Ordinance.

ISSUE 12 – Need for additional commercial parking

RESPONSE

The Planning Board recognizes the need for obtaining additional commercial parking for all business zones in order to maintain and create a more vibrant business community.

ISSUE 13 – How to encourage interior block parking

RESPONSE

The Planning Board recommends the consideration of proactive zoning measures to achieve this objective.

E. RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE MASTER PLAN AND DEVELOPMENT REGULATIONS

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 our opinion that 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.

Appendix B

B. Schedule of off-street parking requirements. [Amended 11-15-1982 by Ord. No. 885]

Permitted Use - Off-street Parking Spaces Required

1) Dwelling units:

Existing: 2 per dwelling unit.

2) Incidental home occupations:

Existing: 1 per 100 square feet of gross floor area devoted to such use in addition to dwelling unit requirements.

Proposed: **one (1) space per 250 square feet of gross floor area.**

3) Offices located in dwelling units:

Existing: 1 per 100 square feet of gross floor area devoted to such use in addition to dwelling unit requirements, plus 1 per each employee.

Proposed: **one (1) space per 250 square feet of gross floor area.**

4) Funeral homes:

Existing: 2 per 100 square feet of gross floor area devoted to such use or 75 spaces, whichever is greater.

Proposed: **two (2) spaces** per 100 square feet of gross floor area devoted to such use or 75 spaces, whichever is greater.

5) Other business uses:

Existing: 1 per 100 square feet of gross floor area, other than storage, including basement space where the latter is used for business purposes other than storage, plus 1 per each employee.

Proposed: **one (1) space per 200** square feet of gross floor area, other than storage, including basement space where the latter is used for business purposes other than storage.

6) Food Establishments:

Existing: 2 per 100 square feet of gross floor area, plus 1 per each employee.

Proposed:

- **Eating and Drinking Establishments with no On-Site Consumption**
Retail establishments selling food and drinks with no on-site consumption or waiter service such as delis, coffee bars, pizza, and other similar establishments: **one (1) parking space per 150 sq. ft. of gross floor area.**
- **Eating and Drinking Establishments with On-Site Consumption**
Retail establishments selling food and drinks with on-site consumption and no waiter service, with or without a drive-thru window: **one (1) parking space for each 75 sq. ft. of gross floor area.**
- **Restaurants**
Restaurants or bars where table service is provided: **one (1) space per 2.75 seats, inclusive of tables, bar seats and parking needs generated by employees.**

1) Places of assembly, including schools and churches:

- Existing: 1 per 3 seats of seating accommodations in largest assembly room.
- Proposed: **one (1) space per three (3) seats** of seating accommodations in largest assembly room

2) Hospitals and similar institutions:

- Existing: 1 per 2 beds, plus 1 space per employee; minimum of 50 spaces, plus 1 per each employee.
- Proposed: **one (1) space for each bed.**

3) **Industrial, Manufacturing and Assembly Operations:**

- Proposed: **one (1) space per 1,000 square feet of gross floor area.**

4) Industrial and Office Uses:

- Existing: 1 spaces per employee on the maximum shift, plus 1 space per 200 square feet devoted to sales or office area, or 1 space per 1,000 square feet of gross floor area of warehouse or storage, 1 space per 200 square feet of sales or office area and 1 space per 500 square feet of gross floor area of all other uses, whichever is greater.
- Proposed: **Industrial/Warehouse/Office Uses:**
one (1) space per 250 square feet for offices plus one (1) space per 2,000 square feet of gross floor area for warehouse.

5) Bowling Alley:

Existing: 4 per alley.

Proposed: **four (4) spaces per alley**

6) Dance studio, center and work, and school of theatrical arts:

Existing: 1 per 100 square feet of gross floor area devoted to such use.

Proposed: **one (1) space** per 100 square feet of gross floor area devoted to such use.

7) Aerobic/gym facility, weight control establishments (added 9-20-1988 by Ord. No. 1044):

Existing: 1 per 100 square feet of gross floor area other than storage, including basement space where the latter is used for business purposes other than storage, plus 1 per each employee.

Proposed: **one (1) space** per 100 square feet of gross floor area other than storage, including basement space where the latter is used for business purposes other than storage, plus **one (1) space per 250 square feet of office and support areas.**

8) Academic tutoring services (Added 9-12-1989 by Ord. No. 1073):

Existing: 1 per 100 square feet of gross floor area.

Proposed: **one (1) space** per 100 square feet of gross floor area.

9) RPP-1 Recreation/Public Purpose Zone (Added 10-6-1992 by Ord. No. 1146)

Existing:

- Offices, classrooms and other indoor facilities: 1 per 200 square feet of gross floor area.
- Swimming pools: 1 per 100 square feet of water surface area for indoor pools.

Proposed:

- Offices, classrooms and other indoor facilities: **one (1) space** per 200 square feet of gross floor area.

- Swimming pools: **one (1) space** per 100 square feet of water surface area for indoor pools.

**B. Schedule of off-street parking requirements for the B-1, B-1A, B-2 and B-3 Zones
[Amended 9-4-1984 by Ord. No. 937; 2-19-1985 by Ord. No. 944]**

In the B-1, B-1A, B-2 and B-3 Zones, the parking requirements for the use permitted shall be as hereinafter set forth. If a particular use is not listed, the Planning Board or Board of Adjustment, as the case may be, shall determine the parking requirements at the time of development approval based upon the parking requirements of similar uses. In addition to the parking requirements based on floor area, there shall be an additional requirement of one (1) parking space per establishment for employee parking, except where an entire building or structure on a lot is occupied by a single business establishment. [Amended 9-20-1988 by Ord. No. 1044; 9-12-1989 by Ord. No. 1073; 7-19-1994 by Ord. No. 1207]

Use: 1 space required for each square foot of gross floor area designated below, with calculations based upon exterior use building dimensions.

1) Academic tutoring services:

Existing: 1 per 100 square feet of gross floor area, plus 1 per each employee.

Proposed: **one (1) space** per 100 square feet of gross floor area.

2) Accessory uses clearly and customarily incidental to a permitted use being conducted on the same premises, except as hereinafter provided:

Existing: none.

3) Aerobic/gym facility/weight training and weight control establishments and recreation:

Existing: 100

4) Art galleries:

Existing: 200

5) Automobile parking operated in conjunction with permitted uses:

Existing: none

6) Bakeries:

Existing: 150

7) Banks and Financial Institutions:

Existing: 200

Proposed: **one (1) space per 250 square feet office area plus one (1) space for each 200 square feet for customer service area**

8) Barbershops and beauty salons:

Existing: 100

Proposed: **Salons/Barber Shop/Massage Therapy/Tanning Salon and the like (Personal Care):
50**

9) Chiropractors:

Existing: 100

10) Churches and similar places of worship, including accessory buildings incidental thereto (see Article IV):

Existing: 1 per 3 seats

Proposed: **one (1) space per three (3) seats**

11) Drugstores:

Existing: 150

12) Dwelling, single-family:

Existing: 2 per unit

Proposed: **two (2) spaces per unit**

13) Dwelling, two-family:

Existing: 2 per unit

Existing: **two (2) spaces per unit**

14) Food stores, retail:

Existing: 150

15) Hardware:

Existing: 150

16) Home occupations:

Existing: 1/100

17) Insurance brokers and travel agencies:

Existing: 150

18) Medical doctors and dentists:

Existing: 150

19) Office, general, corporate, business and professional, except as otherwise listed in this schedule:

Existing: 200

Proposed: 250

20) Pet shops:

Existing: 200

21) Photographic studios:

Existing: 200

22) Public buildings of a governmental or cultural nature, but not including warehouses or workshops:

Existing: 200

23) Real Estate Brokers:

Existing: 1 per 200, plus 1 space for every 4 salespersons, agents and agent-brokers whose license is registered at the office

Proposed: **one (1) space per 150 square feet of gross floor area**

24) Restaurants and Taverns Where Food is Consumed within the Building:

Existing: 1 per 2 seats

Proposed:

Food Establishments

- Eating and Drinking Establishments with no On-Site Consumption
Retail establishments selling food and drinks with no on-site consumption or waiter service such as delis, coffee bars, pizza, and other similar establishments: one (1) parking space per 150 sq. ft. of gross floor area.
- Eating and Drinking Establishments with On-Site Consumption
Retail establishments selling food and drinks with on-site consumption and no waiter service, with or without a drive-thru window: one (1) parking space for each 75 sq. ft. of gross floor area.
- Restaurants
Restaurants or bars where table service is provided: one (1) space per 2.75 seats, inclusive of tables, bar seats and parking needs generated by employees.

1) Retail sales and services, except those shops and stores specifically listed in this schedule:

Existing: 200

2) Stationery stores:

Existing: 100

3) Telephone exchanges:

Existing: 200

4) Theatres and assembly halls housed in a permanent structure:

Existing: 1 per 3 seats

Proposed: **one (1) space per three (3) seats**

5) Videotape movies, rentals and sales:

Existing: 200

Site plan approval. Notwithstanding any provisions of the contrary In Chapter 168, subdivision and Site Plan Review, and/or Chapter 46, Land Use Procedures of the Code of the Township of Wyckoff, site plan approval by the Planning Board or Board of Adjustment, as the case may be, shall be required in the B-1, B-1A, B-2, B-3, B-4, B-5, L-1, and L-2 Zones for any new building or addition to an existing building (with exception of a building or addition used or to be used solely as a single-family or two-family dwelling or accessory thereto) or for any change in use or occupancy of a building which would result in a change in the parking requirements, except where a variance from the parking requirements of the proposed use has been previously granted or where no land is available for parking. In any event, where the proposed use required additional parking under Zoning Ordinance standards, a certificate of occupancy shall not be issued without the grant of necessary variances by the Board of Adjustment or Planning Board, as the case may be.

Whenever a parking area shall contain more than fifty (50) parking spaces, the applicant shall, upon request of the Planning Board, submit a plan of the parking area showing the layout of the site, including the arrangement, location and width of all parking and loading spaces, driveways and walkways, prepared by a qualified traffic engineer.

B. Business off-street parking space in a residential zone. The off-street parking space required for business uses in the B-1 Zone may be provided in a residential zone, subject to the following Procedure and standards:

1) Location requirements. Such business off-street parking space in a residential zone shall be contiguous to the business property which it serves, not separated there from by a public street, and every portion of the parking area shall be located not more than one hundred twenty-five (125) feet from the B-1 Zone.

2) Other site requirements.

a. The layout of the site with respect to the arrangement and width of driveways and walkways shall be reviewed by the Planning Board from the standpoint of safety, and all entrances and exits shall be at least thirty (30) feet from street intersection and not more than twenty-five (25) feet in width.

b. A landscaped buffer strip shall be provided between adjacent residential property in order to insulate and screen said residential property. See definition of "buffer strip."

c. The site shall otherwise be arranged so as to result in a minimum of disturbance to adjacent residential uses.

1) Restrictions on the use of business off-street parking in a residence zone.

- a. Such off-street parking space may be used only for parking and loading; repairing, servicing and storing are expressly prohibited on such off-street parking space.
 - b. Such off-street parking space may only be used during the regular business hours of the business user utilizing said space, and entrance and exits shall be suitably blocked to prevent use at all other times. Wheel bumper guards shall be installed to prevent any portion of any automobile from being parked closer than fifteen (15) feet to any residential lot line or street right-of-way line.
- B. Whenever off-street parking plan approval is required for property within a residential zone, a buffer strip shall be required between the parking area and adjacent property located in a residential zone. See definition of “buffer strip.”
- C. Parking aisles. The width of the aisles of the parking areas shall meet the following requirements:
- 1) Ninety-degree parking: twenty-four (24) feet.
 - 2) Sixty-degree parking: eighteen (18) feet.
 - 3) Forty-five degree parking: thirteen (13) feet.
 - 4) Thirty-five degree parking: eleven (11) feet.
- B. For uses not listed in the schedule in Subsection C, the requirements shall be the same as those in the schedule in Subsection B.

Special parking regulations, L-1 and L-2 Zones. If the number of employees is not known, the square foot requirements shall be used. If the square foot requirement exceeds the employee requirement, the layout shall show sufficient spaces to satisfy the square foot requirement, but only the spaces needed to satisfy the employee requirement need be paved. The site plan shall state that the remaining spaces are to be reserved for future parking in case of increased employees.