



**WYCKOFF
MASTER
PLAN**

**Land Use
Plan**

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Township of Wyckoff Planning Board

STAFF SERVICES:
THE PLANNING ASSOCIATION OF NORTH JERSEY

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LAND USE PLAN

A Report to the
Wyckoff Planning Board

Anthony Marino, Chairman

Charles DeWinne
Douglas Feick
John Grinwis
Charles Hess, Jr.

Committeeman John R. Mader
Edward Messina
Mayor James J. Sheehan
Robert Yudin

and to the
Township Committee

James J. Sheehan, Mayor

Harold Galenkamp, Jr.
John Mader

Henry P. McNamara
Jacob Van Der Eems

Staff Services: The Planning Association of North Jersey

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WYCKOFF MASTER PLAN

I. COMMUNITY DEVELOPMENT GOALS

The purpose of Master Planning is the formulation of goals for the future development of the community in order that it may provide a pleasant and efficient environment in which to live and work, and the proposal of measures through which to secure these goals. A Master Plan is a guide in the form of mapped and written proposals, designed to attain the community development goals by recommending long range patterns for land use, housing, Township facilities, traffic circulation and conservation of natural resources.

It is the job of the Planning Board to formulate the development goals based on the needs and desires of the citizens as well as on sound planning practices and the ability of the taxpayer to support recommended improvements. The following goals encompass policies on which will be based proposed solutions to the problems discussed in the Existing Conditions Study and other planning studies.

Wyckoff is a community of predominately single-family homes on lots about one-half acre in size, with tree-lined, quiet streets, low traffic and clean air. The Township is more than 86 percent developed with only eight percent of its area vacant and 5½ percent in qualified farmland. Wyckoff's overall goal is to maintain its environmental and social ambience and its atmosphere of quiet seclusion which attracted its present residents. This can be

accomplished through measures designed to meet the goals listed.

1. Maintain and enhance sound residential neighborhoods through implementation of neighborhood planning principles such as provision of needed neighborhood facilities, routing through traffic around residential neighborhoods and reduction and eventual elimination of incompatible uses where present.
2. Provide for additional housing within existing neighborhoods while maintaining the present community character through good subdivision design and the neighborhood planning principles noted above.
3. Maintain the quality of housing and non-residential buildings in regard to safety, health and appearance through administrative measures such as property maintenance code enforcement and design control.
4. Provide for two-family homes and rental dwelling units above commercial buildings in parts of the central business area to make available additional rental housing for Wyckoff's present residents.
5. Preserve open space and cut down on paved area and street and utility lengths by permitting clustering of single-family detached homes on certain large tracts of land.
6. Provide for continued establishment of small shops and offices compatible with residences within the Central Business Triangle while preserving the character of the Triangle.
7. Attract industry and offices to areas presently zoned for such use to strengthen the economic base and increase the tax base. Provide for a greater variety of industrial uses, while protecting adjacent residential areas through performance

standards and buffering.

8. Provide for improved facilities for neighborhood business by grouping such business in areas which will have a minimal adverse effect on residential areas.
9. Provide adequate educational, cultural and recreational facilities and open space for growing population.
10. Provide adequate sewage and storm water disposal and insure adequate water supply for homes and businesses.
11. Provide for safe and efficient movement of traffic throughout the community.
12. Preserve historic and scenic sites and maintain the quality of the environment, especially with respect to open space, noise and air and water quality.
13. Encourage senior citizen housing consistent with the character of the community.

II. LAND USE PLAN

Wyckoff's Land Use Plan (Figure I) envisions the retention of the quiet residential character of the community with provisions for modest growth of single-family detached housing, business and industry, rental units over commercial uses in the Central Business Triangle and for the preservation of open space.

Residence

The Land Use Plan (Figure 1) proposes that single-family residence continue to be the dominant use of land in the Township. The density patterns of 15,000 and 25,000 square foot lots laid down by existing zoning are continued by the plan with an important addition, that of the cluster development option for certain large undeveloped tracts of land in residential areas.

Cluster development maintains the overall density standard but groups detached homes on smaller lots on one part of a tract of land and keeps the remainder in permanent open space. The type of cluster option which is proposed is for single-family detached homes only. This would preserve the character of the residential development in Wyckoff. The cluster concept reduces development costs and Township maintenance expenses through shorter streets and utility lines and smaller lots than would otherwise be possible at a given density. Recreation and open space is also gained for the residents of the development through a homeowners' association with provisions to insure upkeep.

Cluster development is particularly useful in areas with physical development problems - such as swamp or lake areas or those subject to flooding and areas where scenic and environmental preservation are important. Five such areas are shown on the Plan for cluster development (Figure 1).

It is expected that most of the existing 300 rental units in Wyckoff, located in one-to five-family units and above stores, will remain. Additional rental housing for those desiring it - principally young adults and senior citizens - is provided for in the Central Triangle area, where conversions to two-family homes and not more than two living units above businesses would continue to be permitted. Much of the residential character of the Triangle area would be preserved through design review and other regulations controlling new business that locates in the Triangle, so that the area will remain appropriate for rental housing.

The Plan also assumes that the existing moderately-priced homes on lots of 5,000 to 14,000 square feet will remain an important part of the Township's housing stock, providing affordable housing for families in the moderate-income range.

To encourage modestly-priced housing for older people, a special cluster option in the R-15 Zone for senior citizen housing at a slightly increased density is recommended. The Planning Board has determined that a portion of the Pulis Tract fronting on Wyckoff Avenue is especially suitable for such housing, since it is close to shopping and community facilities and has topography flat enough to avoid steep grades.

Under the proposed Land Use Plan, a maximum of about 875 homes and rental units could be added to the 1976 housing stock, provided that the Township does not sell any of its undersized lots except to enlarge existing homesites.

It is probable that about 625 homes will be added in the 1977-87 period as the reviving housing market spurs development of large tracts. About 500 family homes and 125 senior citizen units. A population of between 1950 and 2250 can be expected to move into these new units, which would increase the population of the Township to between 18,750 and 19,000, if present average household size does not decline before the land is developed. Since it is possible, that some large tracts and many small ones will not be subdivided in this century, the actual ultimate population will not be much larger than this, since average household size will decline as the population ages after rapid development stops.

Business

The Land Use Plan provides for growth of retail and service business principally within the Central Business Triangle. There has been a trend in recent years to convert the homes in the interior of the Triangle into offices and small shops, in many cases remodeling the second floor for one or two living units. (Most areas where business is permitted are almost fully developed).

After studying two consultants' reports, a citizens committee report and opinions of Triangle residents, the Planning Board has concluded that the Triangle should be developed as a special business and residential area with a unique character. Commercial uses would be limited to speciality shops, boutiques, small retail and service establishments and small professional offices. One or two living units above the business would be permitted, as would one and two-family homes.

Zoning regulations would insure that the appearance of the area retains its present residential aspect and that the businesses will not detract from the homes and rental units. Front yards would be landscaped and off-street parking would be provided behind the buildings where practicable. The parking would be designed to connect with adjacent parking to reduce the number of entrances and exits. Building coverage would be low so that there would be no large businesses with heavy auto traffic. Proposed regulations are discussed in detail in Report on Central Business Triangle, (December, 1976) which is a part of the Master Plan.

In the interest of preserving adjacent residences, the Business zone of Wiley Place is proposed for this special zoning also.

The Triangle, together with the immediately adjacent business areas, will continue to constitute Wyckoff's "downtown" of comparison shopping section where a wide variety of goods are available so that customers may compare styles and prices. Convenience shopping (food, drugs, stationary) and services will also continue to be available in the central area.

Neighborhood business areas, designed primarily to provide convenience shopping for the day-to-day needs of residents not close to the central business area, should be continued and improved in three locations: Godwin Avenue at Crescent Avenue, Sicomac Road at Cedar Hill Avenue and Goffle Road at Wyckoff Avenue. Small business areas now zoned for Neighborhood Business (B-2) but neither needed for nor developed as such should be phased out or rezoned for general business.

Although the Zoning Ordinance states that the purpose of the B-2 Zone is primarily for "grouping small retail and service business for the convenience of surrounding residential neighborhoods," several uses now permitted work against this aim. Thus, two of the three areas above and all of the remaining small B-2 Zones have fewer true neighborhood businesses than other types of business (office buildings, comparison shopping stores, large restaurants). This detracts from the usefulness of these areas as neighborhood shopping centers.

It is recommended, therefor, that the three largest areas, named

above, be gradually improved by fostering the growth of convenience shopping through regulations prohibiting office buildings, comparison shopping goods and business services in B-2 Zones. Gradual relocation of these kinds of establishments to the central business area and their replacement with neighborhood business will strengthen both types of shopping center. The neighborhood center at Goffle Road and Wyckoff Avenue should be enlarged by the addition of approximately 100 feet of presently vacant land on Goffle Road to the south of the present development.

The present B-2 Zone along Goffle Road at Ravine Avenue is developed with five miscellaneous businesses, none of a neighborhood nature, and three homes. Since convenience shopping is provided nearby, and the development and zoning across the road in Ridgewood is generally business, it is recommended that this area be planned for general business also. The remaining isolated spots of miscellaneous business, surrounded by homes, should not be allowed to enlarge and might eventually be replaced with residence.

Office Buildings

Office construction is now being resumed in Bergen County as the recession eases. Demand for office space of all kinds is expected to increase in the metropolitan area as white collar jobs increase and manufacturing employment decreases.

Although office buildings are presently permitted in industrial and most business zones, there are two locations where office buildings as the major use would seem particularly suitable.

These are, 1) at Greenwood Avenue and 2) along Godwin Avenue south of the businesses fronting on Franklin Avenue. Both are on the edge of the central shopping area.

The former location, now occupied by two large vacant lots, is zoned partly for residence and partly for business, and is across Godwin Avenue from single-family homes. Small office buildings would be a more compatible use for the existing residences than would an extension of the shopping center. Limitations on floor area can keep traffic within reasonable increases.

The second location, now zoned for general business, is occupied by four one- and two-family homes, three office buildings, a nursery, funeral home and a bank, and is surrounded by residence on three sides. Replacement or conversion of the existing residences to offices would have less impact on the surrounding homes than would most general businesses. Since both banks and funeral homes would be permitted in the office zone, only the nursery would become non-conforming.

Industrial Development

One of the development goals of the Master Plan is to attract more industry and office buildings to undeveloped industrial zones in order to increase the tax base, which is the source of funds for needed community facilities and services. Since there are now substantial amounts of vacant land zoned for industry and offices, no new industrial areas are shown on the Plan.

However, it is proposed to modernize the regulations controlling

industrial zones in order to make it easier for manufacturing and office uses to locate in the Township. Performance standards used alone without a list of specifically permitted uses will provide for a greater variety of manufacturing uses while protecting adjacent residential areas. The coverage, setback and buffering requirements will continue to insulate residences and provide a park-like setting. Parking regulations should also be changed so that landscaped area is not sacrificed to unused pavement. Reserve grass areas will provide for possible future parking needs.

Public and Semi-Public Uses

Existing public and semi-public land and buildings are shown on the Land Use Plan. Proposed public facilities will be described and shown in the Community Facilities Plan. The Spring Lake swimming area is shown as semi-public since the Planning Board believes that every effort should be made to retain Spring Lake as a recreational facility, either privately - or publicly-owned.

Fourteen of the semi-public buildings shown on the Plan are owned by churches, one by the Women's Club, one by the Eastern Christian School and the largest by the Christian Sanitorium. All but the Women's Club include sizeable amounts of landscaped area. (The Masonic Temple, located in an industrial area is not shown).

Cemeteries and the many properties owned by Ridgewood and Waldwick for water supply purposes are shown as semi-public open space. Although these cannot be used for recreation purposes, they provide significant tracts of green area throughout the community. The playfields at the two parochial schools, also shown as semi-public

open space are used in non-school hours by the public on an informal basis.