MASTER PLAN
OPEN SPACE AND RECREATION PLAN

WYCKOFF, NEW JERSEY

July 14, 2010

Prepared for:
The Township of Wyckoff

Prepared by:

Kauker & Kauker, LLC
Town Planning and Development Consultants

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This copy conforms to the original copy of this report which is stamped and signed by Michael F. Kauker Professional Planner's License Number 993 in accordance with N.J.S.A. 45:14A regulating the practice of Professional Planning in the State of New Jersey.

Michael F. Kauker

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EXECUTIVE SUMMARY

Kauker & Kauker, LLC has been retained to prepare an Open Space and Recreation Plan (OSRP) for the Township of Wyckoff. This Open Space and Recreation Plan shall become a part of the Township's Master Plan Recreation Element. The purpose of this report is to develop a plan that will guide the appropriate allocation of resources used for open space and recreation purposes. Through the implementation of this Plan, it is the Township's goal to provide the existing and growing population with ample open space and active and passive recreation opportunities.

Based on the proposed level of service standards, the Open Space and Recreation Plan assesses the current deficiencies and future needs based upon available parks and acreage data. This data is correlated to population and used as a means of evaluating recreational levels of service.

Wyckoff is almost a fully developed community with few areas remaining for providing open space and recreational opportunities. Because there is little land available within the community to create new opportunities, the Township should focus on maintaining and upgrading their existing facilities. Measures should also be taken to preserve the open space and prevent the development of those sites where significant environmental constraints are present. The preservation of open space furthers the intent and purpose of the Municipal Land Use Law. It specifically addresses the following from Section 40:55D-2 of the Act:

a. To encourage municipal action to guide the appropriate use or development of all lands in this State, in a manner which will promote the public health, safety, morals, and general welfare;
b. To secure safety from fire, flood, panic and other natural and manmade disasters;
c. To provide adequate light, air and open space;
g. To provide sufficient space in appropriate locations for a variety of agricultural, residential, recreational, commercial and industrial uses and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all New Jersey citizens;
j. To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources in the State and to prevent urban sprawl and degradation of the environment through improper use of land.

This element was prepared to meet the requirements of and enable the Township to participate in the Green Trust Planning Incentive (PI) funding category. The preparation of an OSRP is one of the necessary steps the Township needs to take in order for it to become eligible for and participate in the Green Trust Planning Incentive (PI) funding category. In addition to preparing an Open Space and Recreation Plan, the Township has also already established an open space tax.

This report consists of five major sections. The format of the report follows the Open Space and Recreation Plan Guidelines provided by Green Acres. The first section describes the Township's goals and policies as well as their overall philosophy towards providing open space and recreation opportunities. The second section provided an inventory of the existing public and private resources that provide open space and recreation opportunities for residents of the Township. The third section analyzes the adequacy of the current open space and recreation system in terms of its ability to satisfy the present and projected needs of the local residents. The fourth section identifies and assesses the potential public and private land and water resources that have the potential for providing open space and recreation opportunities. The fifth section includes the Action Plan which consists of the proposed steps that will need to be taken in order to implement the Open Space and Recreation Plan. The Plan will also contain mapping including a Municipal Recreation and Open Space Inventory and associated data files consistent with the Green Acres Program requirements. Finally, the report will document the public participation that was a part of formulating this Plan.

GOALS AND OBJECTIVES

Goals are the outcomes desired by the program, while objectives are the concrete steps taken to realize the outcomes. The following are the goals and objectives as they relate to open space and recreation services in Wyckoff.

Goals

1. To maintain a high level of recreational services for Township residents.
2. To provide a complete range of recreational facilities and services that meets the needs of the Township's population.
3. To maintain and improve the existing recreational facilities within the Township.
4. To preserve and protect existing open space within the Township
5. To preserve and protect land that is environmentally constrained.
6. To recognize and identify open space and conservation areas in the Township which have been created as a result of site plan or subdivision approval by the Planning Board or other development.

Objectives

1. Make an investment by upgrading the existing recreational facilities within the Township.
2. Explore alternative means of providing additional recreation time on existing fields and other recreation areas.
3. Outreach in the form of making residents aware of open space and recreational opportunities available on County owned properties both in Wyckoff and in the immediately surrounding communities.
4. Seek funding to acquire lands identified in this report and others that may become available in the Township for open space and recreation purposes.

The Township's philosophy regarding open space and recreation is to provide every citizen the opportunity to enjoy the open space and recreation opportunities that are available in the Township. The Township also believes that it is vital to make every effort to provide for these opportunities through the preservation and creation of open space and recreation opportunities.

INVENTORY

This section documents the existing public and private resources that provide open space and recreation opportunities for the community. Open space and recreation land in Wyckoff totals approximately 149.73 acres or 3.49 percent of the Township's total land area. Of the 149.73 acres, 56.41 acres is Township-owned land identified on the Recreation and Open Space Inventory (ROSI). It is important to note that these are properties that are owned by the Township. There are many other properties that provide open space and recreation opportunities that are either owned by the Board of Education, County owned or privately owned. Essentially there is a core location of Township owned recreational facilities located in close proximity to the Township Hall. In that immediate area is located the Memorial Field, Wyckoff Community Park and Pulis Field. These facilities will be described in detail below.

Township Owned Lands

Memorial Field (Municipal Building Athletic Complex)

Memorial Field has an area of 26.7 acres (18 acres devoted to fields and 8.7 acres for facilities). The property is identified as Block 258, Lot 1.01 on the Township's tax maps is located on the same property as the Township Municipal Building, Fire Department and library. The property has access from Franklin Avenue and Monroe Avenue and is owned by the Township of Wyckoff. The site provides mostly active recreation opportunities for the Township. Located on this property are 3 Baseball/Softball Fields; 2 multipurpose fields used for Football, Lacrosse and Soccer; outdoor hockey rink; basketball courts and tennis courts; and an enclosed play area with equipment for children. This facility is also lighted.

Wyckoff Community Park

Community Park Field has an area of 17.93 acres. The property is identified as Block 346, Lot 36 on the Township's tax maps is located adjacent to the Cornerstone Church. The property has access from Wyckoff Avenue and is owned by the Board of Education and managed by the Township of Wyckoff. The site provides active recreation opportunities for the Township. Located on this property are 4 Baseball/Softball Fields and 1 Soccer field.

Pulis Field

Pulis Field has an area of 24.13 acres. The property is identified as Block 202, Lot 7.03 on the Township's tax maps is located adjacent to the YMCA. The property has access from Spring Meadow Drive and is owned by the Township of Wyckoff. The site provides active recreation opportunities for the Township. Located on this property is 1 multipurpose field used for Lacrosse and Soccer.

Other Lands
There are other lands owned by the Township included in the table titled "Existing Open Space and Recreation Areas" which consist of open space, recreational land areas and vacant parcels. These sites are primarily utilized for passive open space purposes.

Board of Education Owned Land

Eisenhower Middle School
This 14.41 acre property is owned by the Board of Education. It is known as Block 349, Lots 56, 99 and 103 in the Township's tax records and is located on Calvin Court. The school property contains 2 baseball/softball fields and 1 multi-purpose field used for soccer.

Lincoln Elementary School
This 19.60 acre property is owned by the Board of Education. It is known as Block 214, Lot 110.01 in the Township's tax records and is located on Mason Avenue. The school property contains 4 baseball/softball fields and 2 soccer fields.

Sicomac Elementary School
This 12.09 acre property is owned by the Board of Education. It is known as Block 391, Lot 14 in the Township's tax records and is located on Sicomac Avenue. The school property contains 1 baseball field and 1 soccer field.

Washington Elementary School
This 5.56 acre property is owned by the Board of Education. It is known as Block 250, Lots 11 and 15 in the Township's tax records and is located on Woodland Avenue. The school property contains 2 baseball/softball fields.

Coolidge Elementary School
This 8.68 acre property is owned by the Board of Education. It is known as Block 483, Lot 53 in the Township's tax records and is located on Grandview Avenue. The school property contains 2 baseball/softball fields.

Church Owned Land

St. Elizabeth's Church
St. Elizabeth's Church is known as Block 216, Lot 16.02 in the Township's tax records and is located on the corner of Wyckoff Avenue and Greenwood Avenue. In addition to the church there is one soccer field on the site.

Cornerstone Church
The Cornerstone Church is also known as Block 346, Lot 7 in the Township's tax records and is located on Wyckoff Avenue just opposite Monroe Avenue. In addition to the church there is one baseball/softball field located on the site.

County Owned Lands

Bergen County Wildlife Center
The Bergen County Wildlife Center is known as Block 265, Lot 63.01 on the Township's tax maps and is located off of Crescent Avenue. The property has an area of 81 acres. The property is owned by Bergen County. There currently exists a nature center, small zoo, walking trails and picnic areas.

The following **Table 1** includes a detailed listing of the existing open space and recreation facilities located within the Township. The location of these sites is shown on the attached map in ***Appendix A*** entitled "Existing Recreation and Park Facilities Map."

Table 1
Municipal Recreation and Open Space Inventory (ROSI)

Name	Owner	Status	Acres	Type
Pulis Soccer Field	Wyckoff	Existing	3.67	Active
Gardens of Wyckoff Nature Sanctuary	Wyckoff	Existing	12.80	Passive
Zabriskie Pond Park	Wyckoff	Existing	5.00	Passive
Zabriskie Park Woods	Wyckoff	Existing	0.92	Passive
Memorial Field (Municipal Building Athletic Complex)	Wyckoff	Existing	26.70	Active
E. Stevens Ave. woods	Wyckoff	Existing	0.11	Passive
E. Stevens Ave. woods	Wyckoff	Existing	0.61	Passive
Sicomac Ave. woods	Wyckoff	Existing	6.60	Passive
		Total Acres	**56.41**	

***Source**: The Township of Wyckoff Tax Maps*

NEEDS ANALYSIS

This section of the report analyzes the adequacy of the existing open space and recreation system in the Township in terms of its ability to satisfy present and projected public recreation demands and desires for open space as established by the local government through the planning process. One important aspect of the planning process in the preparation of the OSRP is public participation to help determine the needs of the community. The Planning Board has held two public meetings in order to obtain input from the public regarding the current state of the open space and recreation within Wyckoff. In addition, to the required public hearing before the Planning Board, two other public meetings were held on April 3, 2010 and April 26, 2010 in order to obtain input form the general public.

Included in this section will be the following:

- A description of current recreation activity levels and participation patterns and trends likely to affect these in the future.

- A statement of minimum standards of acceptable recreation service by the community for its citizens. Service standards should be based on geographic distribution of facilities relative to population, quantities of land and facilities of various types available and adequate protection of natural resources.

- A discussion of the condition of existing recreation facilities.

- A description of changes which will affect recreation and open space provision such as in number of residents, age structure, land use, leisure time and income, which form the basis for forecasts of future open space and recreation needs.

- A determination of the additional land and water areas and new or rehabilitated facilities necessary to meet the current and future needs of the community for recreational opportunities and to protect open space resources valued by the community.

In the Township's most recent Master Plan Reexamination report it was noted that the Township's parks and recreation areas have been identified in past Plans as inadequate in comparison to standards used by the State Comprehensive Outdoor Recreation Plan (SCORP).

The Needs Analysis can address these topics:

A description of current recreation activity levels and participation patterns and trends likely to affect these in the future.

According to documentation received from the Township's Recreation Department, the Township of Wyckoff Recreation program currently offers the following programs for its residents:

2009/2010 Seasons

Season	Sport/Program	Number of Participants
Fall	Football	450
Fall	Flag Football	200
Fall	Soccer	1,020
Fall	Cheerleading	60
Fall	Torpedoes Soccer	580
Spring	Baseball	732
Spring	Softball	500
Spring	Lacrosse Boys	210
Spring	Lacrosse Girls*	100
Spring	Torpedoes	580
Spring	Women's Softball	135
Spring	Men's Softball	180

* The 100 participants from Wyckoff currently participate in the Franklin Lakes program.

The following provides a more detailed description of the programs including field availability.

Fall Football

The Township Fall Football program currently has 450 participants, which has grown by 40% or 250+ participants over the last 4 years according to information from the Recreation department. There are currently 2 fields available for the football program both located at Memorial Field. The Township also has a flag football program with 200 participants in Grades K-2.

Fall Soccer

The Township Recreation Soccer program currently has 1,020 participants, including the kinder kickers program. There are currently 5 fields available for the soccer program including Community Field, Sicomac School Field, Lincoln School Field, Saint Elizabeth's Field and Eisenhower School Field.

The Torpedoes Soccer program is an independent Wyckoff-based program that is located in Wyckoff. There are currently 580 participants in the Fall and Spring. They currently utilize 5 fields in the Township including Pulis Field, Community Field, Sicomac School Field, Lincoln School Field, Saint Elizabeth's Field.

Fall Cheerleading

The cheerleading program has 60 participants during the fall season.

Spring Baseball

The baseball program currently has 732 participants. There are 6 baseball fields located in the Township.

Spring Softball

The softball program currently has 500 participants. There are 4 softball fields located in the Township.

Spring Lacrosse Boys

The Boys Lacrosse program currently has 210 participants. There are currently 2 fields used by the program, Pulis Field and Memorial field.

Spring Lacrosse Girls

The Girls Lacrosse program has 100 participants playing in a league in Franklin Lakes. Recently Franklin Lakes has signaled to Wyckoff that soon they will not be able to accept Wyckoff participants.

A statement of minimum standards of acceptable recreation service by the community for its citizens. Service standards should be based on geographic distribution of facilities relative to population, quantities of land and facilities of various types available and adequate protection of natural resources.

According to the Wyckoff Recreation Department the current demand for field time is greater than the current number of fields can supply. Lack of field availability results in waiting lists for participants. Three thousand and three hundred (3,300) participants on 239 teams use our outdoor fields. Our Recreation Department philosophy is to include players of all skill levels and ages, including adults. The program has an excellent reputation. Wyckoff participates in County-wide leagues in soccer, baseball, softball and lacrosse, and often acts as host. It is their opinion that field enhancements would increase the amount of field time significantly. For example, if one of the existing fields were to be converted to an "all-purpose" athletic turf field it would increase the amount of playing time on that field.

A discussion of the condition of existing recreation facilities,

A visual inspection of opens pace and recreational lands and facilities in the Township indicates that they are all in excellent condition. It has come to our attention that the grass fields become worn during times of heavy use, but this is to be expected.

A description of changes which will affect recreation and open space provision such as in number of residents, age structure, land use, leisure time and income, which form the basis for forecasts of future open space and recreation needs.

This section includes a population analysis comparing the number of residents in 1990 to 2000. This analysis will help to determine the population trend and how the changes in population may affect the future demand on the open space and recreation services that the Township provides.

Population Analysis

According to US Bureau Census Data in the year 2000 the Township of Wyckoff had a total population of 16,508 persons. The US Census estimates that as of July 1, 2008 there are 16,898 persons living in the Township of Wyckoff. This would represent an increase of 390 persons or 2.36%.

There are no estimates provided for age of the population but Wyckoff experienced a number of changes in its population composition between the years 1990 and 2000. Wyckoff saw large increases in the under 5, 5 to 9 and the 10 to 14 and a drastic increase in the 75+ age categories. Conversely, there were substantial decreases in the 20 to 24, 25 to 34 and 60 to 64 age categories. The rest of the age groups increased or decreased at moderate rates.

The increase in the number of children under 5, 5 to 9 as well as an increase in 10 to 14-year olds may have an impact on the Township's Recreation program and is an indication that these increases may require expansion or upgrades to existing athletic facilities.

The oldest segment of the population is also increasing in number. The age category of 75 to 84 years saw a 41.1% increase, while the age category of 85 and older saw an increase of 58.7%. As the Township's oldest population gets older, the services required by these individuals will also increase. The Township may want to look into providing additional recreation opportunities for this segment of the population including passive recreation such as walking trails or sitting areas.

Table 2
Population by Age, 1990 and 2000
Township of Wyckoff

	1990		2000		Change, 1990 - 2000	
Age	Number	Percent	Number	Percent	Number	Percent
Under 5 Years	941	6.1%	1,185	7.2%	244	25.9%
5 to 9 years	1,063	6.9%	1,415	8.6%	352	33.1%
10 to 14 years	1,073	7.0%	1,363	8.3%	290	27.0%
15 to 19 years	1,026	6.7%	958	5.8%	-68	-6.6%
20 to 24 years	836	5.4%	457	2.8%	-379	-45.3%
25 to 34 years	1,714	11.2%	1,212	7.3%	-502	-29.3%
35 to 44 years	2,567	16.7%	2,983	18.1%	416	16.2%
45 to 54 years	2,245	14.6%	2,628	15.9%	383	17.1%
55 to 59 years	888	5.8%	970	5.9%	82	9.2%
60 to 64 years	863	5.6%	734	4.4%	-129	-14.9%
65 to 74 years	1,208	7.9%	1,212	7.3%	4	0.3%
75 to 84 years	645	4.2%	910	5.5%	265	41.1%
85 years and over	303	2.0%	481	2.9%	178	58.7%
Totals	15,372	100.0%	16,508	100.0%	1,136	7.4%

Since the Township is predominantly fully developed and there is a limited supply of available land left for open space and recreation purposes, it is important for the Township to maintain and enhance existing open space and recreation lands and look into the feasibility of acquiring any suitable lands that may be available for such purposes.

A determination of the additional land and water areas and new or rehabilitated facilities necessary to meet the current and future needs of the community for recreational opportunities and to protect open space resources valued by the community.

Finally, this section will compare the amount of existing open space and recreation to accepted level of service standards. It will also determine the open space and recreation needs of local residents.

Adequacy of Existing Facilities

To determine if a community has sufficient parkland to serve the needs of its residents, we have utilized a national standard for total Township parkland to residents and compared that standard to the existing conditions in the Township. According to Chapman and Kaiser, the Urban Land Use Planning Standard, Recreation Space Requirements are broken down as follows:

Type	Governance	Acres / 1,000 population
Neighborhood Parks	Municipal	2.5
District Parks	Municipal or County	2.5
Large Urban Parks	County or State	5.0

Source: Urban Land Use Planning, 3rd Edition. F. Stuart Chapin Jr. & Edward J. Kaiser c. 1979 by the Board of Trustees; University of Illinois.

Neighborhood Parks and District Parks account for the standard utilized for this analysis, as noted above. Based upon the standard of five (5) acres per thousand population, the Township's population in 2008 of 16,508 persons would require the Township to ideally provide approximately 82.54 acres of municipal open space and recreation land for the community.

As shown in **Table 1 -** Municipal Recreation and Open Space Inventory (ROSI) (page 6) in the Township of Wyckoff there are eight (8) sites for which the Township owns and has responsibility, and that comprises a total of 56.41 acres. Therefore the Township is below the above noted standard by 26.13 acres, or 31.6%.

These Township owned and operated facilities are further complemented by the Bergen County YMCA located on a 13 acre parcel leased to the YMCA by the Township and the 51-acre Bergen County Wildlife Center.

In addition to these facilities are six (6) properties listed below that are under conservation easements pursuant to Planning Board site plan and subdivision approval.

Conservation Easement	Acreage
Cedar Hill Condominium	11.48
Allison Village Association	8.20
Fieldstone Condominium Association	2.27
Barrister Farms (Ravine*)	7.40
Barrister Court Condominium	7.50
Deep Brook Road (Ravine*)	3.50
Total:	**40.35**

*Along and in the Ravine; these conservation easements do not include public access since they are on private property.

It should be noted that these standards were promulgated in the early 1970s when municipal recreation programs were not as sophisticated and girls' participation was significantly lower than today. Since that time, recreation needs and programs have expanded to cover many more sports and virtually all age groups, including adults. Therefore, while meeting and exceeding specific acreage planning guidelines, it is clear that the current level of recreation space and facilities in Wyckoff are not adequate.

According to the Wyckoff Recreation Department the number of participants in the Youth Sports Programs is increasing. Discussions with the Recreational Department indicate that enhancement of existing fields through the conversion of natural grass fields to turf fields and the lighting of certain fields could increase playing time which would help to meet the demand for the increasing use of the fields.

It has also come to our attention during the public meetings that there is a stated need for additional recreational opportunities for seniors. The increase in the senior population from 1990 to 2000, also supports the position that there is an increased need for facilities and activities for the senior population.

The following section will look at available land to create future open space and recreation opportunities.

RESOURCE ASSESSMENT

The purpose of the resource assessment is to provide an assessment of the public and private land and water resources that have the potential for providing open space and recreation opportunities. The remainder of this section analyzes these resources.

Russell Farms Property

This property is located on the northeast corner of Russell Avenue and Sicomac Avenue and is known as Block 377, Lots 18.05. The property consists of an area of 5.01 acres and is the former location of Russell Farms. The Township should explore potential acquisition of Russell Farms. The potential use is passive recreation with a possible tree farm and meadow.

Maple Lake Property

This property is located at the terminus of Maple Drive and is known as Block 320, Lot 10.02. This property has a lot area of 26.0 and is immediately adjacent to the railroad tracks to the north. The property is currently vacant and very heavily wooded. It is also steeply sloped and has a basin with extensive wetlands. Township-sponsored research shows that State listed endangered species have been identified at the site.

Pulis Field Expansion

This property is identified above in the open space and recreation inventory. It is known as Block 202, Lot 7.03 in the Township's tax records and has an area of 3.67 acres. There are unused portions of the site that could potentially be used for passive and active open space purposes including a sitting area, walking trails and shuffleboard.

Block 222, Lot 1.01

This is a 13.65 acre parcel of land that is privately owned located adjacent and to the south of the Railroad Tracks, east of the condominium complex on Fieldstone Terrace and west of the terminus of West Main Street. A portion of the property is currently occupied by an industrial building, but to the west of the building is a large approximate 2.6 acre portion of land that could be utilized for recreation purposes. The area is approximately 560 feet in length and there is approximately 265 feet between the westerly property line and the existing industrial building. It may be able to accommodate a youth football and/or soccer field should the property become available to subdivide and purchase. According to the National Recreation and Park Association, the minimum acreage and size for a football field are 1.5 acres and dimensions of 160 feet by 360 feet with a minimum clearance of 6 feet on all sides. The recommended minimum acreage and size for a soccer field is 1.7 to 2.1 acres and 195 feet to 225 feet by 330 feet to 360 feet with a minimum clearance of 10 feet on all sides. This property is sufficient to meet these criteria.

ACTION PLAN

The purpose of the Action Plan is to provide direction for the orderly and coordinated execution of the OSRP. It will list the recommended projects and give a time frame for their implementation. It will state what needs to be done in order to realize these Plans. This section of the report documents what can be done to fill the gaps between resources and needs. After studying the existing open space and park resources and comparing them to the needs of the Township, we recommend that the Township obtain more land for open space and recreation purposes. The following are some specific recommendations on how to accomplish this goal.

1. Actively pursue the acquisition of lands mentioned above in order to provide for the increase in demand for field time in the Township.

2. Form public/private partnerships in order to facilitate field enhancements with in the Township.

3. Seek funding opportunities in order to upgrade the existing facilities within the Township and acquire additional lands for opens space and recreation purposes.

4. Identify additional properties within the Township as potential opportunities to increase the existing open space and recreation lands within Wyckoff. More specifically the properties that were included in the resource assessment section of this report should be considered for acquisition.

5. Continue the Open Space Municipal Trust Fund and Tax that was established in 2007.

COMMUNITY PARTICIPATION

The Open Space and Recreation Plan has been prepared with the involvement and contributions made by an active Ad Hoc committee composed of involved citizens, public officials, and heads of various Township Departments. In addition to the June 9th Public Hearing, this Committee held 4 scoping and discussion sessions, with the public invited to attend and participate throughout the course of preparation of both the Master Plan Reexamination Report and the Open Space Recreation Plan with public participation and input on 4/3/10, 4/26/10 and 6/9/10. These meetings were held on the following dates:

(1) March 6, 2010
(2) March 22, 2010
(3) April 3, 2010
(4) April 26, 2010

The Minutes of these meetings and the Public Hearing are available for review at the Wyckoff Town Hall and on the Township's website (www.wyckoff-nj.com). They reflect the active involvement and positive contributions made by both the members of the Ad Hoc Committee and the public.

In addition to this positive involvement of the above groups, a new non-profit group known as the Wyckoff Parks & Recreation Foundation has been formed with the expressed purpose of providing additional support to the Township's efforts to provide for the expansion of both active and passive recreation and open space facilities within the Township.

ADOPTION OF THE OPEN SPACE AND RECREATION PLAN

This Open Space and Recreation Plan was presented at a duly advertised Public Hearing held on June 9, 2010 where public comment was received. A copy of the Planning Board's approved Resolution for both the Master Plan and the Open Space and Recreation Plan was adopted on July 14, 2010 and is attached hereto as ***Appendix B***.

Appendix A

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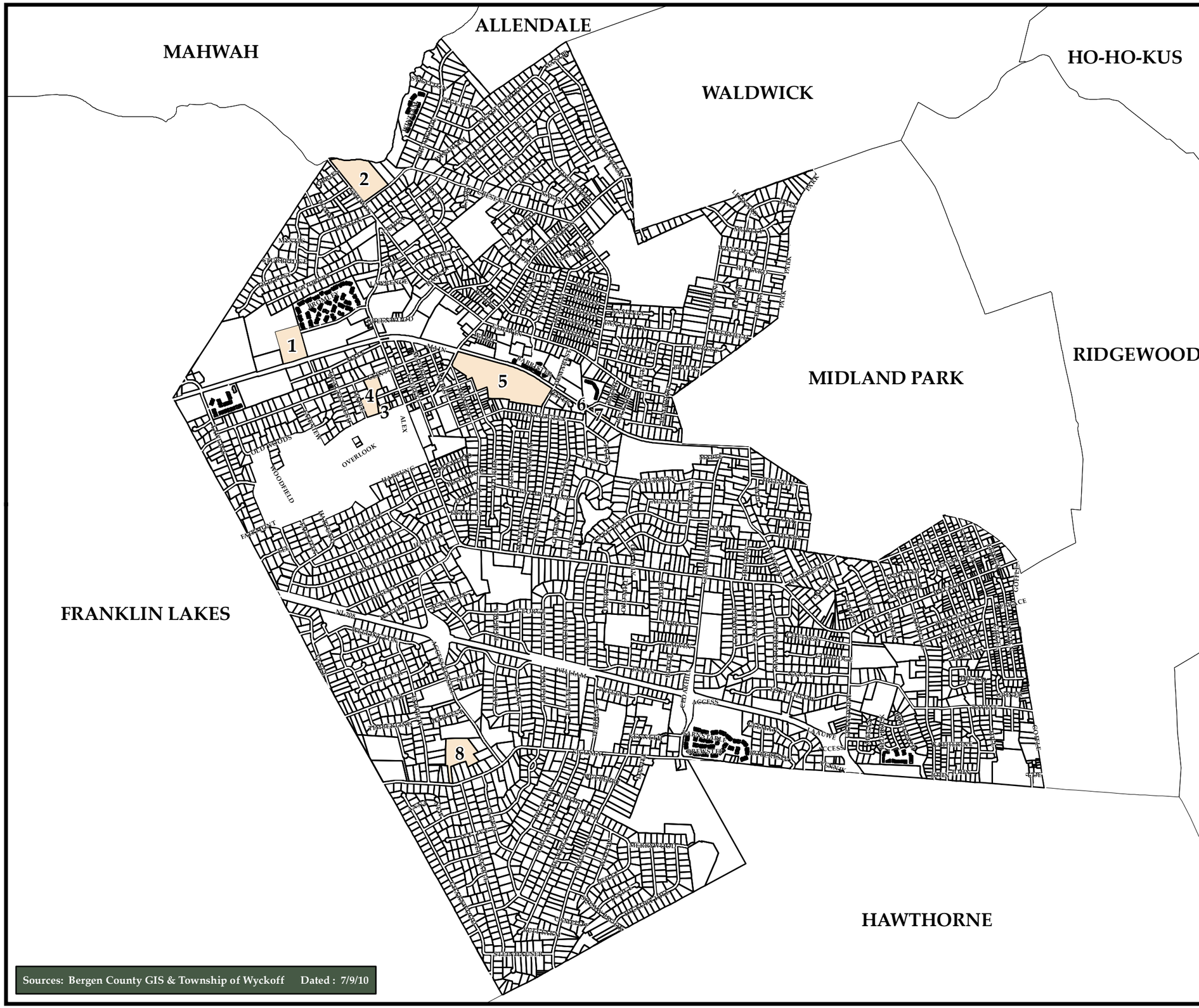
Wyckoff Open Space & Recreation Plan 2010

Township of Wyckoff Recreation & Open Space Inventory



Legend

ROSI Properties

1. Pulis Soccer Field
2. Gardens of Wyckoff Nature Sanctuary
3. Zabriskie Pond Park
4. Zabriskie Pond Woods
5. Memorial Field (Municipal Building Athletic Complex)
6. E. Stevens Ave. Woods
7. E. Stevens Ave. Woods
8. Sicomac Ave. Woods

1 inch equals 2,000 feet

0 500 1,000 2,000 Feet

Sources: Bergen County GIS & Township of Wyckoff Dated : 7/9/10

Kauker & Kauker, LLC

Town Planning and Development Consultants

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Appendix B

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TOWNSHIP OF WYCKOFF
PLANNING BOARD
RESOLUTION

RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF WYCKOFF, NEW JERSEY, TO ADOPT THE "2010 MASTER PLAN REEXAMINATION REPORT AND THE OPEN SPACE AND RECREATION PLAN, WYCKOFF, NEW JERSEY," DATED JULY 14, 2010, PREPARED BY KAUKER & KAUKER, LLC, AS AND FOR THE TOWNSHIP'S PERIODIC REEXAMINATION OF THE MASTER PLAN.

WHEREAS, the Municipal Land Use Law of the State of New Jersey, N.J.S. 40:55D-1, et seq. (the "MLUL"), at § 89, requires the Governing Body of the Township of Wyckoff to provide for a general reexamination by the Planning Board of the Master Plan and development regulations at least every six years; and

WHEREAS, the previous re-examination Report of the Master Plan of the Township was adopted on August 11, 2004; and

WHEREAS, a reexamination must state at least five (5) specified elements with regard to the Master Plan such as the problems and objectives related to land development; whether such problems and objectives were achieved or not; whether there have been changes to the assumptions, policies and objectives set forth in the Master Plan (or previous reexamination) in light of certain conditions; the specific changes, if any, recommended to the Master Plan; and the recommendations, if any, of the Planning Board concerning the Township's incorporation of redevelopment plans pursuant to the Local Redevelopment and Housing Law; and

WHEREAS, the Township Planner is also the planner for the Planning Board, i.e., Michael F. Kauker of the firm Kauker & Kauker, LLC, 356 Franklin Avenue, Wyckoff, NJ 07481, and was authorized by the Governing Body to perform a reexamination of the Township's Master Plan as required under the MLUL; and

WHEREAS, the Planning Board, as a board, and through the consistently fine work of an Adhoc Committee, Planning Board and Township Committee, worked closely and extensively with Michael F. Kauker to bring about a careful, considered and comprehensive reexamination of the Township's Master Plan; and

WHEREAS, the Adhoc Committee conducted four (4) meetings on April 26, 2010, April 3, 2010, March 22, 2010 and March 6, 2010 and two (2) of the aforementioned meetings (the April 26, 2010 and the April 3, 2010) solicited and included public participation and input in the formulation of goals, objectives and suggestions for both the Master Plan Re-Examination Report and the Open Space and Recreation Plan Element; and

WHEREAS, all of those efforts culminated in a report of the Kauker & Kauker LLC firm entitled "2010 Master Plan Reexamination Report, Wyckoff, New Jersey," dated July 14, 2010.

WHEREAS, in addition to the public participation and input for the development of the Master Plan re-examination Report and the Open Space and Recreation Element at the regularly scheduled meeting of the Planning Board held on June 9, 2010, the Report and the Open Space & Recreation Plan were explained to the public, the hearing was opened to permit any member of the public the opportunity to be heard and the Planning Board considered carefully the Report, including whether or not the Report stated the five (5) elements required under § 89 of the MLUL; and

WHEREAS, after careful consideration of the public comments from the June 9, 2010 hearing, the Planning Board voted to adopt the Report; and

WHEREAS, based upon the foregoing and its deliberations, the Board determines and finds as follows:

1. All preceding "WHEREAS" clauses of this Resolution are incorporated into this Resolution by reference as if fully set forth at length;

2. Notice of the Planning Board's consideration of the reexamination of the Township's Master Plan and the Report, and the date for the public hearing, was given properly and timely pursuant to § 13 of the MLUL, as follows:

• by publication in the official newspaper on May 21, 2010 in the Ridgewood News a newspaper of general circulation in the Township at least 10 days prior to the Planning Board hearing;

• by certified mail to the clerks of the eight (8) municipalities adjoining the Township, mailed at least 10 days prior to the Board's hearing;

• by certified mail to the Bergen County Planning Board, which included a copy of the Report, mailed at least 10 days prior to the hearing; and

• by making available to the public for inspection at the office of the Planning Board, the public library and on the township's website a copy of the Report & Open Space & Recreation Plan was available at least 10 days prior to the hearing.

3. The Report specifically references and discusses each of the five (5) elements required to be considered pursuant to § 89 of the MLUL.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Wyckoff, New Jersey,

1. The Report, entitled "2010 Master Plan Reexamination Report, Wyckoff, New Jersey," dated May 12, 2010 and updated on July 14, 2010 is hereby adopted as the Township's general reexamination of its Master Plan and development regulations.

2. The "Open Space & Recreation Plan" dated July 14, 2010 is hereby adopted as the Open Space & Recreation Plan of the Township of Wyckoff.

3. The Secretary of the Planning board shall give notice of the within adoption:
(a) by publication; (b) actual notice to the Bergen County Planning Board (including mailing a copy of the Report as adopted and this Resolution); and (c) mailing a notice to the municipal clerks of each of adjoining municipalities with the invitation that they may, on behalf of their respective governing bodies, request a copy of the Report, as adopted, and this Resolution.

Susan Schilstra

Susan Schilstra, Secretary
Wyckoff Planning Board

Richard Bonsignore, Chairman
Wyckoff Planning Board

July 14, 2010