

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

**(Revised 9/30/19)
TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE WORK SESSION MEETING
MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019 - 7:00 P.M.**

1. 7:00 pm Work Session Meeting called to order by Mayor Thomas J. Madigan
2. Roll call of Township Committee
3. Reading of "Open Work Session" statement by Mrs. Santimauro
4. Confirm Finance Committee has reviewed, and signed vouchers and that Mayor and Municipal Clerk have signed any necessary documents.
5. Presentation of Proclamation to Fire Chief Timothy Brock Recognizing the Month of October as Fire Prevention Month.
6. Ten Minute public comment period, two (2) minutes per speaker for public comment on any governmental issue that a member of the public feels may be of concern to the residents of the Township of Wyckoff.
7. Review of 8:00 p.m. Business Meeting Agenda – Administrator
8. Review of Policy Action Items – Administrator
9.
 - a. Report of Township Committee
 - b. Report of Administrator
 - c. Report of Attorney
10. Recess Work Session Meeting to conduct 8:00 pm Business Meeting
11. Reconvene Work Session Meeting
12. Adjourn

**PAYMENT OF CLAIMS MAY BE PAID AT ALL WORK SESSION MEETINGS
AND ALL TOWNSHIP COMMITTEE BUSINESS MEETINGS
FORMAL ACTION MAY BE TAKEN AT THIS WORK SESSION**

NOTICE TO PUBLIC

As a visitor attending this public meeting, your presence and attendance may be recorded. By remaining in the Court Room during the meeting, it is assumed your consent is given for your image to be broadcast.

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**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

**TOWNSHIP COMMITTEE BUSINESS MEETING
MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019 - 8:00 PM**

1. Regular Meeting of the Wyckoff Township Committee called to order by Mayor Thomas J. Madigan
2. Flag Salute
3. Invocation
4. Reading of the "Open Public Meetings Act" statement by Mrs. Santimauro
5. Roll call of the Township Committee
6. Public Comment period, five (5) minutes per speaker for public comment on any governmental issue that a member of the public feels may be of concern to the residents of the Township of Wyckoff.
7. Approval of the September 17, 2019 Township Committee Work Session and Regular Business meeting minutes:

MOTION: _____ RUBENSTEIN _____ SECOND _____ SHANLEY _____
BOONSTRA YES RUBENSTEIN YES SCANLAN YES SHANLEY YES
MADIGAN YES

8. Resolution #19-299 Domestic Violence Awareness Month
9. **Consent Agenda:** All matters listed below are considered by the Township Committee to be routine in nature. There will be no separate discussion of these items. If any discussion is desired by the Township Committee, that item will be removed from the Consent Agenda and considered separately:

I Resolutions (Adoption of the following):

- | | |
|---------|---|
| #19-290 | Designate the Month of October as Fire Prevention Month |
| #19-291 | Authorize an Interlocal Services Agreement with Northwest Bergen County Utilities Authority |
| #19-292 | Authorize Shared Service Agreement with Bergen County |
| #19-293 | Award Contract for Pay to Play Compliance |
| #19-294 | Reduction of 2019 Tax Levy Due to Tax Appeal Judgements |
| #19-295 | DELETED Award Contract for Placement of Book Recycling Bin on Township Property |
| #19-296 | Payment of Bills |
| #19-297 | Return of certain overpaid taxes escrow monies, etc. |
| #19-298 | Review of Best Practices Checklist |
| #19-299 | Domestic Violence Awareness Month |
| #19-C12 | Closed Session Discussion-NJSA 10:4-12b(7)-Anticipated Litigation |
| #19-C13 | Closed Session Discussion-NJSA 10:4-12b(7)-Anticipated Litigation |

II Motions

- a. Proclaim October 6, 2019 as "Knock Out Opioid Abuse Day".
- b. Approve the appointment of Ben Weiner to the Environmental Commission.
- c. Approve the New Jersey Firefighters applications for Christopher Hillman and John Pensallorte into Volunteer Fire Company #1

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

III Ordinances-Introductions

#1889 - AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND PEDESTRIAN CIRCULATION AND SAFETY STANDARDS

#1890 - AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

#1891 - AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

#1892 - AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

#1893 - AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND BUFFER AND PLANTING STANDARDS

#1894 - AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

Following is the vote on the Consent Agenda:

MOTION: RUBENSTEIN SECOND BOONSTRA
BOONSTRA YES RUBENSTEIN YES SCANLAN YES SHANLEY YES
MADIGAN YES

IV Ordinance- Public Hearings/Further Consideration

#1888 - AN ORDINANCE TO AMEND CHAPTER 177 OF THE CODE OF THE TOWNSHIP OF WYCKOFF, VEHICLES AND TRAFFIC RELATED TO TRUCK ROUTES

MOTION: BOONSTRA SECOND RUBENSTEIN
BOONSTRA YES RUBENSTEIN YES SCANLAN YES SHANLEY YES
MADIGAN YES

V Adjourn

PAGE NO.

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

**PAYMENT OF CLAIMS MAY BE PAID AT ALL TOWNSHIP COMMITTEE
WORK SESSION MEETINGS AND ALL TOWNSHIP COMMITTEE REGULAR
MEETINGS
FORMAL ACTION MAY BE TAKEN DURING THIS MEETING**

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SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

Meeting Called To Order

Mayor Thomas J. Madigan called the regular meeting of the Wyckoff Township Committee in the Municipal Court Room to order at 8:00 pm.

Flag Salute

The Township Committee proceeded with the Pledge of Allegiance led by Mayor Madigan.

Invocation

The Invocation was given by Mayor Madigan .

Attendance

Township Committee Present: Mayor Thomas J. Madigan; Committee Present: Rudolf E. Boonstra, Melissa D. Rubenstein, Brian D. Scanlan and Timothy E. Shanley

Staff Present: Township Administrator Robert J. Shannon, Joyce C. Santimauro, Municipal Clerk, Township Attorney Robert Landel and Thomas Garlick, Esq.

Open Public Meeting Act Statement

Municipal Clerk Santimauro read the “Open Public Meeting Act” Statement: “This regular meeting of the Township Committee of the Township of Wyckoff is now in session. In accordance with the provisions of Section 8 of the Open Public Meetings Act, I wish to advise that notice of this meeting has been posted in the lower level of the Memorial Town Hall and that a copy of the schedule of meetings has also been filed with the Township Clerk, and copies of this agenda and the annual notice of meetings, of which this is a part, have been heretofore sent to the Ridgewood News, The Record, and The North Jersey Herald and News all papers with general circulation throughout the Township of Wyckoff. At least 48 hours prior to this meeting the Agenda thereof was similarly posted, filed and mailed to said newspapers.”

Meeting Open for Public Comment

Committeewoman Rubenstein made a motion to open the meeting for Public Comment; Seconded by Committeeman Boonstra. All voted in favor.

No one came forward to speak.

Committeewoman Rubenstein made a motion to close the public comment time of the regular business meeting; Seconded by Committeeman Boonstra with an affirmative vote.

Approval of the September 17, 2019 Township Committee Work Session and Regular Business meeting minutes:

MOTION: RUBENSTEIN SECOND SHANLEY
BOONSTRA YES RUBENSTEIN YES SCANLAN YES SHANLEY YES
MADIGAN YES

Committeewoman Rubenstein read Resolution #19-299 into the record.

#19-299 Domestic Violence Awareness Month

WHEREAS, victims of domestic violence can be of any age, race, religion or economic status; and,

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

WHEREAS, it is estimated that each year up to 9,000,000 individuals in the United States are victims of physical violence, rape or stalking; and,

WHEREAS, nearly 1 in 4 women and 1 in 7 men have experienced severe physical violence by an intimate partner in their lifetimes; and,

WHEREAS, one person can make a huge difference in the life of a child or an adult victim of domestic violence, helping them find safety and making them more resilient to the effects of domestic violence; and,

WHEREAS, volunteers contributed over 10,000 hours a year to supplement the work of County domestic violence staff, and are often that one person who make a difference in the lives of hotline callers, abusers seeking services, and victims seeking support during medical assessment or legal proceedings; and,

WHEREAS, Domestic Violence Awareness Month in October provides us with a special opportunity to advance our efforts to prevent and end domestic violence and to assist all victims of it.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey hereby proclaim the month of October as **Domestic Violence Awareness Month**.

Consent Agenda: All matters listed below are considered by the Township Committee to be routine in nature. There will be no separate discussion of these items. If any discussion is desired by the Township Committee, that item will be removed from the Consent Agenda and considered separately:

I Resolutions (Adoption of the following):

#19-290 Designate the Month of October as Fire Prevention Month

WHEREAS, Fire Prevention Month is celebrated because fire is a serious public safety concern both locally and nationally; and,

WHEREAS, the Wyckoff Township Committee and Wyckoff Volunteer Fire Department are committed to ensuring the safety and security of all those living in and visiting the Township of Wyckoff; and,

WHEREAS, people are at greatest risk from fire in their homes, and the Wyckoff's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and fire protection education; and,

WHEREAS, we encourage all Wyckoff residents to have a planned, practiced home-fire escape plan, which increases the chances of survival during a home fire; and,

WHEREAS, we also encourage all residents to install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home, and to ensure that those devices meet the needs of those who are deaf or hearing-impaired; and,

WHEREAS, the Township of Wyckoff will disseminate a series of home fire prevention best practices on its' social media sites to make residents and property owners aware of fire prevention measures they can practice.

NOW, THEREFORE, BE IT PROCLAIMED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that the month of October be designated as Fire Prevention Month and all residents and property

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

owners are encouraged to review and practice home fire prevention best practices.

#19-291 Authorize an Interlocal Services Agreement with Northwest Bergen County Utilities Authority

WHEREAS, the State of New Jersey has encouraged municipalities to enter into agreements for the joint provision of local government services; and,

WHEREAS, the Township of Wyckoff and the Northwest Bergen County Utilities Authority (NWBUA) have researched the feasibility of entering into an agreement under the authority of the Interlocal Services Act for the NWBUA to provide Licensed Sewer Operator service, daily monitoring of the Township of Wyckoff's three (3) waste water stations and repair service, 24 hours a day, seven days a week, for the Township of Wyckoff, for a fee; and,

WHEREAS, this interlocal service was successfully and satisfactorily implemented from 2003 through 2019 and the parties desire to renew the Interlocal Services Agreement; and,

WHEREAS, the Chief Financial Officer has issued a Certificate of Available Funds indicating funds are available in the 2019 sewer utility budget account #19-07-55-500-554; and,

WHEREAS, in accordance with NJAC 5:30-5.5- this contract award is subject to the availability and appropriation annually of sufficient funds in succeeding years; and

WHEREAS, the Township of Wyckoff is desirous of entering into agreement with NWBUA; and,

WHEREAS, the Township Engineer and Public Works Manager recommend the Township Committee enter into this agreement.

NOW THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wyckoff that in accordance with NJSA 40:8A et. seq., (Interlocal Services Act), an Interlocal Service Agreement with the NWBUA is authorized for licensed sewer operator service, daily monitoring of the townships pump stations and repair services in accordance with the seven (7) year service agreement which is attached hereto.

BE IT FURTHER RESOLVED, that in accordance with NJSA 40:8A-4 a copy of this resolution and the Interlocal Services Agreement shall be available in the office of the Municipal Clerk for public inspection. Said agreement shall take effect on 11-1-2019.

CERTIFICATION OF AVAILABILITY OF FUNDS

I, DIANA MCLEOD, CHIEF FINANCIAL OFFICER OF THE TOWNSHIP OF WYCKOFF, CERTIFY THAT ADEQUATE FUNDS HAVE BEEN APPROPRIATED IN THE 2019 BUDGET ACCOUNT - #19-07-55-500-554 AND IN ACCORDANCE WITH NJAC 5::30-5.5 THIS CONTRACT IS SUBJECT TO THE AVAILABILITY AND APPROPRIATION ANNUALLY OF SUFFICIENT FUNDS IN SUCCEEDING YEARS..

DIANA MCLEOD
CHIEF FINANCIAL OFFICER

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

#19-292 Authorize Shared Service Agreement with Bergen County

WHEREAS, the State of New Jersey encourages municipalities to pursue shared service agreements; and,

WHEREAS, the Wyckoff Volunteer Fire Department has requested Bergen County provide a vehicle for the transport of the Swift Water Rescue Boat and Trailer.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey, that the shared service with Bergen County for a vehicle to transport the Swift Water Rescue Boat and Trailer is approved.

#19-293 Award Contract for Pay to Play Compliance

WHEREAS, the Wyckoff Police Department has a patrol vehicle with low mileage which requires a new motor and it makes prudent sense to replace the motor rather than purchase a replacement patrol vehicle; and,

WHEREAS, the Wyckoff Police Department has solicited multiple price quotations; and,

WHEREAS, N.J.S.A. 19:44A-20.4 et seq., requires contracts procured through price quotations that are below the municipalities bid threshold but over the Pay to Play threshold of \$17,500 to be authorized after municipalities obtain the political contributions disclosure forms and the business entity disclosure certification; and,

WHEREAS, the aforementioned documentation has been obtained and it is available for public inspection in the Municipal Clerk's office; and,

WHEREAS, an encumbrance of funds certification is attached.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that the Township Committee authorizes an award of a purchase order to Mahwah Automobile Center, 111 Spring Street, Ramsey, New Jersey 07446 for the purchase and installation of a new motor in Police Vehicle, 2008 Chevrolet Tahoe L.S. for the total cost of \$8,098.92.

BE IT FURTHER RESOLVED, that this contract has been awarded to this contractor based on the merits and abilities of the contractor to provide the goods or service as described herein. This contract was awarded through the alternate method pursuant N.J.S.A. 19:44A-20-4 et seq. As such, the undersigned does hereby attest that these contractors, their subsidiaries, assigned or principals controlling in excess of 10% of the company has neither made a contribution, that is reportable pursuant to the Election Law Enforcement Commission pursuant to N.J.S.A. 19:44A-8 or 19:44A-16, in the one (1) year period preceding the award of the contract that would, pursuant to P.L. 2004, c. 19, affect its eligibility to perform this contract, nor will it make a reportable contribution during the term of these one (1) year contracts to any political party committee in the Township of Wyckoff if a member of that political party is serving in an elective public office of the Township of Wyckoff when the contract is awarded, or to any candidate committee of any person serving in an elective public office of the Township of Wyckoff when the contract is awarded.

#19-294 Reduction of 2019 Tax Levy Due to Tax Appeal Judgements

WHEREAS, N.J.S.A. 54:3-21 – 29, allows for property owners to appeal their assessed valuation for the taxing year, and

WHEREAS, judgements from the County Board of Taxation and the State Tax Court have been made and received reducing the assessed value after the certification of the 2019 Tax Duplicate, and

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

WHEREAS, these judgements cause a reduction in the total amount of taxes to be levied and collected in 2019,

WHEREAS, these reductions result in a reduction to the collectable amount of the 2019 Tax Levy of \$137,730.14,

NOW THEREFORE BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that the Tax Collector is hereby authorized and directed to adjust 2019 taxes due for the listed properties, and

BE IT FURTHER RESOLVED, to make the appropriate reductions to the 2019 Tax Levy for these judgements and any future judgements as received.

#19-295 DELETED- Award Contract for Placement of Book Recycling Bin on Township Property

#19-296 Payment of Bills

WHEREAS, the Township of Wyckoff is a municipality in the State of New Jersey operating under the authority from NJSA 40A:63-1 et seq; and,

WHEREAS, the Township of Wyckoff has received vouchers in claim for payment of materials supplied and/or services rendered; and,

WHEREAS, the said vouchers have been reviewed and the amount indicated on each voucher has been determined to be due and owing; and,

WHEREAS, the Township Committee has a practice of each Township Committee member participating in the reviewing and signing of vouchers; and,

WHEREAS, the vouchers which comprise this bill list have been reviewed and signed by two (2) Township Committee members and they have found them to in order; and,

WHEREAS, the Township Treasurer has certified that sufficient funds are available for payment of said vouchers.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that the action of the said Finance Committee be approved; and, that the payments of these bills are hereby authorized and the Chief Financial Officer is directed to issue checks for their payments as listed on the bill list attached to this date's meeting minutes and covered by checks no. 18471 – 18502 Payroll A/C, Direct Deposit Vouchers no. 11795 – 11856, Library Payroll check nos. 1441 & 1442, Library Direct Deposit Vouchers no. 4984 – 5013, check nos. 1114 & 1116 Accutrack A/C, Claims check nos. 082008 – 082102 and Trs. Dog Trust - \$768.29.

#19-297 Return of certain overpaid taxes escrow monies, etc.

BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that the Treasurer is hereby authorized and directed to return certain monies as follows:

BOARD OF ADJUSTMENT:

Karen Peck, 130 Wyckoff Avenue, Wyckoff, New Jersey 07481 – Return of Escrow – Block 462/Lot 41 - \$427.80

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

RECREATION:

Laura Conkling, 282 Pine Street, Wyckoff, New Jersey 07481 – Football Refund - \$200.00

Jamie Russo, 1013 Westbury Drive, Matthews, NC 28104 – Summer Camp Refund - \$19.00

Julie O'Donnell, 503 Weymouth Drive, Wyckoff, New Jersey 07481 – Roller Hockey Refund - \$30.00

#19-298 Review of Best Practices Checklist

WHEREAS, the State's Fiscal Year 2012 Appropriations Act or 2012 State Budget (P.L. 2011, c.85) requires the Division of Local Government Services to determine how much of each municipality's final 5% allocation of its CMPTRA and ETR reimbursement (referred to as State aid) will be disbursed based upon the results of a Best Practices Inventory to be completed by each municipality by October 30, 2019; and,

WHEREAS, the Best Practices Checklist was completed and submitted to the State before October 30, 2019 and was discussed at the Township Committee's November 5, 2018 Public Business Meeting; and,

WHEREAS, the Township Administrator and the Chief Financial Officer have certified the results of the checklist.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that they acknowledge the responses in the checklist, certified by the Township Administrator and the Chief Financial Officer, that were discussed and instruct the Municipal Clerk to certify and transmit to the Division of Local Government Services full completion of this requirement.

BE IT FURTHER RESOLVED that the public is advised that Consolidated Municipal Property Tax Relief Aid (CMPTRA) and Energy Tax Receipts (ETR) are not State aid, they are municipal taxes that were originally assessed and collected by the municipal government to fund municipal programs and services. The State took over their collection and never provided municipal governments with the full statutory distribution of ETR and CMTRA because the State retains for State use the revenue increases in those taxes. These State actions may help the State; however, they simply transfer the obligation to Wyckoff taxpayers to be funded through property taxes; and,

BE IT FURTHER RESOLVED that the Township of Wyckoff response to the Best Practices Checklist require the State of New Jersey to provide full funding of the remaining 5% payment.

#19-299 Domestic Violence Awareness Month

WHEREAS, victims of domestic violence can be of any age, race, religion or economic status; and,

WHEREAS, it is estimated that each year up to 9,000,000 individuals in the United States are victims of physical violence, rape or stalking; and,

WHEREAS, nearly 1 in 4 women and 1 in 7 men have experienced severe physical violence by an intimate partner in their lifetimes; and,

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

WHEREAS, one person can make a huge difference in the life of a child or an adult victim of domestic violence, helping them find safety and making them more resilient to the effects of domestic violence; and,

WHEREAS, volunteers contributed over 10,000 hours a year to supplement the work of County domestic violence staff, and are often that one person who make a difference in the lives of hotline callers, abusers seeking services, and victims seeking support during medical assessment or legal proceedings; and,

WHEREAS, Domestic Violence Awareness Month in October provides us with a special opportunity to advance our efforts to prevent and end domestic violence and to assist all victims of it.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey hereby proclaim the month of October as **Domestic Violence Awareness Month**.

#19-C12 Closed Session Discussion – NJSA 10:4-12b(7) – Anticipated Litigation

WHEREAS, the Township Committee of the Township of Wyckoff is subject to certain requirements of the “Open Public Meetings Act”, N.J.S.A. 10:4-12, et seq.; and,

WHEREAS, the “Open Public Meetings Act”, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and,

WHEREAS, it was necessary for the Township Committee of the Township of Wyckoff to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

a. N.J.S.A. 10:4-12b (7) – Anticipated Litigation

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey assembled in public session on October 2, 2019, hereby authorize, that an Executive Session closed to the public shall be conducted on October 2, 2019, in the Town Hall, 340 Franklin Avenue, Wyckoff, New Jersey 07481, for the discussion of matters relating to the specific items designated above.

BE IT FURTHER RESOLVED, that the minutes of the said closed session will be made public when the Township Committee of the Township of Wyckoff determines the reason for the minutes to remain closed no longer exists and the Municipal Clerk shall attach to this resolution when completed the Closed Session Meeting Minutes related to the specific items designated above.

#19-C13 Closed Session Discussion – NJSA 10:4-12b(7) – Anticipated Litigation

WHEREAS, the Township Committee of the Township of Wyckoff is subject to certain requirements of the “Open Public Meetings Act”, N.J.S.A. 10:4-12, et seq.; and,

WHEREAS, the “Open Public Meetings Act”, N.J.S.A. 10:4-12, provides that an Executive Session, not open to the public, may be held for certain specified purposes when authorized by Resolution; and,

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

WHEREAS, it was necessary for the Township Committee of the Township of Wyckoff to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12b and designated below:

a. N.J.S.A. 10:4-12b (7) – Anticipated Litigation

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey assembled in public session on October 2, 2019, hereby authorize, that an Executive Session closed to the public shall be conducted on October 2, 2019, in the Town Hall, 340 Franklin Avenue, Wyckoff, New Jersey 07481, for the discussion of matters relating to the specific items designated above.

BE IT FURTHER RESOLVED, that the minutes of the said closed session will be made public when the Township Committee of the Township of Wyckoff determines the reason for the minutes to remain closed no longer exists and the Municipal Clerk shall attach to this resolution when completed the Closed Session Meeting Minutes related to the specific items designated above.

II Motions

- a. Proclaim October 6, 2019 as “Knock Out Opioid Abuse Day”.
- b. Approve the appointment of Ben Weiner to the Environmental Commission.
- c. Approve the New Jersey Firefighters applications for Christopher Hillman and John Pensallorte into Volunteer Fire Company #1

III Ordinances-Introductions

#1889 - AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND PEDESTRIAN CIRCULATION AND SAFETY STANDARDS

**Ordinance No. 1889
Amendments to Land Use Ordinance
Township of Wyckoff, Bergen County**

AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND PEDESTRIAN CIRCULATION AND SAFETY STANDARDS

WHEREAS, the Township of Wyckoff desires standards to improve pedestrian and bicycle safety and to encourage safe and convenient pedestrian passage in the Township;

WHEREAS, the Township’s existing standards pertaining to sidewalks do not provide for safe and convenient pedestrian passage in the Township;

WHEREAS, the Township does not require bicycle parking or encourage bicycle use;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wyckoff, Bergen County, New Jersey, that the Code of the Township of Wyckoff is hereby amended to include improved pedestrian and bicycle standards

SECTION 1. Create Section 186-36.3 As Follows

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

Additions are shown as thus; deletions shown as ~~thus~~

§186-36.2 Pedestrian and Bicycle Facilities

A. Pedestrian Facilities

- (1) Sidewalks shall be provided on both sides of all public and private streets. Sidewalks shall be not less than 5 feet wide in nonresidential and mixed-use zone districts and not less than 4 feet wide in residential districts. Sidewalks are encouraged to be a minimum of eight feet wide where located adjacent to retail or restaurant uses.
- (2) In general, sidewalks shall be placed in the right-of-way, parallel to the street unless an exception has been permitted to preserve topographical or natural features, or to provide visual interest, or unless the applicant shows that an alternative pedestrian system provides equally safe and convenient circulation. Sidewalks may be placed in a public access easement adjoining the right-of-way in order to provide sufficient room for various functions within the right-of-way, as follows:
- (3) Handicapped Passage. Sidewalks and walkways less than 6 feet in width shall provide widened areas at least every 200 lineal feet sufficient to permit the passage of 2 wheelchairs in opposite directions. The widened area shall be at least 6 feet wide. In general, this requirement may be met through the intersection of driveway's paved surfaces with sidewalks.
- (4) Sidewalks shall be designed and constructed pursuant to Township Code and the NJ Residential Site Improvement Standards (R.S.I.S. N.J.A.C. 5:21).
- (5) Sidewalks of not less than 4 feet in width shall be provided along all building facades that provide a building entrance.
- (6) Sidewalks shall be provided along internal access drives and streets that provide access to or between buildings, recreation areas, and public or private streets. Where, appropriate, cross-access easements for pedestrian access to adjacent uses and roads are encouraged.
- (7) Sidewalks provided along developments or re-developments of more than one unit shall be constructed of concrete.

B. Bicycle Parking.

- (1) Bicycle parking facilities shall be provided where 20 or more vehicle parking spaces are required for nonresidential or multi-family development.
- (2) Nonresidential Uses. Bicycle parking spaces shall be provided for a rate of 1 bicycle space for each 20 vehicle parking spaces required, with a minimum requirement of 2 bicycle parking spaces.
- (3) Residential Use. Only multi-family development shall be required to provide bicycle parking at a rate of 1 bicycle space for each 5 dwelling units.
- (4) Bicycle parking areas shall be constructed of concrete and designed to provide secure anchoring for locking devices.
- (5) Bicycle parking shall be located not less than 4 feet and not greater than 50 feet of all building entrances. They shall be placed to avoid conflicts with fire hydrants, curb ramps, pedestrian circulation and vehicle circulation.

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

- (6) Bicycle parking areas shall be subject to the same lighting standards as parking lots.

#1890 - AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

Ordinance No. 1890

Amendments to Land Use Ordinance

Township of Wyckoff, Bergen County

AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Township of Wyckoff entered into a Settlement Agreement with Fair Share Housing Center on July 12, 2018 in In the Matter of the Application of the Township of Wyckoff's Housing Element and Fair Share Plan (Docket No.: BER-L-6224- 15); and

WHEREAS, these Settlement Agreement set forth that Block 224, Lots 1.01, 2.01, 3, 4, 5.01, 6.01, and 7 shall receive overlay zoning to permit mixed-use inclusionary development;

WHEREAS, the Township adopted a Third Round Housing Element and Fair Share Plan that also set forth that Block 224, Lots 1.01, 2.01, 3, 4, 5.01, 6.01, and 7 shall receive overlay zoning to permit mixed-use inclusionary development in order to satisfy a portion of Wyckoff's constitutional obligation to provide for its fair share of low- and moderate- income housing;

WHEREAS, the amended zoning of Block 224, Lots 1.01, 2.01, 3, 4, 5.01, 6.01, and 7 herein is consistent with the Settlement Agreement with Fair Share Housing Center, as well as the 2018 Housing Element and Fair Share Plan; and

WHEREAS, the AHO-3 Zone will follow the property lines of Block 224, Lots 1.01, 2.01, 3, 4, 5.01, 6.01, and 7; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wyckoff, Bergen County, New Jersey, that the Code of the Township of Wyckoff is hereby amended to include provisions for new overlay zoning to permit mixed-use inclusionary development on Block 224, Lots 1.01, 2.01, 3, 4, 5.01, 6.01, and 7.

SECTION 1. Amend Section 186-3 Zoning Map to add a new Section Z. as follows:

Additions are shown as thus; deletions shown as ~~thus~~

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

Z. The AHO-3 Zone is the name of the zone established to include Block 224, Lots 1.01, 2.01, 3, 4, 5.01, 6.01, and 7

SECTION 2. Amend Section 186-49 Zoning districts and bulk requirements as follows:

Additions are shown as thus; deletions shown as ~~thus~~

D. AHO-3 Zone: Affordable Housing Overlay 3 Zone

- (1) Principal permitted uses shall be as follows:**
 - (a) Multi-family units with a 20% set-aside for affordable housing.**
- (2) Accessory uses shall be as follows:**
 - (a) Accessory buildings.**
 - (b) Off-street parking facilities, including structured parking**
 - (c) Private recreational facilities and common open space.**
 - (d) Signs.**
 - (e) Fences.**
 - (f) Retaining walls.**
 - (g) Uses which are customary and incidental to a permitted use.**
- (3) Conditional uses shall be as follows:**
 - (a) None.**
- (4) Affordable housing.**
 - (a) 20% of the total units on the site shall be reserved for affordable housing.**
 - (b) Affordable housing units shall comply with the Township's affordable housing regulations and the Uniform Housing Affordability Control Rules (N.J.A.C. 5:80- 26.1), which shall control in the case of any conflicts with this ordinance, provided that a minimum of 13 percent of the total low- and moderate-income units shall be affordable to very low income households (i.e. 30% or less of median income).**
 - (c) The affordable units shall be managed by a single entity in accordance with an Affordable Housing Management Plan, which shall be approved by the Township of Wyckoff, Affordable Housing Committee or other Township-designated Administrative Agent.**
 - (d) The exterior design of affordable housing units shall be harmonious in scale, texture and materials with market-priced units.**
- (5) Bulk Requirements.**
 - (a) Minimum Lot size: 2 acres**
 - (b) Maximum Gross Density: 12 du/ac**
 - (c) Minimum Lot Width and Frontage: 400 feet along West Main Street**
 - (d) Minimum Lot Depth: Lot depth existing as of the date of this ordinance.**
 - (e) Principal Building Setback**
 - (i) Front: 20 feet**
 - (ii) Each Side: 10 feet**
 - (iii) Rear: 40 feet**
 - (f) Accessory Building Setback**
 - (i) Each Side: 10 feet. 15 feet when abutting a residential zone.**
 - (ii) Rear: 10 feet. 15 feet when abutting a residential zone.**
 - (g) Maximum Building Height**
 - (i) 3 stories / 45 feet**

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

- (h) Maximum Lot Coverage
 - (i) Principal Building: 35%
 - (ii) Accessory building: 5%
- (6) Building Design
 - (a) Structured parking shall not exceed one story (parking level) and shall be screened by structural elements that are compatible with the materials and design of the front and side building facades.
 - (b) Building side and rear elevations shall be designed with the same material as the front of the building.
 - (c) Multiple principal buildings shall be permitted on a lot.
 - (d) Maximum building length: 200 feet.
 - (e) An overall theme of design and architectural motif shall be utilized within the development for the purpose of presenting an aesthetically desirable effect and shall be such that they provide varied building elevations, design and structural appearance within the context of the unifying theme.
 - (f) Any facade of a residential building shall not continue on the same plane for a linear distance of more than 75 feet. Minimum two-foot offsets shall be required at breaks in the facade planes.
 - (g) Building facades shall be predominantly finished in brick and/or fiber cement. "Fiber Cement" shall refer to a combination of cellulose fibers and cementitious materials, that, manufactured in long, horizontal strips, has the appearance of wood siding. Stone veneer, stucco, cast stone and metal shall be used only for minor accentuation of other elements of the facade. Exterior insulation and finishing system shall not be used on any portion of the building facade.
 - (h) Building materials and architectural details shall be consistent on all sides of each building.
 - (i) Building entrances should be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments.
 - (j) Upper floor windows should be divided into individual units or groupings of individual units, rather than a continuous "ribbon."
 - (k) Pedestrian friendly building design and site furnishings (outdoor tables, benches, bicycle racks, etc.) are required along Wyckoff Avenue.
 - (l) Minimum Distance between buildings:
 - (i) Front façade to any facade: 60 feet
 - (ii) Rear facade to any façade: 50 feet
 - (iii) Side façade to any facade: 30 feet
 - (m) Roof design:
 - (i) Any third story shall be created within the roof space over the second floor to reduce the appearance of height. Flat roofs are prohibited. Gambrel, gable and hipped roofs are permitted. Flat roofs are prohibited. Gambrel, gable and hipped roofs are permitted. Dormers may be utilized where appropriate for the architectural style.
 - (ii) Roof shape, color, and texture should be coordinated with the exterior materials of the building's facade.
 - (iii) Roof design should minimize the negative impact of

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

- roof protrusions by grouping plumbing vents, ducts, and other utility structures together.
- (iv) Rooftop equipment such as mechanical units, vents, and flues should be located centrally on the building roof, to the extent practicable. Any equipment visible from a publicly accessible area, adjacent lots, and pedestrian corridors shall be screened with solid materials using parapets, pitched roof forms, or penthouses. Screening shall be constructed of the same or complementary material as the building.
- (7) Plantings and buffers
- (a) A buffer strip of 20 feet or greater shall be provided where the multi-family use abuts a single-family residential use.
- (b) A planted berm of 5 feet tall or greater shall be provided where the multi-family use abuts a single-family residential use. This berm shall be used for all or a portion of the required buffer plantings in order to increase the plant height and screening ability of the buffer. The requirement for a berm may be waived where the applicable Land Use Board finds the existing and proposed plant material provides an effective screen.
- (c) Exterior utility boxes, mechanical and electrical equipment, and HVAC equipment shall be screened from view by architectural elements and/or landscape plantings.
- (d) Buffers shall be maintained in perpetuity. If such buffers fail to provide adequate screening the buffers shall be re-established by the property owner using the same or similar plantings at the property owner's expense.
- (8) Miscellaneous Requirements.
- (a) Signs shall be permitted pursuant to regulations for the B-1 district in §186-28.
- (b) Useable open space not less than 10% of the tract shall be provided for use by on-site residents. Said open space shall be used as outdoor passive open space (such as but not limited to outdoor seating, walking trails) and/or active open space (such as but not limited to a playground or outdoor game area). Buffer areas and other required landscape areas shall not contribute to the open space requirement.
- (9) Parking
- (a) Parking shall not be located between the building and the public street.
- (b) Off-street parking for residential uses shall be provided in accordance with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21.

#1891 - AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

**Ordinance No. 1891
Amendments to Land Use Ordinance
Township of Wyckoff, Bergen County**

AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE
TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

**ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE
CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE
TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND
FAIR SHARE PLAN**

WHEREAS, the Township of Wyckoff entered into a Settlement Agreement with Fair Share Housing Center on July 12, 2018 in In the Matter of the Application of the Township of Wyckoff's Housing Element and Fair Share Plan (Docket No.: BER-L-6224- 15); and

WHEREAS, these Settlement Agreement set forth that Block 517, Lot 3.01, Block 516, Lots 6.03 and 6.04 shall receive overlay zoning to permit mixed-use inclusionary development;

WHEREAS, the Township adopted a Third Round Housing Element and Fair Share Plan that also set forth that Block 517, Lot 3.01, Block 516, Lots 6.03 and 6.04 shall receive overlay zoning to permit mixed-use inclusionary development in order to satisfy a portion of Wyckoff's constitutional obligation to provide for its fair share of low- and moderate- income housing;

WHEREAS, the amended zoning of Block 517, Lot 3.01, Block 516, Lots 6.03 and 6.04 herein is consistent with the Settlement Agreement with Fair Share Housing Center, as well as the 2018 Housing Element and Fair Share Plan; and

WHEREAS, the AHO-2 Zone will follow the property lines of Block 517, Lot 3.01, Block 516, Lots 6.03 and 6.04; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wyckoff, Bergen County, New Jersey, that the Code of the Township of Wyckoff is hereby amended to include provisions for new overlay zoning to permit mixed-use inclusionary development on Block 517, Lot 3.01, Block 516, Lots 6.03 and 6.04.

SECTION 1. Amend Section 186-3 Zoning Map to add a new Section Z. as follows:

Additions are shown as thus; deletions shown as ~~thus~~

Z. The AHO-2 Zone is the name of the zone established to include Block 517, Lot 3.01, Block 516, Lots 6.03 and 6.04

SECTION 2. Amend Section 186-49 Zoning districts and bulk requirements as follows:

Additions are shown as thus; deletions shown as ~~thus~~

D. AHO-2 Zone: Affordable Housing Overlay 2 Zone

(1) Principal permitted uses shall be as follows:

- (a) Mixed use development, consisting of multi-family and/or townhouse units with a 20% set-aside for affordable housing and ground floor retail use for buildings facing Goffle Road and Coe Avenue.**
- (i) Permitted nonresidential uses on the first floor are limited to those uses permitted in the B-1 district.**

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

- (2) Accessory uses shall be as follows:
 - (a) Accessory buildings.
 - (b) Off-street parking facilities, including structured parking
 - (c) Private recreational facilities and common open space.
 - (d) Signs.
 - (e) Fences.
 - (f) Retaining walls.
 - (g) Uses which are customary and incidental to a permitted use.
- (3) Conditional uses shall be as follows:
 - (a) None.
- (4) Affordable housing.
 - (a) 20% of the total units on the site shall be reserved for affordable housing.
 - (b) Affordable housing units shall comply with the Township's affordable housing regulations and the Uniform Housing Affordability Control Rules (N.J.A.C. 5:80- 26.1), which shall control in the case of any conflicts with this ordinance, provided that a minimum of 13 percent of the total low- and moderate-income units shall be affordable to very low income households (i.e. 30% or less of median income).
 - (c) The affordable units shall be managed by a single entity in accordance with an Affordable Housing Management Plan, which shall be approved by the Township of Wyckoff, Affordable Housing Committee or other Township-designated Administrative Agent.
 - (d) The exterior design of affordable housing units shall be harmonious in scale, texture and materials with market-priced units.
- (5) Bulk Requirements.
 - (a) Minimum Lot size: Lot sizes existing as of the date of this ordinance. No further subdivision shall be permitted in the exercise of this overlay zone.
 - (b) Maximum Gross Density: 16 du/ac
 - (c) Minimum Lot Width and Frontage: 150 feet
 - (d) Minimum Lot Depth: 150 feet
 - (e) Principal Building Setback
 - (i) Front: 25 feet. The front yard setback along Coe Avenue may be reduced to 20 feet.
 - (ii) Each Side: 20 feet
 - (iii) Rear: 20 feet
 - (iv) Side and rear yards shall be increased to 40 feet where adjacent to a residential use or zone outside of the AHO-2.
 - (f) Accessory Building Setback
 - (i) Each Side: 10 feet. 15 feet where the accessory building abuts a residential zone.
 - (ii) Rear: 10 feet. 15 feet where the accessory building abuts a residential zone.
 - (g) Maximum Building Height
 - (i) Building heights shall be varied such that 2.5 stories / 35 feet shall be the maximum building height where adjacent to Goffle Road, a residential use or zone outside of the AHO-2 (including across the street). Building heights in all other areas of the district shall be limited to 3 stories / 45 feet.
 - (ii) No building within 50 feet of a residential use or zone outside of the AHO-2 shall exceed 2.5 stories / 35 feet.

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019

- (h) Maximum Lot Coverage
 - (i) Principal Building: 45%
 - (ii) Accessory building: 5%
- (6) Building Design
 - (a) Buildings located along Goffle Road shall be oriented toward Goffle Road with all or a significant portion located parallel to the street. This shall not apply to any building located behind another building. Orientation shall include the provision of one or more primary building entrances.
 - (b) First floor residential units shall not face Goffle Road.
 - (c) The portion of the building facing Goffle Road and Coe Avenue shall consist of permitted nonresidential uses on the first floor. All other building and portions of buildings shall consist of residential uses on all floors.
 - (d) All townhouse dwellings shall provide at least one (1) off-street parking space within an enclosed garage located in the rear yard with access from a lane/alley. Front loaded garages are prohibited.
 - (e) Townhouse dwelling lots shall have their rear lot lines coinciding with an alley twenty-four (24) feet wide containing a vehicular pavement width of at least ten (10) feet one-way and sixteen (16) feet two-way.
 - (f) Multiple principal buildings shall be permitted on a lot.
 - (g) Maximum building length: 200 feet.
 - (h) An overall theme of design and architectural motif shall be utilized within the development for the purpose of presenting an aesthetically desirable effect and shall be such that they provide varied building elevations, design and structural appearance within the context of the unifying theme.
 - (i) Any facade of a residential building shall not continue on the same plane for a linear distance of more than 75 feet. Minimum two-foot offsets shall be required at breaks in the facade planes.
 - (j) First-floor facades containing nonresidential uses which are visible from a public street shall be expressed as building modules that do not exceed 40 feet in width so as to eliminate blank walls, create more interesting architecture, and facilitate small-scale commercial opportunities. Architectural elements including but not limited to piers, columns, insets, projections or other vertical elements may be used to visually break up the plane of the first floor façade.
 - (k) Where facing Goffle Road nonresidential uses shall have a minimum of 60% of the ground floor facade between three and 10 feet above grade and 30% of upper floor facades shall be transparent and shall provide visual access to the street. Blanked-out windows, windows which display only signage, or look into unused or "dead" space do not meet this requirement.
 - (l) First-floor windows facing a public street shall be clear; tinted windows in this location are prohibited.
 - (m) Building facades shall be predominantly finished in brick and/or fiber cement. "Fiber Cement" shall refer to a combination of cellulose fibers and cementitious materials, that, manufactured in long, horizontal strips, has the appearance of wood siding. Stone veneer, stucco, cast stone and metal shall be used only for minor accentuation of other elements of the facade. Exterior insulation and finishing

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

system shall not be used on any portion of the building facade or column.

- (n) Building materials and architectural details shall be consistent on all sides of each building.
- (o) The maximum size of any individual commercial business is limited to 12,000 square feet. The total commercial space within this zone shall be limited to no more than 25,000 square feet.
- (p) Building entrances should be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments.
- (q) Awnings are encouraged. Where provided, awnings shall be uniform in color and material
- (r) When separate nonresidential tenants are housed in the ground floor of any building, separate entrances onto the sidewalk for each space should be provided, except when two stores share a vestibule.
- (s) Upper floor windows should be divided into individual units or groupings of individual units, rather than a continuous "ribbon."
- (t) Pedestrian friendly building design and site furnishings (outdoor tables, benches, bicycle racks, etc.) are required along Goffle Road.
- (u) Minimum Distance between buildings:
 - (i) Front facade to any facade: 60 feet
 - (ii) Rear facade to any facade: 50 feet
 - (iii) Side facade to any facade: 30 feet
- (v) Roof design:
 - (i) Flat roofs are prohibited. Gambrel, gable and hipped roofs are permitted. Dormers may be utilized where appropriate for the architectural style.
 - (ii) Roof shape, color, and texture should be coordinated with the exterior materials of the building's facade.
 - (iii) Roof design should minimize the negative impact of roof protrusions by grouping plumbing vents, ducts, and other utility structures together.
 - (iv) Rooftop equipment such as mechanical units, vents, and flues should be located centrally on the building roof, to the extent practicable. Any equipment visible from a publicly accessible area, adjacent lots, and pedestrian corridors shall be screened with solid materials using parapets, pitched roof forms, or penthouses. Screening shall be constructed of the same or complementary material as the building.

(7) Plantings and buffers

- (a) A buffer strip shall be provided along all property lines shared with a residential use or district outside of the AHO-2. Where deemed appropriate by the Land Use Board, existing plantings may be retained and the buffer area supplemented with new plantings in order to satisfy this requirement.
- (b) Exterior utility boxes, mechanical and electrical equipment, and HVAC equipment shall be screened from view by architectural elements and/or landscape plantings.
- (c) Buffers shall be maintained in perpetuity. If such buffers fail to provide adequate screening the buffers shall be re-established by the property owner using the same or similar

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

- plantings at the property owner's expense.
- (8) Miscellaneous Requirements
- (a) Access is prohibited to all public streets, with the exception of Goffle Road and Coe Avenue within Wyckoff and Hopper Lane within the Borough of Hawthorne.
- (b) Sidewalks are not required along Spencer Drive or Hopper Avenue in Wyckoff.
- (c) Signs shall be permitted pursuant to regulations for the B-1 district in §186-28.
- (d) Useable open space not less than 10% of the tract shall be provided. Said open space shall be used as outdoor passive open space for use by on-site residents and/or customers of the nonresidential uses (such as but not limited to outdoor seating, walking trails) and/or active open space (such as but not limited to a playground or outdoor game area). Buffer areas and other required landscape areas shall not contribute to the open space requirement.
- (e) Pedestrian walkway and bicycle paths to adjacent residential streets shall be required where possible and beneficial for safe non-vehicular traffic.
- (f) Lighting shall be consistent with the Township's lighting ordinance requirements.
- (9) Parking
- (a) Parking shall not be located between the building and the public street, with the following exception.
- (i) Parking may be located between a commercial building and a public street for which no access is provided if a compliant buffer is provided.
- (b) Maximum distance between off-street parking space and the unit served: 200 feet.
- (c) Off-street parking for residential uses shall be provided in accordance with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21.
- (d) Off-street parking for nonresidential uses shall be provided as per the schedule of off-street parking requirements for the B-1 district (§186-26.C.).

#1892 - AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

**Ordinance No. 1892
Amendments to Land Use Ordinance
Township of Wyckoff, Bergen County**

AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

WHEREAS, the Township of Wyckoff entered into a Settlement Agreement with Fair Share Housing Center on July 12, 2018 in In the Matter of the Application of the Township of Wyckoff's Housing Element and Fair Share Plan (Docket No.: BER-L-6224- 15); and

WHEREAS, these Settlement Agreement set forth that Block 202, Lot 78.01 shall receive overlay zoning to permit mixed-use inclusionary development;

WHEREAS, the Township adopted a Third Round Housing Element and Fair Share Plan that also set forth that Block 202, Lot 78.01 shall receive overlay zoning to permit mixed-use inclusionary development in order to satisfy a portion of Wyckoff's constitutional obligation to provide for its fair share of low- and moderate- income housing;

WHEREAS, the amended zoning of Block 202, Lot 78.01 herein is consistent with the Settlement Agreement with Fair Share Housing Center, as well as the 2018 Housing Element and Fair Share Plan; and

WHEREAS, the AHO-1 Zone will follow the property lines of Block 202, Lot 78.01; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wyckoff, Bergen County, New Jersey, that the Code of the Township of Wyckoff is hereby amended to include provisions for new overlay zoning to permit mixed-use inclusionary development on Block 202, Lot 78.01.

SECTION 1. Amend Section 186-3 Zoning Map to add a new Section Z. as follows:

Additions are shown as thus; deletions shown as ~~thus~~

Z. The AHO-1 Zone is the name of the zone established to include Block 202, Lot 78.01

SECTION 2. Amend Section 186-49 Zoning districts and bulk requirements as follows:

Additions are shown as thus; deletions shown as ~~thus~~

D. AHO-1 Zone: Affordable Housing Overlay 1 Zone

(1) Principal permitted uses shall be as follows:

- (a) Mixed use development, consisting of multi-family units with a 20% set-aside for affordable housing and ground floor retail use for buildings facing Wyckoff Avenue.**
- (i) Permitted nonresidential uses on the first floor are limited to those uses permitted in the B-1 district.**

(2) Accessory uses shall be as follows:

- (a) Accessory buildings.**
- (b) Off-street parking facilities, including structured parking**
- (c) Private recreational facilities and common open space.**
- (d) Signs.**
- (e) Fences.**
- (f) Retaining walls.**
- (g) Uses which are customary and incidental to a permitted use.**

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

- (3) Conditional uses shall be as follows:
 - (a) None.
- (4) Affordable housing.
 - (a) 20% of the total units on the site shall be reserved for affordable housing.
 - (b) Affordable housing units shall comply with the Township's affordable housing regulations and the Uniform Housing Affordability Control Rules (N.J.A.C. 5:80- 26.1), which shall control in the case of any conflicts with this ordinance, provided that a minimum of 13 percent of the total low- and moderate-income units shall be affordable to very low income households (i.e. 30% or less of median income).
 - (c) The affordable units shall be managed by a single entity in accordance with an Affordable Housing Management Plan, which shall be approved by the Township of Wyckoff, Affordable Housing Committee or other Township-designated Administrative Agent.
 - (d) The exterior design of affordable housing units shall be harmonious in scale, texture and materials with market-priced units.
- (5) Bulk Requirements.
 - (a) Minimum Lot size: 1.8 acres
 - (b) Maximum Gross Density: 15 du/ac
 - (c) Minimum Lot Width and Frontage: 170 feet
 - (d) Minimum Lot Depth: 500 feet
 - (e) Principal Building Setback
 - (i) Front: 15 feet
 - (ii) Each Side: 10 feet
 - (iii) Rear: 20 feet
 - (f) Accessory Building Setback
 - (i) Each Side: 10 feet
 - (ii) Rear: 10 feet
 - (g) Maximum Building Height
 - (i) Facing Wyckoff Avenue: 2 stories / 35 feet
 - (ii) Facing side or rear property lines: 3 stories / 45 feet
 - (h) Maximum Lot Coverage
 - (i) Principal Building: 40%
 - (ii) Accessory building: 5%
- (6) Building Design
 - (a) Any development or redevelopment of the site is encouraged to retain the existing two story portion of the building located parallel to Wyckoff Avenue. Retention of this existing building shall include the roof lines, cupola and architectural details. Such retention shall not prohibit modification of this building to accommodate the permitted uses.
 - (b) Buildings located along Wyckoff Avenue shall be oriented toward Wyckoff Avenue with all or a significant portion located parallel to the street. This shall not apply to any building located behind another building. Orientation shall include the provision of one or more primary building entrances.
 - (c) First floor residential units shall not face Wyckoff Avenue.
 - (d) Any building facing Wyckoff Avenue shall consist of permitted nonresidential uses on the first floor and one story of multi-family housing above. The first floor of buildings or portions of buildings not facing Wyckoff Avenue may consist of structured parking or residential uses.

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

- (e) Multiple principal buildings shall be permitted on a lot.
- (f) Maximum building length: 200 feet.
- (g) An overall theme of design and architectural motif shall be utilized within the development for the purpose of presenting an aesthetically desirable effect and shall be such that they provide varied building elevations, design and structural appearance within the context of the unifying theme.
- (h) Any facade of a residential building shall not continue on the same plane for a linear distance of more than 75 feet. Minimum two-foot offsets shall be required at breaks in the facade planes.
- (i) First-floor facades containing nonresidential uses which are visible from a public street shall be expressed as building modules that do not exceed 40 feet in width so as to eliminate blank walls, create more interesting architecture, and facilitate small-scale commercial opportunities. Architectural elements including but not limited to piers, columns, insets, projections or other vertical elements may be used to visually break up the plane of the first floor façade.
- (j) Where facing Wyckoff Avenue nonresidential uses shall have a minimum of 60% of the ground floor facade between three and 10 feet above grade and 30% of upper floor facades shall be transparent and shall provide visual access to the street. Blanked-out windows, windows which display only signage, or look into unused or "dead" space do not meet this requirement.
- (k) First-floor windows facing a public street shall be clear; tinted windows in this location are prohibited.
- (l) Building facades shall be predominantly finished in brick and/or fiber cement. "Fiber Cement" shall refer to a combination of cellulose fibers and cementitious materials, that, manufactured in long, horizontal strips, has the appearance of wood siding. Stone veneer, stucco, cast stone and metal shall be used only for minor accentuation of other elements of the facade. Exterior insulation and finishing system shall not be used on any portion of the building facade or column.
- (m) Building materials and architectural details shall be consistent on all sides of each building.
- (n) The maximum size of any individual commercial business is limited to 12,000 square feet. The total commercial space within this zone shall be limited to no more than 20,000 square feet.
- (o) Building entrances should be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments.
- (p) Awnings are encouraged. Where provided, awnings shall be uniform in color and material
- (q) When separate nonresidential tenants are housed in the ground floor of any building, separate entrances onto the sidewalk for each space should be provided, except when two stores share a vestibule.
- (r) Upper floor windows should be divided into individual units or groupings of individual units, rather than a continuous "ribbon."
- (s) Pedestrian friendly building design and site furnishings

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

(outdoor tables, benches, bicycle racks, etc.) are required along Wyckoff Avenue.

(t) Minimum Distance between buildings:

- (i) Front façade to any facade: 60 feet**
- (ii) Rear facade to any façade: 50 feet**
- (iii) Side façade to any facade: 30 feet**

(u) Roof design:

- (i) Flat roofs are prohibited. Gambrel, gable and hipped roofs are permitted. Dormers may be utilized where appropriate for the architectural style.**
- (ii) Roof shape, color, and texture should be coordinated with the exterior materials of the building's facade.**
- (iii) Roof design should minimize the negative impact of roof protrusions by grouping plumbing vents, ducts, and other utility structures together.**
- (iv) Rooftop equipment such as mechanical units, vents, and flues should be located centrally on the building roof, to the extent practicable. Any equipment visible from a publicly accessible area, adjacent lots, and pedestrian corridors shall be screened with solid materials using parapets, pitched roof forms, or penthouses. Screening shall be constructed of the same or complementary material as the building.**

(7) Plantings and buffers

- (a) A buffer strip of not less than 15 feet shall be provided along the side and rear property line.**
- (b) Exterior utility boxes, mechanical and electrical equipment, and HVAC equipment shall be screened from view by architectural elements and/or landscape plantings.**
- (c) Buffers shall be maintained in perpetuity. If such buffers fail to provide adequate screening the buffers shall be re-established by the property owner using the same or similar plantings at the property owner's expense.**

(8) Miscellaneous Requirements.

- (a) Vehicular access to the site shall be provided to the adjacent access easement to the north.**
- (b) Signs shall be permitted pursuant to regulations for the B-1 district in §186-28.**

(9) Parking

- (a) Parking shall not be located between the building and the public street.**
- (b) Off-street parking for residential uses shall be provided in accordance with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21.**
- (c) Off-street parking for nonresidential uses shall be provided as per the schedule of off-street parking requirements for the B-1 district (§186-26.C.)**

#1893 - AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND BUFFER AND PLANTING STANDARDS

**Ordinance No. 1893
Amendments to Land Use Ordinance
Township of Wyckoff, Bergen County**

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

**AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE
TOWNSHIP OF WYCKOFF TO AMEND BUFFER AND PLANTING
STANDARDS**

WHEREAS, the Township of Wyckoff desires improved buffer standards that better ensure compatibility between differing land uses and quality of life in residential neighborhoods;

WHEREAS, the Township's existing buffer standards are in need of improvement to provide additional screening and planting requirements to better fit a changing environment;

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wyckoff, Bergen County, New Jersey, that the Code of the Township of Wyckoff is hereby amended to include improved buffer standards.

SECTION 1. Amend Section 186-6 Definition of Terms

Additions are shown as thus; deletions shown as ~~thus~~

...

BUFFER STRIP

~~A solid and continuous massing of three rows of evergreen trees or shrubs planted five to six feet apart on centers in staggered rows and not less than four feet in height above the ground when planted. Such plantings will effectively insulate and screen the view and use from adjoining residential property through the full course of the year. Such plantings shall be maintained at all times and shall not be placed so as to interfere with traffic safety. Every buffer strip shall be at least 15 feet in width.~~

...

SECTION 2. Create Section 186-36.2 As Follows

Additions are shown as thus; deletions shown as ~~thus~~

§186-36.2 Planting Requirements

- A. Development applications may seek to preserve existing plant material that is in good health and which can be accommodated in the development plan, provided however that such existing plant material is consistent with the standards described herein and the same is approved by the municipal Board or individual reviewing the plan.
- B. All trees to be preserved within the limit of disturbance shall have tree protection measures.
- C. All planting materials and methods shall meet the standards of the American Association of Nurserymen.
- D. Buffers shall be required where noted in the Township's Land Use Ordinance. The term "buffer strip" shall be encompassed by the term "buffer" as used herein.
- E. Buffers shall provide a year round screen that will effectively

TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019

insulate and screen the view of the use from adjoining properties.

- F. Buffers shall be planted with dense masses and groupings of shade trees, ornamental trees, evergreen trees and shrubs which are generally deemed deer and drought resistant and heat tolerant.
- (1) Buffers shall utilize existing plantings in the buffer area to the extent possible and appropriate given the health and density of the plant material.
 - (2) No less than 75% of the buffer length shall be evergreen trees.
 - (3) One deciduous tree shall be planted every 50 feet of buffer length.
 - (4) Plantings shall be provided in staggered rows with trees set apart to provide dense year-round cover based on the species used, but never more than eight (8) feet apart.
- G. Required buffer widths shall be as specified. Where no width is specified, the buffer shall not be less than 15 feet wide.
- H. A berm, fence or wall may be required within the buffer at the discretion of the Land Use Board hearing the application.
- I. Evergreen trees shall have a minimum height of six (6) feet at planting.
- J. Deciduous trees shall have a minimum three inch (3") caliper at planting. Caliper measurement shall be taken six inches above the ground level for field grown stock and from the soil line for container grown stock, or as otherwise specified by the American Association of Nurserymen.
- K. Invasive plant species as determined by the New Jersey Invasive Council or other comparable organization are prohibited.
- L. Native and adapted plants are encouraged.
- M. Plantings shall be maintained at all times and shall not be placed so as to interfere with traffic or pedestrian safety.
- N. No buildings, structures, accessory structures, trash enclosures, recycling enclosures, parking, driveways (unless perpendicular to the buffer length) or storage of materials shall be permitted within the buffer. Buffer areas shall be maintained and kept free of all debris and rubbish.
- O. A mixture of plant species for each planting type (evergreen trees, deciduous trees, evergreen shrubs, etc.) is required as a protective measure against disease and insect infestation. The landscape plan may allow plant materials to be used together in informal groupings in lieu of meeting the on-center spacing requirements set forth on the approved plan where appropriate given the need for screening. However, the plant groupings must utilize the same number of plantings as required by these provisions.
- P. An irrigation system may be used to establish plant material and sustain adequate moisture needs. All automatic irrigation systems shall be timer-controlled and provided with an automatic rainfall shutoff detection device. Proposed irrigation systems shall include maintenance specifications on the approved landscape plan.
- Q. Street trees shall be required along all public and private street at a

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

spacing of not less than 40 feet. Species that grow tall with a leafy canopy shall be used. The location and species shall be subject to the review and approval of the Township Shade Tree Commission.

- R. Buffers shall be maintained in perpetuity. If such buffers fail to provide adequate screening the buffers shall be re-established by the property owner using the same or similar plantings at the property owner's expense.**

#1894 - AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

Ordinance No. 1894

Amendments to Land Use Ordinance

Township of Wyckoff, Bergen County

AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWNSHIP OF WYCKOFF TO AMEND CHAPTER 186, ZONING, TO ADD ONE NEW INCLUSIONARY OVERLAY MIXED-USE ZONE CONSISTENT WITH AND DESIGNED TO EFFECTUATE THE TOWNSHIP'S ADOPTED 2018 THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Township of Wyckoff entered into a Settlement Agreement with Fair Share Housing Center on July 12, 2018 in In the Matter of the Application of the Township of Wyckoff's Housing Element and Fair Share Plan (Docket No.: BER-L-6224-15); and

WHEREAS, these Settlement Agreement set forth that Block 235, Lot 3 shall receive overlay zoning to permit mixed-use inclusionary development;

WHEREAS, the Township adopted a Third Round Housing Element and Fair Share Plan that also set forth that Block 235, Lot 3 shall receive overlay zoning to permit mixed-use inclusionary development in order to satisfy a portion of Wyckoff's constitutional obligation to provide for its fair share of low- and moderate- income housing;

WHEREAS, the amended zoning of Block 235, Lot 3 herein is consistent with the Settlement Agreement with Fair Share Housing Center, as well as the 2018 Housing Element and Fair Share Plan; and

WHEREAS, the AHO-4 Zone will follow the property lines of Block 235, Lot 3; and

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Wyckoff, Bergen County, New Jersey, that the Code of the Township of Wyckoff is hereby amended to include provisions for new overlay zoning to permit mixed-use inclusionary development on Block 235, Lot 3.

SECTION 1. Amend Section 186-3 Zoning Map to add a new Section Z. as follows:

Additions are shown as thus; deletions shown as ~~thus~~

Z. The AHO-4 Zone is the name of the zone established to include Block 235, Lot 3

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

SECTION 2. Amend Section 186-49 Zoning districts and bulk requirements as follows:

Additions are shown as thus; deletions shown as ~~thus~~

D. AHO-4 Zone: Affordable Housing Overlay 4 Zone

(1) Principal permitted uses shall be as follows:

- (a) Construction of one-story of multi-family units above the existing nonresidential building or above a new one story nonresidential building no greater in size than the current building subject to the following.**
 - (i) The multi-family units shall have a 20% set-aside for affordable housing.**
 - (ii) Permitted nonresidential uses on the first floor are limited to those uses permitted in the B-1 district.**
- (b) Mixed use development consisting of nonresidential uses on the first floor and residential units on the second floor, subject to the following:**
 - (i) The floor area of the first floor nonresidential use shall not exceed the floor area of nonresidential uses existing as of September 2019.**
 - (ii) The multi-family units shall have a 20% set-aside for affordable housing.**
 - (iii) Permitted nonresidential uses on the first floor are limited to those uses permitted in the B-1 district.**

(2) Accessory uses shall be as follows:

- (a) Accessory buildings.**
- (b) Off-street parking facilities, including structured parking**
- (c) Private recreational facilities and common open space.**
- (d) Signs.**
- (e) Fences.**
- (f) Retaining walls.**
- (g) Uses which are customary and incidental to a permitted use.**

(3) Conditional uses shall be as follows:

- (a) None.**

(4) Affordable housing.

- (a) 20% of the total units on the site shall be reserved for affordable housing.**
- (b) Affordable housing units shall comply with the Township's affordable housing regulations and the Uniform Housing Affordability Control Rules (N.J.A.C. 5:80- 26.1), which shall control in the case of any conflicts with this ordinance, provided that a minimum of 13 percent of the total low- and moderate-income units shall be affordable to very low income households (i.e. 30% or less of median income).**
- (c) The affordable units shall be managed by a single entity in accordance with an Affordable Housing Management Plan,**

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

which shall be approved by the Township of Wyckoff, Affordable Housing Committee or other Township-designated Administrative Agent.

- (d) The exterior design of affordable housing units shall be harmonious in scale, texture and materials with market-priced units.

(5) Bulk Requirements.

- (a) Minimum Lot size: 2.3 acres
- (b) Maximum Gross Density: 10 du/ac
- (c) Minimum Lot Width and Frontage: 200 feet
- (d) Minimum Lot Depth: 200 feet
- (e) Principal Building Setback
- (i) Front: 15 foot minimum and 55 foot maximum
- (ii) Each Side: 10 feet
- (iii) Rear: 20 feet
- (f) Accessory Building Setback
- (i) Each Side: 10 feet
- (ii) Rear: 10 feet
- (g) Maximum Building Height: 2 stories / 35 feet
- (h) Maximum Lot Coverage
- (i) Principal Building: 40%
- (ii) Accessory building: 5%
- (i) Building footprint: the building footprint shall not exceed that which exists as of the adoption date of this ordinance (roughly 30,000 s.f.).

(6) Building Design

- (a) One principal building shall be permitted.
- (b) The building shall be oriented toward Wyckoff Avenue with all or a significant portion located parallel to the street. Orientation shall include the provision of one or more primary building entrances.
- (c) All residential units shall be located on the second floor.
- (d) The building shall consist of permitted nonresidential uses on the first floor and one story of multi-family housing above.
- (e) An overall theme of design and architectural motif shall be utilized within the development for the purpose of presenting an aesthetically desirable effect and shall be such that they provide varied building elevations, design and structural appearance within the context of the unifying theme.
- (f) Any facade of the building shall not continue on the same plane for a linear distance of more than 75 feet. Minimum two-foot offsets shall be required at breaks in the facade planes.
- (g) First-floor facades which shall contain nonresidential uses, which are visible from a public street, shall be expressed as

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

- building modules that do not exceed 40 feet in width so as to eliminate blank walls, create more interesting architecture, and facilitate small-scale commercial opportunities. Architectural elements including but not limited to piers, columns, insets, projections or other vertical elements may be used to visually break up the plane of the first floor façade.
- (h) Where facing Wyckoff Avenue nonresidential uses shall have a minimum of 60% of the ground floor facade between three and 10 feet above grade and 30% of upper floor facades shall be transparent and shall provide visual access to the street. Blanked-out windows, windows which display only signage, or look into unused or "dead" space do not meet this requirement.
- (i) First-floor windows facing a public street shall be clear; tinted windows in this location are prohibited.
- (j) Building facades shall be predominantly finished in brick and/or fiber cement. "Fiber Cement" shall refer to a combination of cellulose fibers and cementitious materials, that, manufactured in long, horizontal strips, has the appearance of wood siding. Stone veneer, stucco, cast stone and metal shall be used only for minor accentuation of other elements of the facade. Exterior insulation and finishing system shall not be used on any portion of the building facade or columns.
- (k) Building materials and architectural details shall be consistent on all sides of each building.
- (l) The maximum size of any individual commercial business is limited to 12,000 square feet.
- (m) Building entrances should be articulated to make it easily identifiable by visitors and to provide architectural interest. Examples of special features of entrances include, but are not limited to, awnings and architectural treatments.
- (n) An arcade facing Wyckoff Avenue shall be provided along not less than 75 percent of the building façade facing Wyckoff Avenue. This arcade shall include a series of columns or other vertical elements that form a covered walkway.
- (o) When separate nonresidential tenants are housed in the ground floor of any building, separate entrances onto the sidewalk for each space should be provided, except when two stores share a vestibule.
- (p) Upper floor windows should be divided into individual units or groupings of individual units, rather than a continuous "ribbon."
- (q) Consistent building materials shall be used on all sides of a building that is visible from a public street.
- (r) Pedestrian friendly building design and site furnishings (outdoor tables, benches, bicycle racks, etc.) are required along Wyckoff Avenue.
- (s) Roof design:
- (i) Flat roofs are prohibited.

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

- (ii) Roof shape, color, and texture should be coordinated with the exterior materials of the building's facade.
 - (iii) Roof design should minimize the negative impact of roof protrusions by grouping plumbing vents, ducts, and other utility structures together.
 - (iv) Rooftop equipment such as mechanical units, vents, and flues should be located centrally on the building roof, to the extent practicable. Any equipment visible from a publicly accessible area, adjacent lots, and pedestrian corridors shall be screened with solid materials using parapets, pitched roof forms, or penthouses. Screening shall be constructed of the same or complementary material as the building.
- (7) Plantings and buffers
 - (a) A buffer of note less than 15 feet in width shall be provided along the side and rear property line.
 - (b) Exterior utility boxes, mechanical and electrical equipment, and HVAC equipment shall be screened from view by architectural elements and/or landscape plantings.
 - (c) Buffers shall be maintained in perpetuity. If such buffers fail to provide adequate screening the buffers shall be re-established by the property owner using the same or similar plantings at the property owner's expense.
- (8) Miscellaneous Requirements.
 - (a) Signs shall be permitted pursuant to regulations for the B-1 district in §186-28.
 - (b) Sidewalks shall be provided along both sides of all private roads and interior access drives.
- (9) Parking
 - (a) Not more than two rows of parking shall be located between the building and a public street. Where parking is provided between the building and Wyckoff Avenue, the parking shall be angled so as to reduce the necessary building setback and paving along Wyckoff Avenue
 - (b) Parking available to the public shall not be reduced unless authorized by the Township Governing Body.
 - (c) Off-street parking for residential uses shall be provided in accordance with the Residential Site Improvement Standards (RSIS) at N.J.A.C. 5:21.
 - (d) Off-street parking for nonresidential uses shall be provided as per the schedule of off-street parking requirements for the B-1 district (§186-26.C.)

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

Following is the vote on the Consent Agenda:

MOTION: RUBENSTEIN SECOND BOONSTRA
BOONSTRA YES RUBENSTEIN YES SCANLAN YES SHANLEY YES
MADIGAN YES

IV Ordinance- Public Hearings/Further Consideration

#1888 - AN ORDINANCE TO AMEND CHAPTER 177 OF THE CODE OF THE TOWNSHIP OF WYCKOFF, VEHICLES AND TRAFFIC RELATED TO TRUCK ROUTES

ORDINANCE

FINAL PASSAGE

MUNICIPAL CLERK: Mr. Chairman, I have Ordinance No. 1888, entitled:

AN ORDINANCE TO AMEND CHAPTER 177 OF THE CODE OF THE TOWNSHIP OF WYCKOFF, VEHICLES AND TRAFFIC RELATED TO TRUCK ROUTES

for second reading, by title only, and a copy of this Ordinance has been posted on the bulletin board in Town Hall where public notices are customarily posted, and copies have been made available to members of the general public of the Township who have requested the same.

COMMITTEEMAN BOONSTRA: I move the Ordinance on second reading by Title only.

COMMITTEEMAN RUBENSTEIN: Seconded.

MOTION: BOONSTRA SECOND RUBENSTEIN
BOONSTRA YES RUBENSTEIN YES SCANLAN YES SHANLEY YES
MADIGAN YES

CHAIRMAN: This is the time and place for the Public Hearing on Ordinance No. 1888, and all persons who wish to be heard, please state your name and address before making your statement.

Public Comments are made here.

At the Conclusion of public comments:

COMMITTEEMAN BOONSTRA: I move that the Public Hearing on the Ordinance be closed.

COMMITTEEMAN RUBENSTEIN: Seconded.

MOTION: BOONSTRA SECOND RUBENSTEIN
BOONSTRA YES RUBENSTEIN YES SCANLAN YES SHANLEY YES

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

MADIGAN YES

MUNICIPAL CLERK: BE IT RESOLVED, by the Township Committee of the Township of Wyckoff that Ordinance No. 1888 be, and the same is hereby adopted, and the Municipal Clerk is hereby authorized and directed to publish the Notice of Final Passage of said Ordinance in the official newspaper for the Township as provided by law.

COMMITTEEMAN BOONSTRA: I move the resolution.

COMMITTEEMAN RUBENSTEIN: Seconded.

MOTION: BOONSTRA SECOND RUBENSTEIN
BOONSTRA YES RUBENSTEIN YES SCANLAN YES SHANLEY YES
MADIGAN YES

ORDINANCE #1888

**AN ORDINANCE TO AMEND CHAPTER 177 OF THE CODE OF THE
TOWNSHIP OF WYCKOFF, VEHICLES AND TRAFFIC RELATED TO TRUCK
ROUTES**

BE IT ORDAINED by the Township Committee of the Township of Wyckoff, County of Bergen, State of New Jersey that Chapter 177 of the Code of the Township of Wyckoff, Vehicles and Traffic, be amended as follows:

Section 1:

Chapter 177-37 Schedule E: Truck Routes:

In accordance with the provisions of Chapter 177-10, all trucks having a combined gross weight of vehicle plus load in excess of four (4) tons shall be excluded from all streets except the following-described streets which form a part of the system of truck routes:

Name of Street:

Braen Avenue

Brookside Avenue

Cedar Hill Avenue

Crescent Avenue between Brookside Avenue and Wyckoff Avenue

Franklin Avenue

Godwin Avenue

Goffle Road

Grandview Avenue

Greenwood Avenue

Lafayette Avenue

Main Street

~~Mountain Avenue~~

**TOWNSHIP OF WYCKOFF
TOWNSHIP COMMITTEE REGULAR BUSINESS MEETING
SECOND FLOOR MUNICIPAL COURT ROOM
WEDNESDAY, OCTOBER 2, 2019**

Newtown Road from Cedar Hill Avenue to Midland Park corporate line at New York Susquehanna and Western Railroads for a distance of 0.04 mile.

Prospect Street on westerly side of road for a distance of 0.01 mile.

Russell Avenue

Sicomac Avenue

West Main Street

Wyckoff Avenue

Section 2 – Expect as here in amended and supplemented, all other provisions of Chapter 177 of the Code of the Township of Wyckoff, Vehicles and Traffic, shall remain in full force and effect.

Section 3 – This ordinance shall take effect upon final passage and publication according to law.

V Adjourned 8:35 pm

Mayor Thomas J. Madigan

Joyce C. Santimauro, Municipal Clerk