

**TOWNSHIP OF WYCKOFF
340 FRANKLIN AVENUE
COUNTY OF BERGEN, STATE OF NEW JERSEY**

ORDINANCE #1995

**AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE
TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO
MODIFY ZONING REGULATIONS TO ACCOMMODATE DIFFERENT
TYPES OF RESIDENTIAL DEVELOPMENT AND TO ENCOURAGE THE
CONSTRUCTION OF AFFORDABLE HOUSING**

WHEREAS, the Township of Wyckoff recently adopted a Master Plan Amendment which provided goals and objectives for the future development of underutilized properties; and

WHEREAS, the Township of Wyckoff recognizes that several sites are currently underutilized and should be considered for downzoning. This is particularly important to address the economic and affordable housing goals of the Township; and

WHEREAS, certain properties included in the RA-25 Rural Residence Zone, the companion zone to the RC-25 Cluster Options Residence Zone, have become fallow, including a former house of worship, which are situated in Block 437, including Lots 16, 18, 19, 20.02, and 20.04 located at the terminus of Squawbrook Road, and are better suited for a residential cluster development of detached single-family residences which will encourage land conservation and open space preservation; and

WHEREAS, similar to the Squawbrook Road site, two lots located at 168 and 174 Franklin Avenue, known as Block 265 Lot 72 and 73, are underutilized. Lot 73 is 1.6 acres in area, and Lot 72 is 1.9 acres, both with single-family dwellings. To the east of these lots is a lot owned by the Borough of Waldwick and occupied by water tanks. To the south is the J.A. McFaul Environmental Center. The natural buffer of the surrounding development pattern and the fact that this site is underutilized creates opportunity for rezoning to provide some affordable housing; and

WHEREAS, the purpose of this ordinance is to provide a regulatory framework for the rezoning of both these sites for smaller residential lots with the inclusion of affordable housing either through a regular subdivision or in a cluster format where it is necessary for environmental preservation.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wyckoff, in the County of Bergen, State of New Jersey, that the Code of the Township of Wyckoff is hereby amended to include the following new provisions;

SECTION 1. A new Section 186-49L is hereby added as follows:

§ 186-49L. SF/AH3: Single-Family Affordable Housing Zone.

- (1) Principal permitted uses shall be as follows:
 - a. Single-family detached housing
- (2) Accessory Uses shall be those permitted in the MF/AH Zones as well as public open space in a cluster design as required by § 186-49L(5)b.
- (3) Accessory buildings shall comply with the setback requirements of the R-15 zone district.
- (4) Conditional uses shall be as follows:
 - a. Two-family attached housing
 - i. These Units shall be for the provision of affordable housing in accordance with the required set-a-side as set forth in this § 186-49L(7) with the condition that both units must be affordable.
 - ii. These units must be setback a minimum of 300 feet from the front property line of a site
 - b. Senior citizen housing/special needs/veterans housing
 - i. These Units shall be for the provision of affordable housing in accordance with the required set-a-side as set forth in this § 186-49L(7).
 - ii. The site shall have a minimum of 5 acres in area.
- (5) Bulk Requirements
 - a. Single-Family and Two-Family lots permitted at a density of 4.5 dwelling units per acre in accordance with the following bulk requirements.

Minimum Lot Size (SF)	Average Lot (SF)	Maximum Height (stories/feet)	Minimum Front Yard
7,000	8,500	2 ½ / 35	40 feet

		Maximum Lot Coverage	
Minimum Side Yard	Minimum Rear Yard	Principal Building	And Accessory Building
10 feet	30 feet	30%	35%

b. Environmental Preservation Cluster Design Option

- i. With a minimum of five (5) acres, an environmentally constrained tract may be developed in accordance with the following standards:

Minimum Lot Size (SF)	Average Lot (SF)	Maximum Height (stories/feet)	Minimum Front Yard
5,000	7,000	2 ½ / 35	30 feet

		Maximum Lot Coverage	
Minimum Side Yard	Minimum Rear Yard	Principal Building	And Accessory Building
15 feet	30 feet	35%	40%

- ii. Minimum open space required: A minimum of 50% of the site shall be preserved for environmental protection and/or passive recreation.
- iii. There shall be no required wetlands buffer located on a privately owned lot. All buffers shall be located on the preserved open space to be maintained as detailed in Section IV of this chapter.
- iv. Maximum Density is 3.5 dwelling units per acre.
- (6) Minimum Off-Street Parking: as required by the Residential Site Improvement Standards.
- (7) Minimum affordable housing requirements for each site.
- a. The minimum required affordable housing for each site shall be based on a 20% set-aside for for-sale units and a 15% set-aside for rental units.
- b. The affordable units shall be deed-restricted in accordance with the requirements of the State of New Jersey.

(8) Landscape Standard:

- a. A landscape plan shall be submitted with each application for development in accordance with § 223-5 of the Township Code.
- b. The landscape plan shall include rain garden where possible to assist in the natural drainage of the site.

(9) Sidewalks shall be required in accordance with Residential Site Improvement Standards.

SECTION 2. § 186-33 Shall not apply to this zone; instead, the cluster requirements of § 186-49L apply as set forth in Section 1.

SECTION 3. § 186-3, Zoning Map, is hereby amended and supplemented by the addition of the following:

HH. The SF/AH3 Zone is the name of the zone established to include Block 265, Lots 72 and 73, and Block 437, Lots 16, 18, 19, 20.02, and 20.04

SECTION 4. If any section, sub-section, paragraph, sentence, or any other part of this ordinance is adjudged unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance.

SECTION 5. All ordinances or parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. This ordinance shall take effect after final adoption and publication and otherwise as provided by law.