

**MASTER PLAN
PERIODIC REEXAMINATION REPORT
WYCKOFF, NEW JERSEY**



July 14, 2010

Prepared for:

The Township of Wyckoff

Prepared by:



Town Planning and Development Consultants

**356 Franklin Avenue
Wyckoff, New Jersey 07481**

**201 847-2900 P
201 847-2424 F**

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ACKNOWLEDGEMENTS

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Rudolph E. Boonstra, Mayor
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Andrew Wingfield

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Prepared by

Michael F. Kauker, PP

Project Staff

Principal Planner: Michael D. Kauker, PP, AICP

Senior Associate Planner: William L. Budd, PP, AICP

Administrative Services: Cecilia G. Villanueva

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Michael F. Kauker

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Table of Contents

REGIONAL LOCATION.....	3
MAJOR PROBLEMS AND OBJECTIVES RELATING TO LAND DEVELOPMENT IN WYCKOFF AT THE TIME OF THE LAST REEXAMINATION REPORT	5
EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SINCE 2004.....	12
EXTENT TO WHICH THERE HAVE BEEN SIGNIFICANT CHANGES IN THE ASSUMPTIONS, POLICIES AND OBJECTIVES FORMING THE BASIS OF THE MASTER PLAN	18
STATISTICAL CHANGES	18
SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS.....	42
RECOMMENDATIONS CONCERNING THE INCORPORATION OF REDEVELOPMENT PLANS INTO THE MASTER PLAN AND DEVELOPMENT REGULATIONS.....	51

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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 serves as a blueprint for land use development in a community. In addition it also 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.”

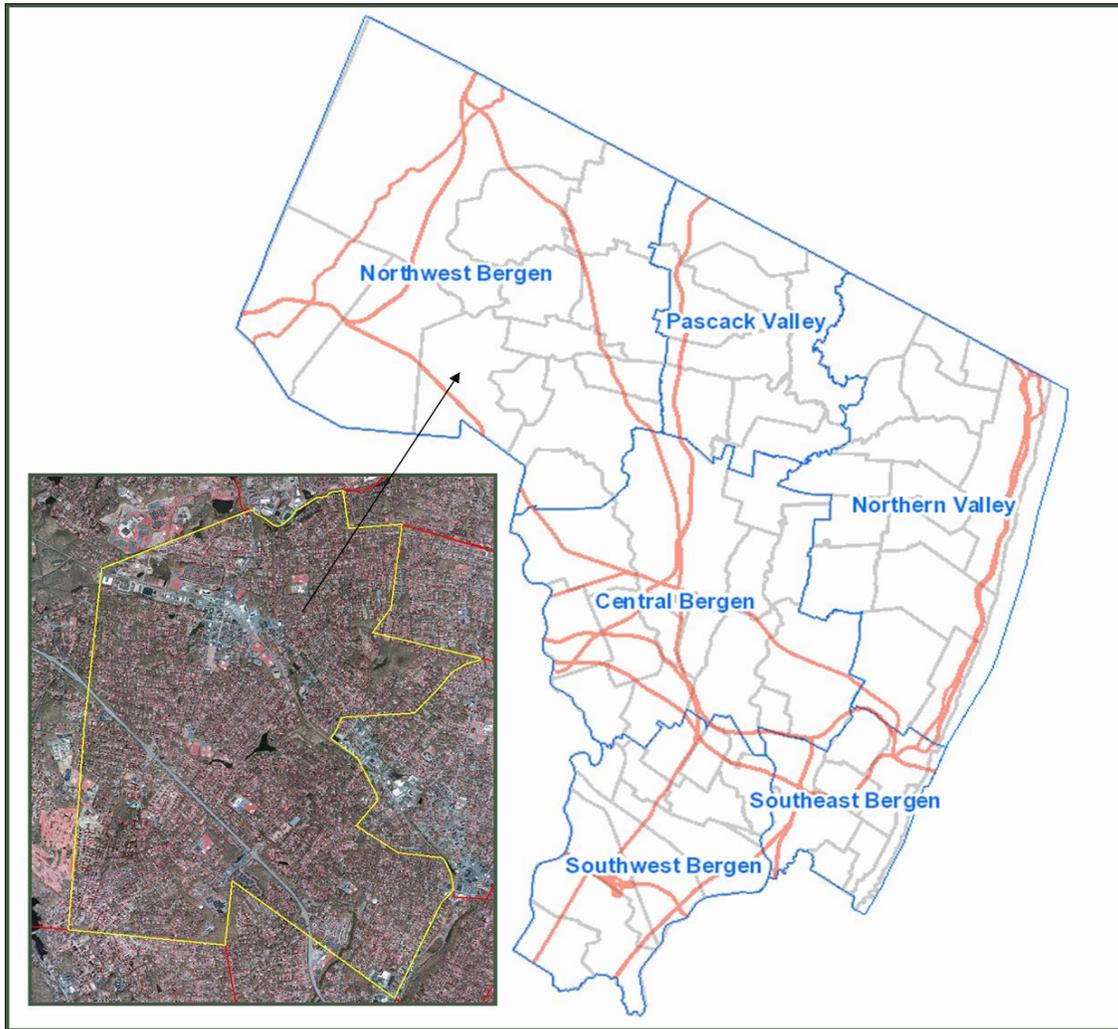
A master plan also must include land use and housing plan elements and may include a number of other plan elements addressing topics such as circulation and community facilities. These elements may be divided into subplan elements and may be prepared and adopted in sequences. Other required components 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 1978, with its most recent Master Plan Reexamination in 2004 with 2005 amendment, and Housing Element Amendment in 2008. The 2010 Wyckoff Master Plan Reexamination Report updates these documents and includes the following six sections in accordance with *N.J.S.A.* § 40:55D-89, a through f:

- 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.

REGIONAL LOCATION

The Township of Wyckoff has an area of approximately 6.57 square miles and is located in the Northwest section of Bergen County, New Jersey bordering the Borough of Allendale and Township of Mahwah to the north, the Borough of Franklin Lakes to the west, the Borough of Waldwick, Borough of Midland Park and Village of Ridgewood to the east and the Borough of North Haledon and Borough of Hawthorne both located in Passaic County to the south. The following map shows the location of Wyckoff in Bergen County.



Source: NJ DEP i-map.

The following is an aerial photograph of the Township of Wyckoff outlined in yellow.



Source: NJ DEP i-map.

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 2004 with 2005 amendment included 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.

GOALS AND OBJECTIVES

The 1995 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 2004 Master Plan Reexamination and 2005 amendment further amended these goals to include the following:

1. To obtain additional commercial parking in all business zones to maintain and create a more vibrant business community.
2. To preserve steep slope areas to maintain the environmental integrity of such lands.

MAJOR PROBLEMS

The following section identifies the major problems identified in the 2004 Master Plan Reexamination Report and 2005 amendment, including traffic and circulation, mass transit, parking and land use.

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.

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 to accommodate a larger number of senior citizens.

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

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.

EXTENT TO WHICH SUCH PROBLEMS AND OBJECTIVES HAVE BEEN REDUCED OR HAVE INCREASED SINCE 2004

This section of the current report examines the major problems identified in the previous section and indicates the extent to which these problems have increased or decreased since the last Master Plan Reexamination Report in 2004 and 2005 amendment.

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.

Main Street

Main Street from Wyckoff Avenue to Madison Avenue was improved in Phase 4. The sidewalk along the railroad from Madison Avenue to Franklin Avenue remains to be improved.

Clinton Avenue

The 5th 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.

Tree City USA

Wyckoff has achieved in 2010 Tree City USA status.

Other Improvements

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 inspection.

The Memorial Field roadway was re-constructed to create additional parking and Belgium block curbing installed between the Library and the Recreation Office to achieve drainage.

Mass Transit Issues

Previous Master Plan Reexamination documents identified that New Jersey Transit had been evaluating the feasibility of restoring passenger rail service along the New York, Susquehanna, and Western Railroad Line. There was some discussion of the feasibility of reestablishing a commuter train line in Wyckoff during the committee and public meetings. Wyckoff continues to favor the concept of passenger rail service.

Parking Issues

Central Business Triangle

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 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.

Land Use Issues

A&P Site

The applicant proposes to remove the two (2) existing retail structures (69,260 S.F.) and construct a new Shop Rite Supermarket (64,974 S.F.). The proposed Shop Rite application has recently been forwarded by the Design Review Committee to the Planning Board for a full review.

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. The need for another tower has been discussed and prospective preferred sites need to be identified.

Recreational Opportunities

As the number of participants in the Township's Recreation programs increase the need for additional field time increases. The Township has 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
2. Complete new basketball courts were constructed and new energy efficient outdoor sports lighting was installed in Memorial Field.
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.
4. The Community Playground in Memorial Field was enlarged and completely re-constructed with new safety compliant materials.
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.
6. Pulis Soccer field was renovated with a new irrigation system and the parking lot paved and striped.
7. At the Larkin House Senior Citizen/Adult facility, a patio and grape arbor were constructed by Eagle Scouts.
8. At Fire House #1 in Scott Plaza, a new Exempt Firefighter Memorial was built by an Eagle Scout.
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.

Bikeways and Sidewalks

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.

Township Facilities

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.
2. A new ADA compliant ramp to the front of Town Hall was constructed.
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.

Office Development

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.

Sewerage

The recommendation contained in the 2004 Reexamination Report is reiterated. Significant areas of the Township continue to be unanswered. 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. This issue was not addressed.

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. These changes still have not occurred.

COAH Compliance

Wyckoff remains committed in complying with its affordable housing obligation. COAH's method for calculating a community's obligation has changed subsequent to the 2004 Reexamination and currently requires 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. As of the date of this report the certification was still pending before COAH. The Hekemian/Boulder Run project has been completed which resulted in the construction of 16 rental affordable housing units. Of note there is pending legislation at the State Level that seeks to abolish COAH. 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

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 2004 Master Plan Reexamination Report incorporated information from the 2000 Census. Since it is not anticipated that the 2010 US Census will not be available for incorporation into this report we updated certain key demographic statistics based on the latest population estimates provided by the US Census as well as a general discussion of changes that have taken place in Wyckoff since 2004.

Statistical Changes

This section presents general demographic and housing information for the Township of Wyckoff. It is important to understand demographic conditions and population trends in order to properly plan for the future needs of the Township. The demographic component analyzes the changes that have occurred over time regarding selected population, housing and income characteristics in order to understand the impacts they have had on the Township and to get a better understanding of how to properly plan for future needs and services of the Township.

Population Characteristics

Population Trends

Since the 2004 Master Plan Reexamination Report Wyckoff has experienced a steady increase in its population as estimated by the US census Bureau. According to US Bureau Census Data in the year 2000 the Township of Wyckoff had a total population of 16,508 persons. The US Census estimates that as of July 1, 2008 there are 16,898 persons living in the Township of Wyckoff. This would represent an increase of 390 persons or 2.36%. The following table documents the historical population growth pattern for Wyckoff from 1930 to 2000 and includes the population estimate in 2008.

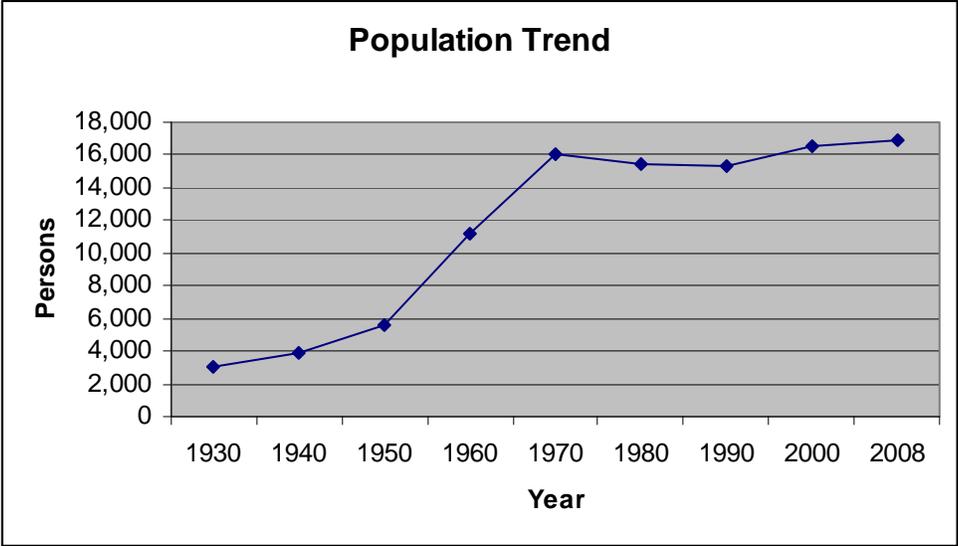
Table 1
Population Trend from 1930 to 2008 *

Year	Population	# Change	% Change
1930	3,001	---	---
1940	3,847	846	28.19
1950	5,590	1,743	45.31
1960	11,205	5,615	100.44
1970	16,039	4,834	43.14
1980	15,500	-539	-3.48
1990	15,372	-128	-0.83
2000	16,508	1,136	7.39
2008*	16,898	390	2.36

Source: U.S. Census Bureau, Population Estimates Branch

** Estimate as of July 1, 2008, US Census Bureau*

Chart 1
Population Trend from 1930 to 2008*



Source: U.S. Census Bureau, Population Estimates Branch

As shown in the table and chart above Wyckoff saw its largest increase in population between 1950 and 1960. The dramatic increase in population coincides with the increase in the number of housing units during the same period. The increase in population from 1950 to 1960 is similar to that of other communities in the area and Bergen County. The following table shows the population trend for Bergen County from 1930 to 2008*.

Table 2
Population Trend from 1930 to 2008 *

Year	Population	# Change	% Change
1930	364,977	---	---
1940	409,646	44,669	12.24
1950	539,139	129,493	31.61
1960	780,255	241,116	44.72
1970	897,148	116,893	14.98
1980	845,385	(-51,763)	(-5.77)
1990	825,380	(-20,005)	(-2.37)
2000	884,118	58,738	7.12
2008*	889,915	5,797	0.66

Source: U.S. Census Bureau, Population Estimates Branch
** Estimate as of July 1, 2008, US Census Bureau*

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.

Given the fact that the 2010 U.S. Census data is not yet available this information will have to be revisited at a later time when it does become available.

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.

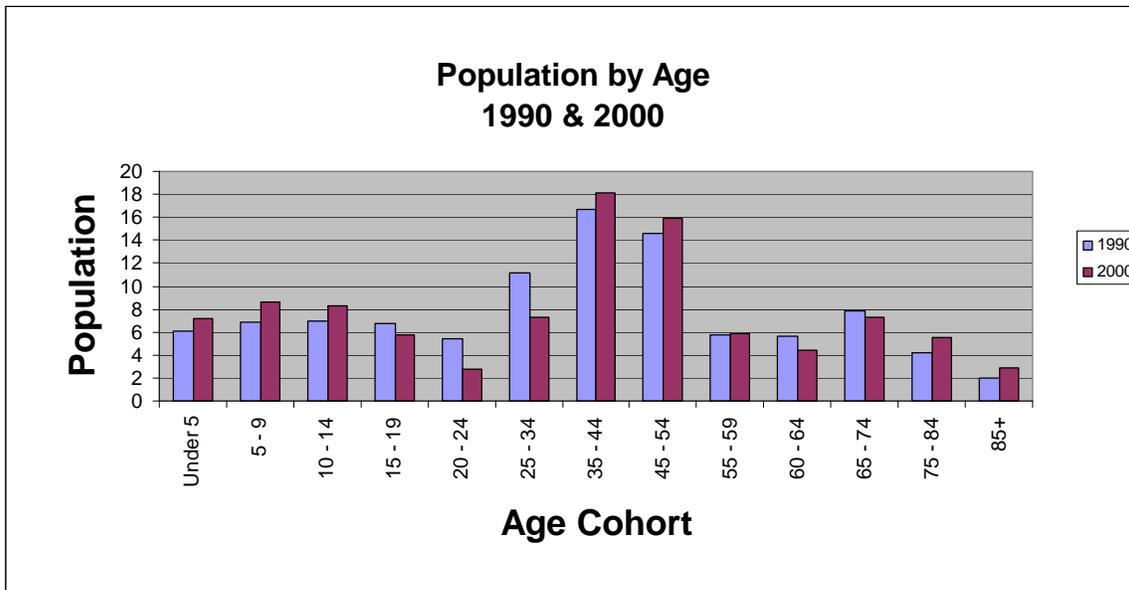
The increase in the number of children under 5, 5 to 9 as well as an increase in 10 to 14-year olds, is indicative that families having more children are moving into the Township. This increase may have an impact on the Township's school system. The moderate increase in the 35 to 54 year olds may be 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 3
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 4 below 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.

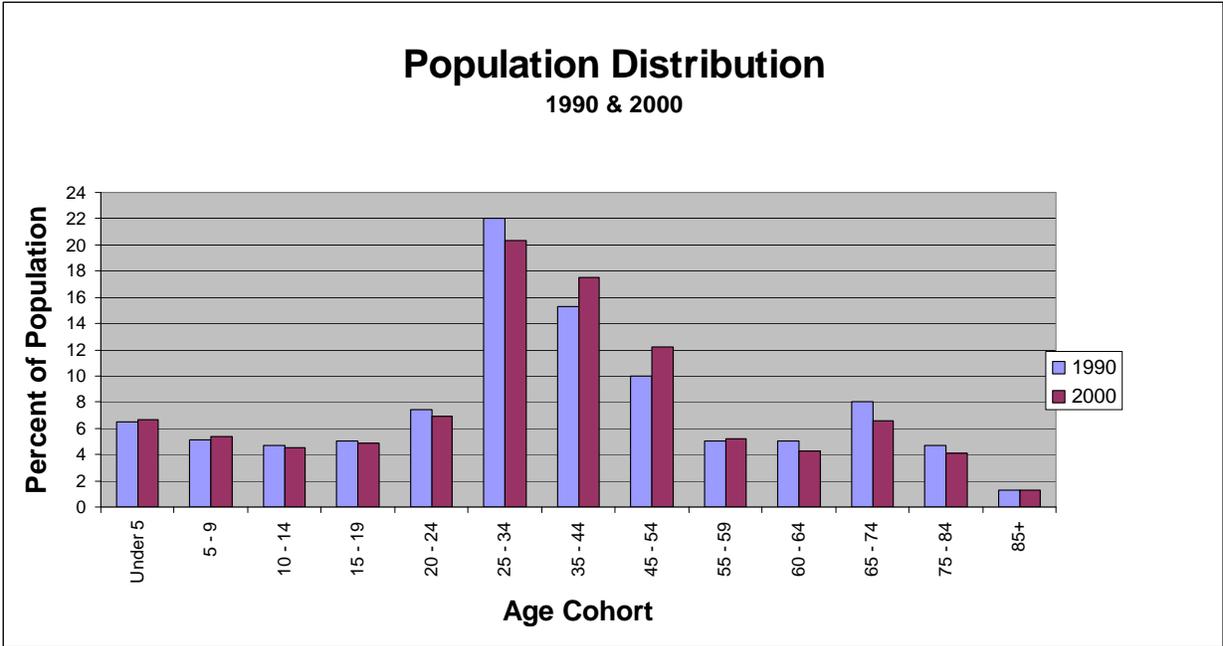
The Township's percentage of population that is 75 to 84 and 85 and over also experienced an increase in tandem with the County. The increases are 41.1% and 58.7% for the Township and 23.2% and 48.8% for the County.

Table 4
Population Distribution, 1990 and 2000
Township of Wyckoff and Bergen County

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

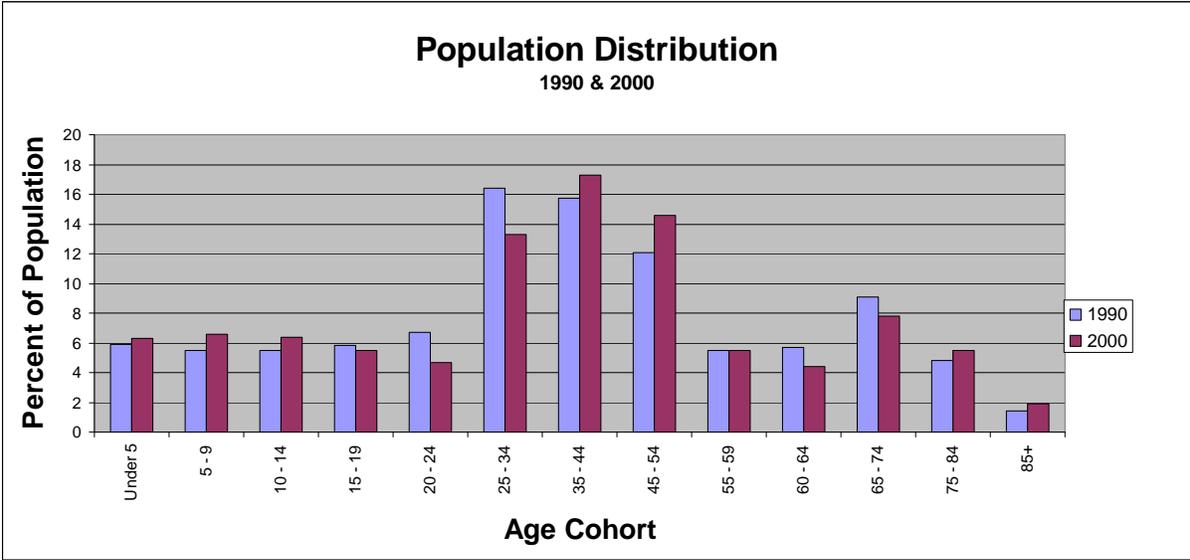
Source: U.S. Census Bureau

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 6**, 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 5
Gender, 2000
Township of Wyckoff and Bergen County

Gender	Wyckoff Borough		Bergen County	
	Number	Percent	Number	Percent
Male	7,880	47.7%	425,436	48.1%
Female	8,628	52.3%	458,682	51.9%

Source: U.S. Census Bureau

Table 6
Race, 2000
Township of Wyckoff and Bergen County

Race	Wyckoff Township		Bergen County	
	Number	Percent	Number	Percent
One Race	16,396	99.3%	864,160	97.7%
White	15,607	94.5%	693,236	78.4%
Black or African American	77	0.5%	46,568	5.3%
American Indian or Alaska Native	25	0.2%	1,336	0.2%
Asian	611	3.7%	94,324	10.7%
Asian Indian	63	0.4%	17,862	2.0%
Chinese	127	0.8%	14,166	1.6%
Filipino	36	0.2%	14,224	1.6%
Japanese	99	0.6%	7,662	0.9%
Korean	261	1.6%	36,075	4.1%
Vietnamese	2	-	545	0.1%
Other Asian	11	0.1%	3,790	0.4%
Native Hawaiian and Other Pacific Islander	2	-	193	-
Native Hawaiian	0	-	36	-
Guamanian or Chamorro	0	-	35	-
Samoan	1	-	37	-
Other Pacific Islander	1	-	85	-
Some Other Race	74	0.4%	28,503	3.2%
Two or More Races	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 7**. 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 7
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 8**. 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 8
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 9
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
1	39	0.7%
2	42	0.7%
3	62	1.1%
4	83	1.5%
5	451	8.0%
6	813	14.4%
7 or more	4148	73.6%
<i>Totals</i>	5638	100.0%

Units in Structure	Number	Percent
1-unit, detached	5052	89.6%
1-unit, attached	270	4.8%
2 units	134	2.4%
3 or 4 units	60	1.1%
5 to 9 units	17	0.3%
10 to 19 units	0	0.0%
20 or more units	98	1.7%
Mobile Home	0	0.0%
Boat, RV, van, etc.	7	0.1%
<i>Totals</i>	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 10** 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 12** below. 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 10
Per Capita Income 1989 and 1999
Township of Wyckoff, Bergen County, and State of NJ

	Per Capita Income				% Change
	1989	1989	1999		
	(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%

Chart 5
Per Capita Income 1989 and 1999
Township of Wyckoff, Bergen County, and State of NJ

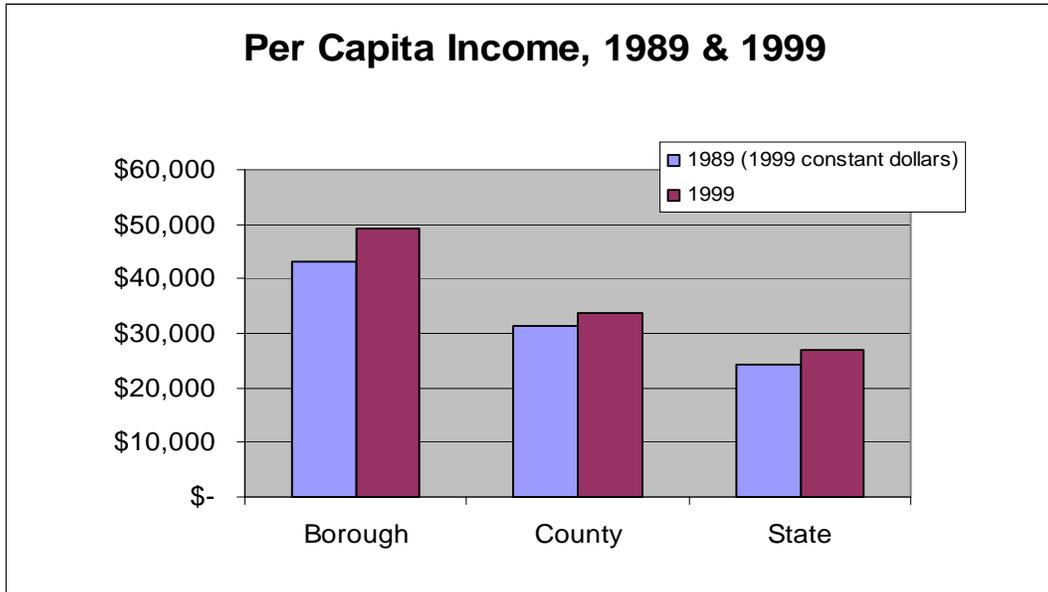


Table 11
Household Income 1989 and 1999
Township of Wyckoff, Bergen County, and State of NJ

	Median Household Income				% Change
	1989	1989	1999		
	(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%

Chart 6
Household Income 1989 and 1999
Township of Wyckoff, Bergen County, and State of NJ

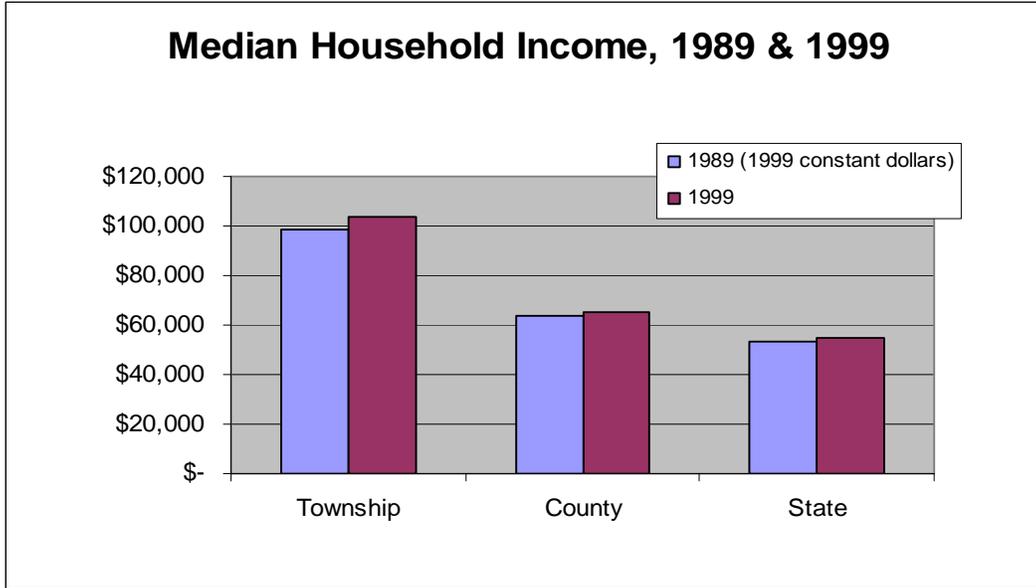
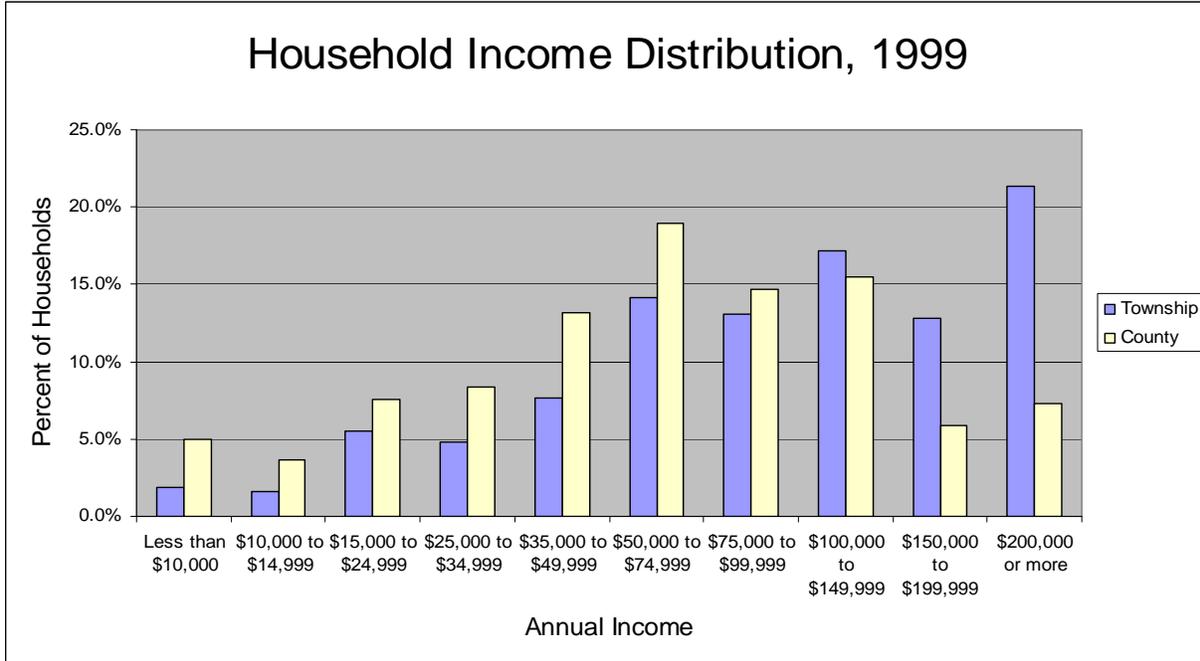


Table 12
1999 Household Income Distribution
Township of Wyckoff and Bergen County

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

Chart 7
1999 Household Income Distribution
Township of Wyckoff and Bergen County



Source: US Bureau of the Census

Table 13
Real Property Valuations, 2008

Property Valuation, 2008		
Class	# of Parcels	% Valuation
<i>Vacant</i>	94	0.78
<i>Residential</i>	5,533	93.69
<i>Farm</i>	5	0.07
<i>Commercial</i>	140	4.56
<i>Industrial</i>	18	0.86
<i>Apartments</i>	2	0.03
Total	5,792	100

Table 14
Residential Building Permits
1996 to 2009

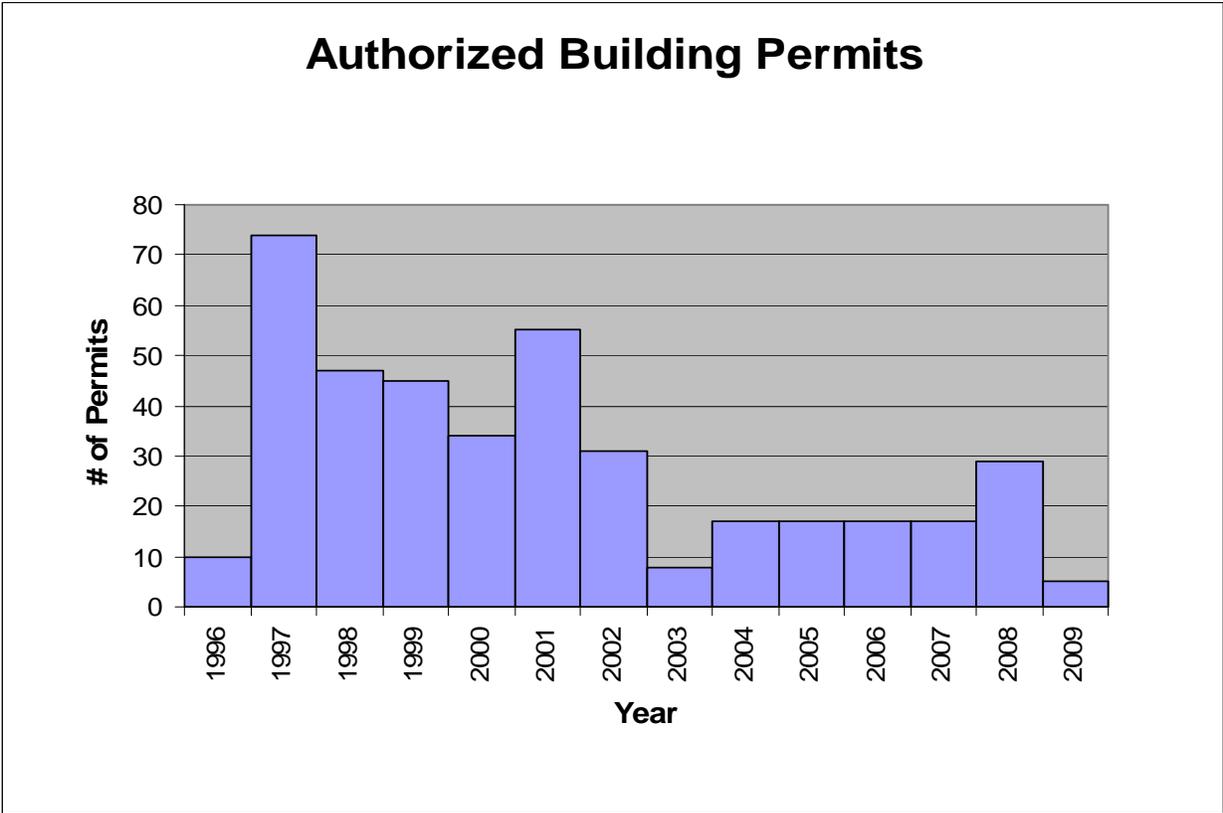
Year	Total
1996	10
1997	74
1998	47
1999	45
2000	34
2001	55
2002	31
2003	8
2004	17
2005	17
2006	17
2007	17
2008	29
2009	5
<i>Totals</i>	406

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 1996 to 2009, an average of 29 residential building permits per year was issued. The following chart shows the number of residential building permits issued from 1996 to May 2009.

Chart 8
Authorized Building Permits



Development Activity Since 2004 Produced by Private Investment

1. The Boulder Run Shopping Center has undergone a major renovation and expansion to avoid the high density residential apartments that were court-zoned to create sixteen (16) affordable housing units:
 - a. Demolition of the old Stop & Shop Supermarket and construction of a brand new 69,128 square foot Super Stop & Shop supermarket in a different location of the site.
 - b. Construction of a brand new building with 20,829 square feet of retail space on the ground floor and 16 affordable housing residential apartment units located on the second floor.
 - c. Renovation and modification of the existing retail building located along the train tracks will provide 51,237 square feet of retail space.
2. The applicant proposes to remove the two (2) existing retail structures (69,260 S.F.) and construct a new Shop Rite Supermarket (64,974 S.F.). The proposed Shop Rite application has recently been forwarded by the Design Review Committee to the Planning Board for a full review.
3. The Planning Board approved an application to demolish 2 functionally obsolete residential dwellings in a commercial zone and construct a new TD Bank Building on Godwin Avenue next to the Dairy Queen.
4. A site plan application was approved for the Ivy Shop to expand and provide 2 additional commercial uses on the first floor for a total of 3 commercial uses and allow 2 additional apartments on the second floor for a total of 6 apartments.
5. The Temple Beth Rishon received approval to expand the existing school located on the site.
6. An application was approved to construct a mixed-use office/residential building at 253 Madison Avenue with a professional office on the first floor and a residential apartment on the second floor.
7. An application was approved to construct a restaurant at 256 Madison Avenue, the former location of Frank's Barber Shop.
8. A new building on the corner of Franklin Avenue and Morse Avenue was constructed. The interior plans were amended in 2009 to reduce the nail salon area on the first floor and add a medical use on the first floor and office use on the second floor.

9. A site plan was approved to convert an existing single-family home into a mixed-use with a business use on the first floor and a residential apartment on the second floor.
10. An Atlantic Stewardship Bank was approved and constructed on the corner of Franklin Avenue and Madison Avenue.
11. A site plan application was approved by the Planning Board to construct a two-story office building on West Main Street the location of the former Wyckoff Masonic Lodge.
12. The Brick House Restaurant completed a major renovation and expansion to its existing restaurant while maintaining the original historic character of the structure.
13. The Wyckoff Family YMCA re-constructed the deteriorated detached pavilion/snack bar building and restrooms adjacent to the Spring Lake.
14. A site plan was approved for B.C. Estates to demolish a functionally obsolescent dwelling located within the business triangle to construct a modern 2-story office building on Madison Avenue.
15. GSA, LLC/PTAG, LLC proposes to construct a commercial office/retail building along Goffle Road.

Employment

A general analysis of Wyckoff’s adult labor pool is included in **Table 15**. Wyckoff Township has followed the larger economic trends of New Jersey and the Northeast, with higher unemployment rates in the early to mid-1990s and again more recently in the later part of 2000, which were typical of the region as a whole. As seen in the table below, unemployment peaked in 2009. Wyckoff’s residents have experienced an average of a 3% unemployment rate since 1990.

Table 15
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	7,899	7,715	184	2.3%
2001	7,851	7,632	219	2.8%
2002	7,814	7,520	294	3.8%
2003	7,828	7,532	296	3.8%
2004	7,834	7,589	245	3.1%
2005	7,930	7,714	216	2.7%
2006	8,025	7,798	227	2.8%
2007	7,994	7,792	202	2.5%
2008	8,059	7,792	266	3.3%
2009	8,030	7,553	477	5.9%

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

As of the date of the adoption of this Master Plan Reexamination Report 2010 U.S. Census data was not available. Statistical updates revised estimates have been provided where available. The demographic changes where available are consistent with the trends in 2004, where it was concluded that the demographic data reinforced the basis for the current policies and objectives upon which the Master Plan is based. The 2004 document saw an increase in the number of school-aged children as well as persons 55 and older. In fact, one of the most important goals was 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. Unfortunately, an updated demographic breakdown of the population age was not available and will have to be revisited after the 2010 Census becomes available.

In order to allow full public participation in the process of Reexamination of the Master Plan, a Master Plan Reexamination Committee was established consisting of Township residents and staff. In addition there were a number of public meetings that were held to illicit input from the general public. In addition to the public meetings required pursuant to the M.L.U.L. additional public meetings were held on April 3 and April 26 in order to obtain input from interested Township residents. The relevant issues that were raised at those meetings are included in the following section of this report.

SPECIFIC CHANGES RECOMMENDED FOR THE MASTER PLAN OR DEVELOPMENT REGULATIONS

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. For the purposes of this report these issues were further refined and broken down into the following eight (8) sub-headings:

- Goals
- Central Business District
- Historic Preservation
- Infrastructure
- Recreation and Open Space
- Environment
- Maintain Residential Character
- Preserve Small Town Feel

Goals

The following additional Goals are recommended for inclusion in the Master Plan

1. To encourage the use of green building techniques and materials in new development and redevelopment.
2. To explore alternative means to sewer homes not currently serviced by the municipal sewer system.
3. To identify and recognize buildings and places that have significant historical value.
4. To maintain a quality of life consistent with a small town environment.
5. To preserve Open Space.
6. To use code enforcement and the property maintenance code to assist in maintaining property values.
7. To address requirements to achieve positive drainage.
8. Manage and control development in a responsible and energy efficient manner.

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 and look at some of the following issues that have been brought up by members of the committee and the public. The following suggestions were formulated with respect to this issue:

1. To create a unified and more vibrant Central Business District.

The following objectives are proposed to help bring this goal to fruition:

1. Redefine the boundaries of the Central Business District.
2. 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?
 - a. Potential solutions 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 and a footpath to the YMCA and Spring Meadow Condominium Association. 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.
3. Explore and encourage alternative methods to create shared parking in the Central Business District.
4. Strengthen the existing commercial base in the area and encourage new businesses to locate in the Central Business District.
5. Introduce limited outdoor sidewalk dining in appropriate locations.

6. Establish design guidelines and criteria for development and redevelopment in the Central Business District (CBD).
 - a. Regulate building placement so buildings are located near the front property line with parking located in the rear of the property.
 - b. Establish maximum lot width and depth guidelines.
 - c. Limit the height and size of stand-alone buildings and structures.
 - d. Encourage smaller scale buildings that promote a small town feel.
7. Reduce impacts associated with non-residential uses that are adjacent to residential zoning districts.
 - a. Require greater buffering and screening between adjacent non-residential and residential zones.
 - b. Prohibit non-residential buildings from being oriented to or having building entrances or exits or loading areas adjacent to residential zones.
8. 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.
9. Beautify and allow street fairs, markets and outdoor dining on West Main Street because it has sufficient street width.
10. Identify and explore methods to mitigate high traffic volumes along cross county arterial roadways due to the impact on the CBD.

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:

1. To identify and recognize buildings and places that have significant historical value

The following objectives are proposed to help bring this goal to fruition:

1. Establish a mechanism and procedure to recognize places and structures of historic value.
 - a. 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 am 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.
 - b. 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.

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 following goals related to infrastructure are as follows:

1. To explore alternative means of sewerage of homes not currently serviced by the municipal sewer system.
2. To address requirements to achieve positive drainage.

The following objectives related to this goal are listed below:

1. Consider requiring a new technology of septic systems for residential homes in Wyckoff which recycles waste water on site.
2. 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.
3. 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.

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. The goals as contained in the Open Space and Recreation Plan are as follows:

1. To maintain a high level of recreational services for Township residents.
2. To provide a complete range of recreational facilities and services for all age groups that meets the needs of the Township's population.
3. To maintain and improve the existing recreational facilities within the Township.
4. To preserve and protect existing open space within the Township
5. To preserve and protect land that is environmentally constrained.
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.
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.

In addition, 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:

1. 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.
2. 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).
3. Address inadequate field availability through the construction of a synthetic turf field and/or the installation of energy efficient outdoor sports lighting.
4. Extend or renew the Municipal Open Space Tax which expires on December 31, 2011 and establish an ordinance that protects trees from destruction.
5. Explore the potential acquisition of Maple Lake
6. 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."
7. Through public outreach and identification ensure that the public is made aware of conservation easements established by the Township.
 - a. Signs could be erected at these sites indicating that they are conservation easements.
8. Create a bike path or create a bike lane in roads.

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.

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

The following objectives related to this goal are listed below:

1. 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.
 - a. 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.
2. Adopt ordinances that would require the use of green building materials and techniques in new construction and redevelopment.
3. Require all site plan applications before the Planning Board/Board of Adjustment to include energy efficient systems, products and materials.
4. The code for landscaped buffers to be supplemented with precise robust planting species.
5. 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.
6. Establish an Environmental Resource Committee to update the Environmental Resource Inventory.

Maintain Residential Character

Maintaining the existing residential character of Wyckoff is something that is very important to the Township and its residents. Sentiment was echoed by both the committee and members of the public in support of the overall goal:

1. To preserve the character of established residential neighborhoods in Wyckoff.

The following objectives were developed during meeting with the committee and the public:

1. Amend the zoning ordinance to require an enlarged buffer requirement on the property located in the non-residential zone when it abuts a residential zone.
2. Require applicants to submit a landscaping plan with more detail including planting types/ species, sizes and spacing.
3. Consider establishing a floor area ratio ordinance or some other mechanism to limit the size of residential homes.

Small Town Feel

One of the recurring goals of the Master Plan is to ensure Wyckoff maintains a small town feel. It was mentioned a number of times that this is the reason many of the Township's residents move to Wyckoff. The overall goal as stated above is to maintain a quality-of-life consistent with a small town environment. The following suggestions were developed during meetings with the committee and the public:

1. Consider adopting a prohibition on store hours that are 24/7.
2. Communication Towers. There is an apparent need as carriers are looking for new locations on Rt. 208. Options could include camouflage towers as ballfield lights, flag poles and trees.
3. Provide the Design Review Advisory Board with more weight and establish specific aesthetic standards.

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.