

Exhibit 1

TOWNSHIP OF WYCKOFF
COUNTY OF BERGEN
STATE OF NEW JERSEY
RESOLUTION #25-82

MEETING DATE: January 29, 2025

REFERENCE: Committing to the Fourth Round Present and Prospective Need Affordable Housing Obligations

INTRODUCED: Lane

SECONDED: Bogdanskyy

VOTE: BOGDANSKY ✓ LANE ✓ MADIGAN ✓ MELCHIONNE ✓ BOONSTRA ✓

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (*N.J.S.A. 52:27D-301 et seq.*) (hereinafter "Amended FHA"); and

WHEREAS, pursuant to the Amended FHA at *N.J.S.A. 52:27D-304.1(f)(1)*, a municipality is required to adopt a binding resolution containing a "determination of present and prospective fair share obligation" and submit to the jurisdiction of the Affordable Housing Dispute Resolution Program, in order to avoid the loss of immunity from exclusionary zoning litigation (formerly referred to as Builder's Remedy lawsuits) immediately thereafter; and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates the Township of Wyckoff's (hereinafter "Wyckoff") Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 40 units and a Prospective Need or New Construction Obligation of 387 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, pursuant to *N.J.S.A. 52:27D-304.3*, a municipality's average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality's average allocation factor, and

WHEREAS, the Amended FHA further provides that "parties shall be entitled to rely upon regulations on municipal credits, adjustments and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (*N.J.S.A 52:27D-311(m)*); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for P.L. 2024, c.2 containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, Wyckoff has reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, based on the foregoing, Wyckoff relies on the DCA calculations of fair share obligations as modified herein to account for Wyckoff's review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration and accessibility to ascertain whether these identified developable lands may accommodate development. As further set forth in detail and explained in the attached memo prepared by Wyckoff's affordable housing planner, Wyckoff seeks to commit to providing its fair share of 40 units of present need and 277 units of prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan Element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, Wyckoff reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, Wyckoff is a named plaintiff in that certain litigation captioned as Borough of Montvale v. State of New Jersey, Superior Court of New Jersey, Docket No. MER-L-1778-24 ("Litigation"), which, among other things, asserts constitutional and legal challenges to numerous provisions of the Amended FHA; and

WHEREAS, the actions contained in this Resolution are taken under protest and are intended to comply with the Amended FHA while Wyckoff continues to dispute its validity, such that Wyckoff does not waive any legal rights or claims that it possesses relating to the Amended FHA as set forth in the Lawsuit by virtue of the adoption of the instant Resolution. Wyckoff further reserves the right to alter its position contained in this Resolution based upon any rulings in the Litigation or any other similar proceedings by a court of competent jurisdiction; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, Wyckoff reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need Obligation should be lower than described herein; and

WHEREAS, in light of the above, the Wyckoff Township Committee finds that it is in the best interest of Wyckoff to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

WHEREAS, in accordance with AOC Directive #14-24 dated December 13, 2024, the Wyckoff Township Committee finds that, as a municipality seeking certification of compliance with the FHA, it is in the best interests of Wyckoff to direct the submission and/or filing of the within Resolution, with attached memo, with the Program or any other such entity as may be determined to be appropriate; and in order to seek further certification of compliance with the FHA, Wyckoff shall file an action in the form of a declaratory judgment complaint within 48 hours after adoption

of this this resolution as to its fair share obligations.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Wyckoff, in the County of Bergen, State of New Jersey, as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this Resolution.
2. Wyckoff hereby commits to the Round 4 Present Need Obligation of 40 units and the Round 4 Prospective Need Obligation of 277 units, as explained above and in the attached memo from Wyckoff's affordable housing planner and subject to all reservations of rights set forth above.
3. Wyckoff authorizes its Affordable Housing Counsel to submit and/or file the within Resolution, with the attached memo, within 48 hours of adopting this Resolution, with the Program or any other such entity as may be determined to be appropriate.
4. Wyckoff authorizes its Affordable Housing Counsel to file a Declaratory Judgment Complaint within 48 hours after adopting this Resolution, attaching this Resolution.
5. This Resolution shall take effect immediately, according to law.

CERTIFICATION

I, NANCY A. BROWN, MUNICIPAL CLERK OF THE TOWNSHIP OF WYCKOFF, CERTIFY THE ABOVE TO BE A TRUE AND CORRECT COPY OF A RESOLUTION AS ADOPTED BY THE TOWNSHIP COMMITTEE ON JANUARY 29, 2025.

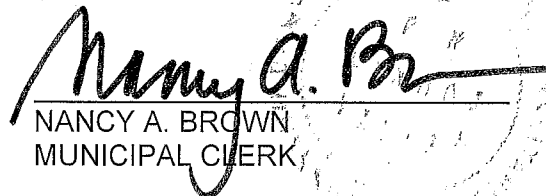

NANCY A. BROWN
MUNICIPAL CLERK

Exhibit 2



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2 East Broad Street, 2nd Floor
Hopewell, NJ 08525
609-257-6705 (v)
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Wyckoff Township, Bergen County, Declares the Following Fourth Round Affordable Housing Obligation:

1. **Present Need: 40**
2. **Fourth Round / Prospective Need Obligation: 277**

As stated in the Amended Fair Housing Act (P.L. 2024, CHAPTER 2,) (hereinafter the "FHA"), municipalities must adopt a binding resolution declaring their fourth round affordable housing obligation prior to January 31, 2025 to maintain immunity from exclusionary zoning litigation and obtain a compliance certification through the Affordable Housing Dispute Resolution Program. This resolution shall describe the basis for the municipality's determination of the obligation. Wyckoff Township adopted said resolution, which references this Report, at a January 2025 Governing Body meeting.

As stated in the FHA, the municipality shall determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established therein. As also stated in the FHA, the municipality's determination of the obligation shall have a presumption of validity, if established in accordance with the FHA. Wyckoff Township's declaration of its affordable housing obligation is consistent with the methodology set forth in the FHA.

Notwithstanding the following report, the Township specifically reserves the right to adjust the stated obligation based on one or any of the following adjustments: 1) a windshield survey or similar survey which accounts for a higher-resolution estimate of present need; 2) a vacant land adjustment predicated upon a lack of vacant, developable and suitable land; 3) a durational adjustment (whether predicated upon lack of sewer or lack of water); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including, but not limited to the Highlands Regional Master Plan and its build out, the Pinelands or Meadowlands regulations and planning document.

The Township also specifically reserves all rights to revoke or amend this resolution and commitment, as may be necessary, in the event of a successful challenge to A4 in the context of the Wyckoff case any other such action challenging A4, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of A4.

Additionally, the Township reserves the right to take a position that its Round 4 Present or Prospective Need Obligations are lower than described herein if a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice).



Present Need

Wyckoff Township supports and accepts the methodology and calculation of the present need as set forth by the Department of Community Affairs in *Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background*, released on or about October 18, 2024. As such, the Township declares its fourth round present need obligation to be 40

Fourth Round Prospective Need

With one exception, Wyckoff Township supports and accepts the methodology and calculation of the prospective need as set forth by the Department of Community Affairs in *Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background*, released on or about October 18, 2024 (hereinafter the "DCA Report"). The exception addresses the land capacity factor (hereinafter "LCF"); all other figures and calculations (regional need, income capacity factor, nonresidential valuation factor) used by Wyckoff Township to calculate the prospective need are consistent with the DCA Report.

The LCF identifies developable land in each municipality and is used to allocate the regional affordable housing obligation to those municipalities with available land to accommodate the obligation (as one of three factors responsible for the allocation). The FHA states the LCF shall be *determined by estimating the area of developable land in the municipality's boundaries and regional boundaries that may accommodate development through the use of the "land use / land cover data" most recently published by the Department of Environmental Protection, data from the American Community Survey and Comprehensive Housing Affordability Strategy dataset thereof, MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from the Department of Community Affairs, and weighing such land based on the planning area type in which such land is located.* It goes on to state that developable land that may accommodate development shall be weighted based on the planning area in which such land is located.

The process for Fourth Round affordable housing compliance and the criteria, methodology and formulas each municipality must rely upon to determine its present and prospective need obligation are now set forth within N.J.S.A. 52:27D-304.1 thru -304.3 of the FHA. The March 8, 2018 unpublished decision of the Superior Court, Law Division, Mercer County, *In re Application of Municipality of Princeton* ("Jacobson Decision") is also to be referenced as to datasets and methodologies that are not explicitly addressed in N.J.S.A. 52:27D-304.3. Furthermore, both the Jacobson Decision and N.J.S.A. 52:27D-304.3a of the FHA explain that the datasets and information must be reliable and updated to the greatest extent practicable. For example, N.J.S.A. 52:27D-304.3a explicitly states: "[t]hese calculations of municipal present and prospective need shall use necessary datasets that are updated to the greatest extent practicable."

Consistent with sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3), we have considered the DCA Report, along with the underlying data and data sets relied upon by the DCA in reaching its non-binding calculations for the Township, and have further carefully considered and analyzed the most up-to-date localized data pertaining to the Township, including amongst other verifiable information, land use approvals, environmental constraints (including wetlands, wetland buffers, and steep slopes) and other site specific information, construction permits, and MOD-IV data maintained and on file with the Township.



The DCA issued the data that was the basis for the land allocation factor on November 27th, over a month after the DCA deadline to issue its non-binding numbers under the Amended FHA. The link to the DCA GIS data, and the description section¹ includes the following language:

The land areas identified in this dataset are based on the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program.

Based upon our analysis of the DCA Report, the data and data sets relied upon by the DCA and our analysis of the Township's up-to-date localized verifiable data, we have determined that the DCA arrived at the Township's land capacity factor using incorrect assumptions and outdated data and/or or incorrect or inaccurate data.

The areas identified as developable in the DCA's calculation of the Land Capacity factor are indeed overinclusive. Accordingly, the land capacity allocation factor should be adjusted from 32.82 total acres to 9.10 total acres. When this correction is made, Wyckoff Township's round 4 prospective need number should be 277, not 387. For further details on the below categories of corrections, see the table and mapping attached to this Report.

1. Flood Hazard Area & Stream Corridor – 1.37 acres of developable land identified by DCA are entirely or partially within the special flood hazard area and/or within a stream corridor – as shown on DCA's land capacity factor mapping. Where located in the stream corridor, the DCA's own mapping depicts a waterway running through the "developable lands". In regard to the special flood hazard area, NJDEP limits residential development in these areas (fluvial) such that the building and the access to it must be above the design flood elevation. While residential development may be *technically* permitted, construction in that area is often prohibited due to lack of "dry access". Furthermore, it is clearly inconsistent with State, as well as Federal, policy to direct growth to these environmental areas and it is inconsistent with affordable housing rules given that flood hazard areas are excluded in vacant land adjustment calculations (N.J.A.C. 5:93-4.2(e)2.ii). Consider also the importance of this State policy given the millions of dollars expended by the State's Blue Acres program to purchase properties which are subject to repetitive flooding to reduce the number of people living in a flood hazard area.

The following excerpt from the State's Flood Hazard Area Control Act Rules, N.J.A.C 7:13-11.3., further addresses the overarching policy of the State, which is to reduce development with lands subject to flooding, including both the floodway and special flood hazard area.

1. Flooding presents a significant risk to the public health, safety, and welfare due to loss of life, injury, and property damage. Unless properly controlled, development within flood hazard areas obstructs and displaces floodwaters,

¹ <https://njdca.maps.arcgis.com/home/item.html?id=12acdfe0a5104f8f8a2f604e96063e74>



which exacerbates the frequency, intensity, duration, and extent of flooding. Loss of life, injury, and property damage also result from collapsed structures, unsecured materials, and other debris carried by floodwaters. Furthermore, improperly built structures are subject to severe and repetitive flood damage, resulting in the displacement of residents and prolonged economic disruption or loss.

2. Vegetation adjacent to surface waters is essential for maintaining bank stability and water quality. The indiscriminate disturbance of such vegetation destabilizes the channels and banks of surface waters, which leads to increased erosion and sedimentation that exacerbates the intensity and frequency of flooding. The loss of vegetation adjacent to surface waters also reduces filtration of stormwater runoff and subjects surface waters to increased sun exposure, which causes water temperatures to rise and dissolved oxygen content to fall. Such impacts adversely affect the health and habitat of fish and wildlife that depend upon clean surface waters and therefore disrupt the ecological balance that is necessary for life. Humans are ultimately affected by this imbalance, since clean water is essential for all life.

2. Undevelopable Configurations – 11.80 acres of developable lands identified by DCA are within undevelopable configurations. These areas represent slivers of land that due to their configuration are not developable or do not otherwise signal development capacity in the Township.
 - a. Buffers – areas that serve as buffers for nonresidential use (such as the rear yard setback of a compost facility that abuts single-family residences), regulated yards of a residential use (such as side yard setback of a single-family lot that is not oversized) that are not developable because the land is, in principle, included in the developed portion of the property in that it serves the important function of screening, setback, and mitigating noise and activity on the site. Development of these areas would eliminate their ability to serve their buffer purpose, and they would be unable to accommodate an adequate buffer given their narrow configuration.
3. Government Owned Lands – 12.06 acres of developable lands identified by DCA are owned by Ridgewood Water, or in one case Waldwick. All of these various sites are utilized by water purveyors to provide public drinking water to the region and therefore serve as critical infrastructure. These may not be developed privately, and as such should be eliminated from the LCF. However, their inclusion in the LCF may be appropriate if in the future they are vacated and they no longer serve the purpose of providing public water.

Exclusion of these lands is similar to the DCA exclusion of other government owned properties, such as Ramapo High School (331 George Street, Franklin Lakes). These properties' lack of developability due to ongoing government use should be recognized in the same manner as the DCA did for the other government owned properties described prior, for there is no distinction in their inability to be developed or redeveloped.



4. Third Round Sites – 0.49 acres of developable lands identified by DCA are zoned and planned for satisfaction of the Township’s third round obligation. Development for each of these sites is set forth in a Settlement Agreement with FSHC that has been approved by the Court and a Housing Element and Fair Share Plan that has also been approved by the Court. Utilizing these sites to meet the fourth round obligation would be inconsistent with the Township’s Judgment of Repose. As such, these lands do not represent development capacity that may be used to meet the Township’s fourth round obligation.

The above listed corrections are necessary to properly identify the developable land within Wyckoff, as compared to the Region. These corrections are appropriate to best allocate the regional obligation proportionately to those municipalities that have the land capacity to fulfill the obligation. Application of accurate LCF to municipalities in a Region may reduce the extent of vacant land and durational adjustment obligations, resulting in the increased creation of affordable housing in the Region.

The Township’s corrections are consistent with the FHA and the approach in the DCA Report. The State Agency interpreted the FHA as was thought necessary to calculate an accurate LCF for each municipality. Wyckoff Township’s LCF calculation continues this principle by correcting the Agency’s identification of “developable” property. The Program should recognize that the DCA took steps beyond those specified in the FHA it deemed necessary to calculate the LCF. There are multiple examples of the DCA deviating from the strict and minimum language in the FHA as necessary to calculate a reasonably accurate LCF. In each of the following examples, these environmental features are not addressed in the NJDEP Land Use Land Cover data, FHA, or the “Jacobson Decision” but yet they are excluded from the DCA’s calculation of the LCF.

- Minimum area of 2,500 s.f.;
- Steep slopes exceeding 15%;
- Category 1 waterway buffers; and
- Wetland buffers.

Additionally, the Township’s corrections are consistent with the following guiding language and documents:

- FHA: The law states, in N.J.S.A. 52:27D-304.3a, “calculations of municipal present and prospective need shall use necessary datasets that are updated to the greatest extent practicable.” The Jacobson decision explained this point further: “Any reasonable methodology must have as its keystone three ingredients: reliable data, as few assumptions as possible, and an internal system of checks and balances. Reliable data refers to the best source available for the information needed and the rejection of data which is suspect. The need to make as few assumptions as possible refers to the desirability of avoiding subjectivity and avoiding any data which requires excessive mathematical extrapolation. An internal system of checks and balances refers to the effort to include all important concepts while not allowing any concept to have a disproportionate impact.” The Township serves as a check for this step in the DCA process to ensure an accurate calculation of developable land using all applicable and appropriate datasets. .



- The Township's corrections regarding undevelopable configurations are based on reliable and updated data that is reflected in the MOD IV database as well as publicly available and State-wide available aerial photography.
- The Township's corrections regarding the special flood hazard area and stream corridors are a correction to DCA's attempt to exclude environmentally sensitive lands. The Township incorporated an additional publicly available data set – FEMA Flood Zones – and corrected application of the DCA's own mapping for the LCF.
- The Township's corrections regarding government-owned property are based on reliable and updated data that is reflected in the MOD IV database.
- The Township's corrections regarding third round sites utilizes data that is available from the NJ Judiciary.
- FHA: The findings in N.J.S.A. 52:27D-302.2.s., states [t]he Legislature, in amending and supplementing the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), intends to facilitate comprehensive planning in alignment with smart growth principles, and the State Development and Redevelopment Plan. (emphasis added)
 - An accurate LCF, one that reflects lands that are eligible for residential development, promotes comprehensive planning by allocating the regional obligation proportionately to those municipalities that have the land capacity to fulfill the obligation.
 - The Township's corrections are consistent with the adopted State Development and Redevelopment Plan, including but not limited to, Water Resources - Flood Control Policy 28 (*Protect and enhance wetlands and avoid development and redevelopment in designated flood plains.*) as well as Infrastructure Investments – Infrastructure Investments and Natural, Historic, Cultural and Scenic Resources Policy 23 Infrastructure Investments and Water Resources, (*Plan, design, construct and maintain infrastructure and related services in accordance with capital plans that ensure a safe and sufficient supply of water for present and anticipated needs according to a comprehensive watershed management plan that includes water-quality standards, water conservation measures, measures that protect future supplies from the cumulative impacts of development, and use of land assets that protect water supplies*). The Township specifically reserves all rights to revoke or amend this statement of consistency with the State Development and Redevelopment Plan should it be amended in the future.
- Mt. Laurel II Decision²: This 1983 Supreme Court decision states municipal obligations should reflect conservation and environmental conditions,

We reassure all concerned that Mount Laurel is not designed to sweep away all land use restrictions or leave our open spaces and natural resources prey to speculators. Municipalities consisting largely of conservation, agricultural, or environmentally sensitive areas will not be required to grow because of Mount

² Southern Burlington County NAACP v. Township of Mt. Laurel (II), 92 N.J. 158, 456 A.2d 390 (1983)



Laurel. No forests or small towns need be paved over and covered with high-rise apartments as a result of today's decision.

- AMG Decision³: This 1984 Superior Court decision sets forth the original basis for determining municipal affordable housing obligations. While subsequent efforts by COAH and the FHA provide alterations to the methodology, the basic framework remains – including the three allocation factors. The AMG decision refers to the “growth area” factor for what is now referred to at the LCF. This decision recognizes the need for an accurate accounting of developable land for the regional allocation.

Any reasonable methodology must account for a municipality's physical capacity to provide space for new construction. The growth area factor is designed to reflect that capacity. It identifies that area within the municipality which has been earmarked by the SDGP as an appropriate place for development.

...

It should be recognized that a municipality's capacity to accept lower income housing would be better measured by a factor which identifies the amount of vacant developable land within the growth area. Not all growth area land is vacant or suitable for development. Some towns designated as growth are fully developed. Other vacant land is either physically constrained due to slopes, watercourses or other conditions or is inappropriate for Mount Laurel high density development because of other planning or environmental concerns.

(Emphasis added)

Opinions and Conclusions

As part of our analysis, this office has prepared a “Land Capacity Factor Correction” chart which details the parcels/land included in the DCA Report that must be corrected, as well as more detailed mappings of same. The “Land Capacity Correction” chart and mappings are incorporated at the end of this report.

The methodology used to identify and exclude parcel types listed in the analysis contained within this report is consistent with the published DCA Report. The data, data sources, methodology, criteria and formulas relied upon in completing this analysis and arriving at these opinions, including the calculation of the Township’s Prospective Need Obligation, was performed in accordance with sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D-304.3) and the Jacobson Decision. All opinions and conclusions set forth herein are within a reasonable degree of professional planning certainty. We reserve the right to amend and supplement our findings, opinions and conclusions should additional information be made available at a later date.

It is important to note that the analysis to correct the land allocation factor is different than the analysis to use the determine a municipality’s entitlement to vacant land adjustment. While the analysis to correct

³ AMG Realty Co. v. Warren Tp., 207 N.J. Super. 388 (1984)



the Land Capacity factor focuses on developable land, the analysis to support a vacant land adjustment focuses on land suitable for inclusionary development. Therefore, just because a site was not removed for purposes of calculating the land capacity factor has no bearing on whether it should be removed to calculate entitlement to a vacant land adjustment.

The below table provides the summary calculation of fourth round obligation for the Township of Wyckoff, Bergen County.

Wyckoff Township Fourth Round Obligation Methodology Summary

Factor	DCA	Corrected
Region 1 Household Change 2010-2020	69,358	69,358
Region 1 Low & Mod Home Estimate	27,743	27,743
Wyckoff Nonresidential Valuation Factor	0.58%	0.58%
Wyckoff Regional Income Capacity Factor	1.95%	1.95%
<i>Wyckoff Land Capacity Factor</i>	1.6600%	0.46%
<i>Average Factor</i>	1.40%	1.00%
<i>Wyckoff's Fourth Round Obligation</i>	387	277

Wyckoff Township Land Capacity Correction									
LCF ID	Block	Lot	Property Location	Owner Address	Property Class	DCA Identified Acreage	Township Correction	Township Corrected Acreage	
1	497	33.01	10 RTE 208	BOX 208 RTE 208	15D	0.74	Parking area and side yard buffer of a developed lot; adjacent single family homes		
2	463	1.01	YALE AVE	PO BOX 459	1	0.22		0.22	
3	411	5.01	585 RUSSELL AVE	585 RUSSELL AVE	15D	0.22		0.22	
4	2418.02	9	560 LEE COURT	560 LEE COURT	2	0.27	Area consists of water utility site (131 North Maple Ave owner - Ridgewood Water), buffer area between water tower and adjacent single-family homes, and rear yards of single family homes in a developed neighborhood		
	309	6	531 CARLTON RD	531 CARLTON RD.	2				
	309	2	554 LEE CT	554 LEE CT	2				
	309	7	533 CARLTON RD	533 CARLTON RD.	2				
	309	10.01	CARLTON RD	131 N MAPLE AVE	15C				
	309	3	550 LEE CT	550 LEE CT	2				

Wyckoff Township Land Capacity Correction									
LCF ID	Block	Lot	Property Location	Owner Address	Property Class	DCA Identified Acreage	Township Correction	Township Corrected Acreage	
5	453	13.01	467 GRANDVIEW AVE	467 GRANDVIEW AVE	15D	0.18	Front / side yard associated with existing developed property; area serves as buffer to Route 208 and for the adjacent single-family homes		
6	282	3.01	480 HARTUNG DR	131 N MAPLE AVE	15C	0.49	Area owned by 131 North Maple Ave is Ridgewood Water and is utilized for infrastructure purpose; remaining land is rear yard of single family home in developed neighborhood		
	282	3.02	486 HARTUNG DR	486 HARTUNG DR	2				
7	428	10.01	STEINHAUSER LA - REAR	217 SICOMAC RD	1	0.35	Rear yards of single-family homes (including homes in North Haledon) in a developed neighborhood		
	428	12	MOUNTAIN AVE - REAR	209 SICOMAC RD	1				
8	340	22	454 VANCE AVE	454 VANCE AVE	2	0.34	Front / side yard associated with existing developed property; area serves as buffer to Route 208 and for the adjacent single-family homes		
	340	23	458 VANCE AVE	458 VANCE AVE.	2				
	340	6	568 WELLINGTON DR	568 WELLINGTON DRIVE	15D				

Wyckoff Township Land Capacity Correction									
LCF ID	Block	Lot	Property Location	Owner Address	Property Class	DCA Identified Acreage	Township Correction	Township Corrected Acreage	
9	377	2	560 RUSSELL AVE	560 RUSSELL AVENUE	15D	0.12	Area is a side yard that provides a buffer to the adjacent single-family homes		
10	202	7.03	WYCKOFF AVE REAR	MEMORIAL TOWN HALL	15C	0.41	Rear yard of compost facility and serves as buffer to adjacent single family homes; no road access		
11	208	77	139 FRANKLIN AVE	139 FRANKLIN AVE	15D	0.43		0.43	
	208	79.01	147 FRANKLIN AVE	139 FRANKLIN AVE	15D				
12	245	13	624 WISHING WELL RD	624 WISHING WELL ROAD	2	0.67		0.67	Area owned by 131 North Maple Ave is Ridgewood Water and is utilized for infrastructure purpose; remaining land is rear yard of single family home in developed neighborhood
	245	14	620 WISHING WELL RD	620 WISHING WELL RD	2				
	245	83	HARTUNG DR	131 N MAPLE AVE	15C				
	245	12	628 WISHING WELL RD	628 WISHING WELL RD	2				
13	392	24	CEDAR HILL AVE	131 N MAPLE AVE	15C	0.18	Area entirely encumbered by flood hazard area		

Wyckoff Township Land Capacity Correction									
LCF ID	Block	Lot	Property Location	Owner Address	Property Class	DCA Identified Acreage	Township Correction	Township Corrected Acreage	
14	259	1	328 FRANKLIN AVE	PO BOX 9	1	0.28	Property is a third round affordable housing site subject to FSHC settlement agreement and judgment of repose; partially encumbered by flood hazard area (.20 ac);		
15	245	54	591 WYCKOFF AVE	580 WYCKOFF AVE	15D	0.59	Rear yard of existing developed lot; no road frontage		
16	483	38.01	475 LAFAYETTE AVE	475 LAFAYETTE AVE	15D	0.35	Area owned by 131 North Maple Ave is Ridgewood Water and is utilized for infrastructure purpose; remaining land is rear yard of single family home in developed neighborhood		
	483	33	LAFAYETTE AVE	131 N MAPLE AVE	15C				
17	428	15	STEINHAUSER LA - REAR	25 IVY CT	1	0.76	Rear yards of single-family homes (including one in North Haledon) in a developed neighborhood		
	428	14	STEINHAUSER LA - REAR	18 IVY COURT	1				

Wyckoff Township Land Capacity Correction									
LCF ID	Block	Lot	Property Location	Owner Address	Property Class	DCA Identified Acreage	Township Correction	Township Corrected Acreage	
18	377	18.05	594 RUSSELL AVE	340 FRANKLIN AVE	15C	0.07	As shown on the DCA's own mapping, the Sicoma Branch waterway runs through the identified land		
19	377	18.05	594 RUSSELL AVE	340 FRANKLIN AVE	15C	0.11	As shown on the DCA's own mapping, the Sicoma Branch waterway runs through the identified land		
20	335	39.01	592 EDER AVE	592 EDER AVE	1	0.07	Rear yard of existing single family home in developed neighborhood		
21	449	1.04	615 SICOMAC AVE	301 SICOMAC AVE	15F	0.15	Rear yard of single family home in Hawthorne, in developed neighborhood		
22	497	33.01	10 RTE 208	BOX 208 RTE 208	15D	0.06	Side yard for an existing developed property along adjacent single family homes in developed neighborhood		
23	320	10.04	MC NAMARA LANE	340 FRANKLIN AVE	15C	0.10		0.10	
24	309	8.01	535 CARLTON RD	535 CARLTON RD	2	0.16	Area owned by 131 North Maple Ave is Ridgewood		

Wyckoff Township Land Capacity Correction									
LCF ID	Block	Lot	Property Location	Owner Address	Property Class	DCA Identified Acreage	Township Correction	Township Corrected Acreage	
	309	10.01	CARLTON RD	131 N MAPLE AVE	15C				
	309	9	537 CARLTON RD	537 CARLTON RD	2				Water and is occupied by a water tower; other areas consist of buffer area between water tower and adjacent single-family homes, and rear yards of single family homes in a developed neighborhood
	2418.02	10.01	564 HIGHWAY 208	564 ROUTE 208	2				
25	202	7.03	WYCKOFF AVE REAR	MEMORIAL TOWN HALL	15C	0.10			Rear yard of compost facility and serves as buffer to adjacent single family homes; no road access
26	349	91	MEER AVE	131 N MAPLE AVE	15C	0.26			Area owned by 131 North Maple Ave is Ridgewood Water and is utilized for infrastructure purpose
27	497	33.01	10 RTE 208	BOX 208 RTE 208	15D	0.06			Sliver of land that, based on DCA mapping, is in the Deep Brook
28	202	7.03	WYCKOFF AVE REAR	MEMORIAL TOWN HALL	15C	0.10			Rear yard of compost facility and serves as buffer to adjacent single family homes; no road access
29	320	10.04	MC NAMARA LANE	340 FRANKLIN AVE	15C	0.11			Area entirely encumbered by flood hazard area

Wyckoff Township Land Capacity Correction									
LCF ID	Block	Lot	Property Location	Owner Address	Property Class	DCA Identified Acreage	Township Correction	Township Corrected Acreage	
30	265	119	MIDLAND AVE - REAR	131 N MAPLE AVE	15C	0.18	Area owned by 131 North Maple Ave is Ridgewood Water and is utilized for infrastructure purpose; remaining land is rear yard of single family home in developed neighborhood		
		120	61 MIDLAND AVE	61 MIDLAND AVE.	2				
31	478	1.02	VIRGINIA STREET	SCOTT PLAZA	15C	0.17		0.17	
32	411	14	SICOMAC AVE	MEMORIAL TOWN HALL	15C	0.25		0.25	
33	443	50.01	MOUNTAIN AVE - REAR	131 NO MAPLE AVE	15C	2.56	Area owned by 131 North Maple Ave is Ridgewood Water and is utilized for infrastructure purpose		
34	483	33	LAFAYETTE AVE	131 N MAPLE AVE	15C	0.84	Area owned by 131 North Maple Ave is Ridgewood Water and is utilized for infrastructure purpose		
35	455	36	RTE 208	131 NO MAPLE AVE	15C	2.67	Area owned by 131 North Maple Ave is Ridgewood Water and is utilized for infrastructure purpose		

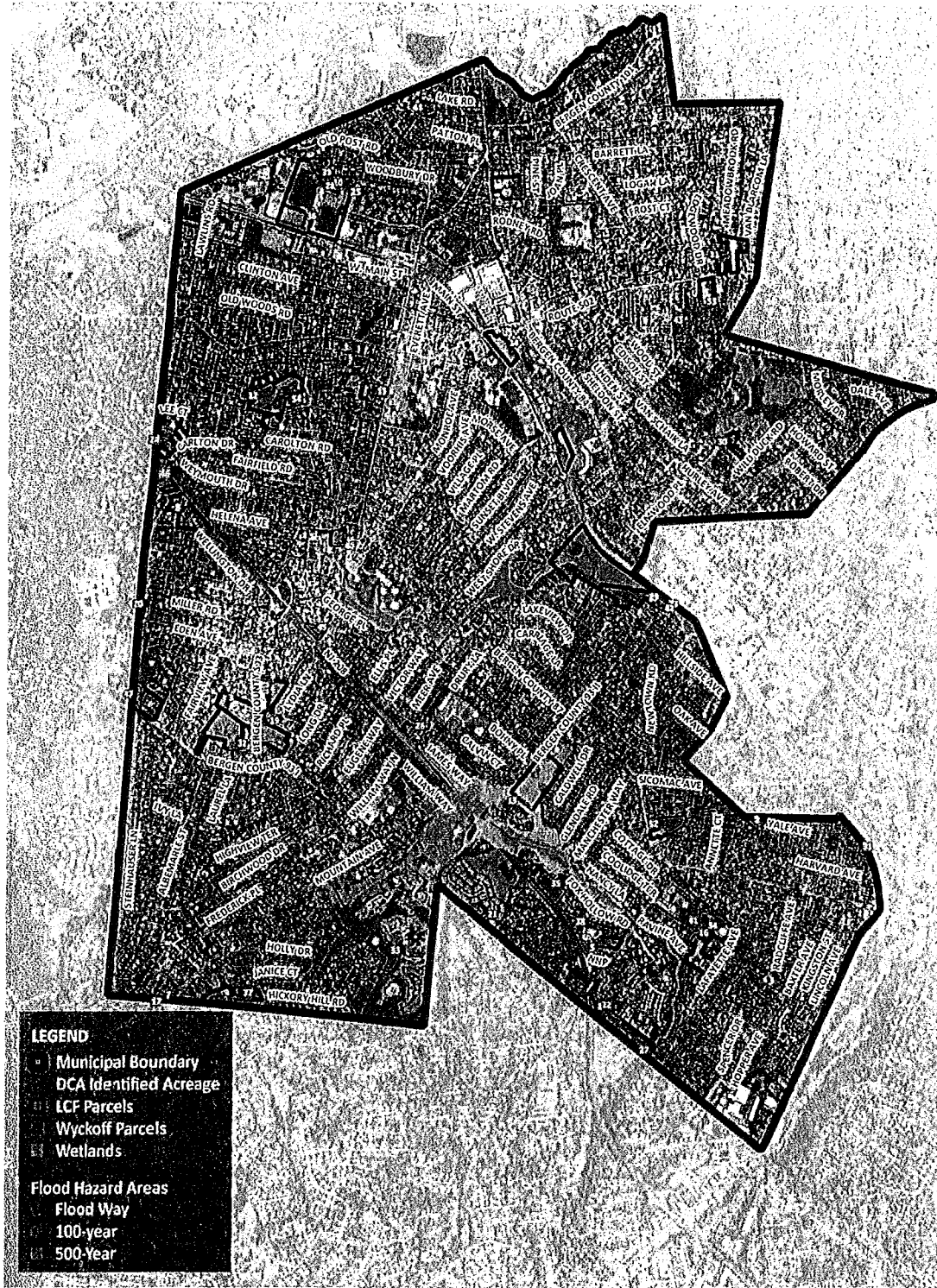
Wyckoff Township Land Capacity Correction									
LCF ID	Block	Lot	Property Location	Owner Address	Property Class	DCA Identified Acreage	Township Correction	Township Corrected Acreage	
36	202	7.02	WYCKOFF AVE REAR	ONE BLUE HILL PLAZA	1	0.76	Area is occupied by activities related to the compost and greenhouse facility on the property; property configuration is too narrow to host development and necessary buffers for land between greenhouse facility, outdoor sports fields and rail line		
		7.03	WYCKOFF AVE REAR	MEMORIAL TOWN HALL	15C				
37	437	20.02	283 SQUAWBROOK RD	283 SQUAWBROOK RD	15D	1.96		1.96	
38	453	13.01	467 GRANDVIEW AVE	467 GRANDVIEW AVE	15D	0.85	Front / side yard associated with existing developed property; area serves as buffer to Route 208 and for the adjacent single-family homes		
39	202	7.03	WYCKOFF AVE REAR	MEMORIAL TOWN HALL	15C	2.31	Rear yard of compost facility and serves as buffer to adjacent single family homes; no road access		

Wyckoff Township Land Capacity Correction									
LCF ID	Block	Lot	Property Location	Owner Address	Property Class	DCA Identified Acreage	Township Correction	Township Corrected Acreage	
40	346	5	RUSSELL AVE	131 N MAPLE AVE	15C	0.93	Area owned by 131 North Maple Ave is Ridgewood Water and is utilized for infrastructure purpose; partially encumbered by flood hazard area (.43 ac)		
41	483	33	LAFAYETTE AVE	131 N MAPLE AVE	15C	0.51	Area owned by 131 North Maple Ave is Ridgewood Water and is utilized for infrastructure purpose		
42	320	10.04	MC NAMARA LANE	340 FRANKLIN AVE	15C	0.21	Property is a third round inclusionary housing site, subject to developer settlement agreement, FSHC settlement agreement and judgment of repose		
	320	10.03	204 MC NAMARA LANE	2200 FLETCHER AVE #710	1				
43	320	11	285 MC NAMARA LANE	2200 FLETCHER AVE STE 710	1	0.11	Sliver of land appears less than 20 feet wide and cannot accommodate development		0.60
	0	0	0	0	0				
44	202.02	14	LAKE RD - REAR	442 LAKE RD	1	0.60			

Wyckoff Township Land Capacity Correction												
LCF ID	Block	Lot	Property Location	Owner Address	Property Class	DCA Identified Acreage	Township Correction	Township Corrected Acreage				
45	343	8	RTE 208	131 N MAPLE AVE	15C	0.81	Area owned by 131 North Maple Ave is Ridgewood Water and is utilized for infrastructure purpose					
46	340	20	446 VANCE AVE	446 VANCE AVE	2							
	340	18.01	434 VANCE AVE	2200 FLETCHER AVE, STE710	1							
2419.03	5.01	440 VANCE AVE	P.O. BOX 9	1		1.06			1.06			
47	2419.03	5	426 VANCE AVENUE	426 VANCE AVE	2							
	3304	3	551 FRANKLIN LAKE ROAD	530 SICOMAC AVENUE	15D					0.82		
48	216	13.07	405 GREENWOOD AVENUE	530 SICOMAC AVE	15D				1.62			
49	205	32.01	380 GODWIN AVE	SCOTT PLAZA	15C				0.99			

Wyckoff Township Land Capacity Correction									
LCF ID	Block	Lot	Property Location	Owner Address	Property Class	DCA Identified Acreage	Township Correction	Township Corrected Acreage	
50	453	13.01	467 GRANDVIEW AVE	467 GRANDVIEW AVE	15D	0.76	Front / side yard associated with existing developed property; area serves as buffer to Route 208 and for the adjacent single-family homes		
51	293	19	DEMAREST AVE	MUNICIPAL BLDG.	15C	0.85	Partially encumbered by flood hazard area (.53 ac); remaining area does not have road access without crossing environmental features; developable area is along the rail line		
52	462	75	180 WYCKOFF AVE	MEMORIAL TOWN HALL	15C	1.75		1.75	
53	265	74	160 FRANKLIN AVE	MUNICIPAL BLDG TREAS	15C	0.08	Site owned by Waldwick and is used as water infrastructure; sliver of land appears less than 20 feet wide and cannot accommodate development		
54	245	83	HARTUNG DR	131 N MAPLE AVE	15C	1.22	Area owned by 131 North Maple Ave is Ridgewood Water and is utilized for infrastructure purpose		

Wyckoff Township Land Capacity Correction									
LCF ID	Block	Lot	Property Location	Owner Address	Property Class	DCA Identified Acreage	Township Correction	Township Corrected Acreage	Total Area
						32.82		9.10	



LAND CAPACITY FACTOR ANALYSIS

4TH ROUND AFFORDABLE HOUSING
TOWNSHIP OF WYCKOFF | BERGEN COUNTY

DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023

