

**2020 MID-POINT REVIEW  
WYCKOFF TOWNSHIP, BERGEN COUNTY**

**Conditions of Compliance**

**1. What conditions from the court’s approval of the municipal housing element and fair share plan and judgment of compliance and repose (or whatever standard terms is being used), if any, have not yet been satisfied? Explain the reasons for any delay and the steps the municipality is taking to satisfy the condition(s).**

None. The March 22, 2021 does not have conditions.

**Developments that Are Not Completed**

**2. For each court-approved inclusionary development project that is not yet constructed, please provide a narrative as to its status and any progress towards construction.**

<b>Project</b>	<b>Location</b>	<b>Purpose</b>	<b>Status</b>
Abma Farm	B: 202 / L: 4 Lawlins Rd	Unmet Need	Zoning adopted. No development proposal received.
Wyckoff Shopping Center Overlay Zone	B: 235 / L: 3 Wyckoff Ave	Unmet Need	Zoning adopted. No development proposal received.
Chevrolet Overlay Zone	B: 517 / L: 3.01, B: 516 / L: 6.03, 6.04 Goffle Rd	Unmet Need	Zoning adopted. No development proposal received.
Boulder Run II	B: 216 / L: 13.08-13.10 Greenwood Ave	Unmet Need	Zoning adopted. No development proposal received.
West Main St Overlay Zone	B: 224 / L: 1.01, 2.01, 3, 4, 6.01, 7 Main St	Unmet Need	Zoning adopted. No development proposal received.
Bergen Brick & Tile Overlay Zone	B: 202 / L: 78.01 Wyckoff Ave	Unmet Need	Zoning adopted. No development proposal received.
Maple Lake (Sarna)	B: 320 / L: 10.02, 11 Maple Dr	Unmet Need	Zoning adopted. No development proposal received.
Block 259, Lots 1 & 2	B: 259 / L: 1 & 2 Franklin Ave	Unmet Need	Zoning adopted. No development proposal received.

Project	Location	Purpose	Status
Block 216, Lot 17.01, 18, 19	B: 216 / L: 17.01, 18, 19 Greenwood Ave	Unmet Need	Zoning adopted. No development proposal received.

**3. Have any non-inclusionary development projects (including 100% affordable projects, group homes, accessory apartments, market-to-affordable, extensions of affordability controls, etc.) included in the court-approved plan not yet been built/converted to affordable housing/controls extended? If yes, explain how many units, if any, have been built for each non-inclusionary project or mechanism and when construction is expected to be completed on the remaining units.**

No.

**4. Are there any projects that have missed any construction deadline established in the court-approved Settlement Agreement, or other mechanisms (e.g. market-to-affordable, accessory apartments, extensions of affordability controls) that have not met the completion schedule set forth in the Settlement Agreement or Housing Element and Fair Share Plan? If yes, what steps is the municipality taking to complete construction and what is the current timetable?**

No.

**5. Are all unbuilt developments currently in a sewer service area, and if not what has the municipality done to incorporate the site into a sewer service area? Are there any barriers to obtaining water or sewer for any unbuilt site? Are there any other regulatory conditions (e.g. changes to DEP permits or conditions) that make it not possible to complete any site as originally contemplated?**

Yes.

### **Rehabilitation Obligation**

**6. Is the rehabilitation program being administered by a municipality, county, or both? Do the program(s) include rental rehabilitation? If the municipality has not met at least half of its rehabilitation obligation by this midpoint review, what affirmative steps is the municipality taking to meet the obligation and to facilitate participation by homeowners and/or landlords?**

Both. The municipal program includes rental units. Less than half of the rehabilitation obligation has been satisfied. The Borough's Housing Plan, which describes the program, has been available on the website for not less than two years. Additionally, the Borough will be advertising the program on the Borough website, the weekly email to municipal residents, bi-annual written newsletter, and the municipality's social media.

**For Municipalities with a Prior Round and/or Third Round Vacant Land Adjustment (note please make sure any development referenced in the answers to these questions that includes or will include affordable housing is also in the monitoring spreadsheet):**

**7. If the municipality's court-approved Prior and/or Third Round plan includes Unmet Need:**

**a. Has there been any development, proposal for development received by the municipality (even if ultimately rejected), adoption of rezoning or a redevelopment plan for any parcel larger than 0.5 acres since the settlement was approved by the court on a parcel that was neither previously identified in calculating the municipality's RDP nor included in an inclusionary overlay zone? If so:**

- i. Please describe the development(s), development proposal(s), rezoning(s) or redevelopment plans(s)?**
- ii. Is any affordable housing included in any of the development(s) proposals(s), and/or rezoning(s) or redevelopment plan(s) referenced?**
- iii. If the municipality has a mandatory set-aside ordinance, was that applied to the development(s) and/or rezoning(s) or redevelopment plan(s)?**

No.

**b. Has any development occurred or been proposed to occur within any inclusionary overlay zone or for which a mandatory set-aside ordinance, if required to be adopted by the municipality, would apply since the settlement? If so:**

- i. What is that development or developments?**
- ii. Does that proposed or actual development include any affordable housing? What percentage of the development is affordable?**

No.

**c. Have any changed circumstances occurred that result in additional parcels becoming available for development that were neither previously identified in calculating the municipality's RDP nor included in an inclusionary overlay zone? If yes, please identify the parcel(s) and describe how the municipality plans to address the changed circumstances.**

No.