SUMMARY OF PLAN FOR TOTAL FAIR SHARE OBLIGATION

MUNICIPALITY: Wyckoff Township

COUNTY: Bergen County

	EST. OBLIG.	COMPLETED UNITS	PROPOSED UNITS	LOW	MOD	VERY LOW	TOTAL UNITS
Rehabilitation Share *(per 2010 Census)*	26		26				26
Rehabilitation Credits							
Rehab Program(s)	26		26				26
Remaining Rehabilitation Share	26		26				26
1987-1999 Prior Round Obligation *(1)*	221						
Vacant Land Adjustment (if applicable)							
Unmet Need							
RDP							
Mechanisms (2)							
Prior Cycle Credits (4/1/80-12/31/86)							
Credits without Controls							
Inclusionary Zoning		52	40-53[a]	42-53[a]	46-52[a]	0-4[a]	92-105[a]
100% Affordable							
Accessory Apartments							
Write Down-Buy Down/Market-to-Affordable							
Alternative Living/Supportive & Special Needs		36		12[b]	12[b]	12	36
Assisted Living		12				12	12
RCA Units (previously approved)		44					44
Compliance Bonus							
Rental Bonuses		41					41
Total Prior Round Credits		185	40-53	54-65[c]	58-64[c]	24-28[a]	225-238[a]
Units Addressing 1987-1999 Prior Round		144	40-53	54-65[c]	58-64[c]	24-28[a]	225-238[b]
1999-2015 GAP Period Estimate *(1)* Included with estimate for 2015-2015							
***Mechanisms* (2)**							
Vacant Land Adjustment (if applicable)							
Unmet Need							
RDP							
Inclusionary Zoning							
Redevelopment							

October 6, 2015

100% Affordable							
Accessory Apartments							
Market-to-Affordable							
Supportive & Special Needs/ Alternative Living							
Assisted Living							
Extended Affordability Controls							
Other (describe on a separate sheet)							
Smart Growth Bonuses							
Redevelopment Bonuses							
Rental Bonuses							
Total Third Round Credits							
Units Addressing 1999-2015 GAP period							
2015-2025 Third Round Obligation *(1)* Includes obligation for 1999-2015	480						
***Mechanisms* (2)**							
Vacant Land Adjustment (if applicable)							
Unmet Need	459						
RDP	21						
Inclusionary Zoning			7	3	3	1	7
Redevelopment							
100% Affordable							
Accessory Apartments							
Market-to-Affordable			5/24	TBD[d]	TBD[d]	TBD[d]	5/24
Supportive & Special Needs/ Alternative Living		4	8			12	12
Assisted Living							
Extended Affordability Controls			2	1	1		2
Other (describe on a separate sheet)							
Smart Growth Bonuses							
Redevelopment Bonuses							
Rental Bonuses							
Total Third Round Credits		4	22				26
Units Addressing 2015-2025 Fair Share		4	22	4+	4+	13+	26

(1) *Identify the basis for asserting this number as the municipal obligation:* for 1987-99, N.J.A.C. 5:93-1, et seq.; for 1999-2025, see attached Summary Report and Narrative (# is for entire 26 year period).

(2) *Provide a description for each mechanism:* See attached Summary Report and Narrative.

Footnotes:

a Depending on whether Abma Farms develops with rental or for sale affordable units.

b Income distribution at Evergreen Court has not been confirmed; will be provided.

c Depends on whether Abma Farms provides rental or for sale affordable units and on the income distribution of the Evergeen Court units.

d Income distribution of Evergreen Court units omitted - to be confirmed.

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TOTALS 1987-2025	# 242 (with 21 unit RDP)	% OF TOTAL OBLIGATION
LOW/MOD UNITS	210-223	86.8-92.1%
VERY LOW INCOME	37-41	15.3-16.9%
BONUS CREDITS	41	16.9%
AGE-RESTRICTED	41	16.9%
NOT AGE-RESTRICTED	169-182	69.8-75.2%

ALSO, RCA (IN PRIOR ROUNDS) = 44 = 19.9% OF PRIOR ROUND OBLIGATION ONLY

SUMMARY REPORT AND NARRATIVE
Wyckoff Township, Bergen County

Prepared by Elizabeth C. McKenzie, AICP, PP November 16, 2015

"Working Estimate" of Fair Share Obligation

The "working estimate" of Wykcoff Township's prospective fair share for affordable housing covers the entire period from 1999 through 2025. For the time being, it has not been separated out into an obligation generated during the "gap period" (1999-2015) and a separate prospective need obligation (2015-2025).

The "working estimate" is for planning purposes only; it is not intended nor shall it be taken as an acknowledgement of the validity (or invalidity) of any particular fair share number or methodology.

The "working estimate" has two components. The first is an estimate of the Township's Realistic Development Potential (RDP) based upon a thorough analysis of all vacant and developable lands remaining within Wyckoff, to which non-vacant sites that are likely to redevelop (with a small "r") in the foreseeable future have been added. The second is an estimate of the Township's potential unmet need, which is the difference between the "working estimate" of the Township's prospective fair share obligation and the number of affordable units that can realistically be expected to be developed in Wyckoff over the next 10 years (the RDP).

The "working estimate" for Wyckoff for planning purposes is 480 units. This number is derived from a simple mathematical analysis taking the cumulative prior round (1987-1999) fair share obligation (for new construction) and dividing it by 12 to get an annual rate of accrual. The 1987-1999 prior round fair share obligation (for new construction) was determined by the Council on Affordable Housing to be 221 units. The annual rate

of accrual was, thus, 18.4 units. Multiplying the annual rate of accrual times 26 (the number of years from 1999 to 2025) yields 478.4 units, just under the 480 "working estimate" stated above. This method of estimating Wyckoff's obligation (for the time being) is no more or less valid than using the methodology developed by the Council on Affordable Housing (COAH) in 1993 and modifying some but not all of its components and assumptions, as proposed by Dr. David Kinsey for Fair Share Housing Center. It is roughly twice as high as the fair share number last proposed by COAH as N.J.A.C. 5:99, but not adopted.

Opportunities for Low and Moderate Income Housing

Wyckoff is a fully developed community. It has little left in the way of vacant developable land. In fact, when Wyckoff's first round plan was approved by the Court in 1992, Wyckoff had been granted a vacant land adjustment. As part of that process, however, all of Wyckoff's remaining large developable parcels of land were rezoned for inclusionary residential development. A few of these parcels ended up being found either to be unsuitable for development or to be needed for other public purposes, and these particular sites did not develop as initially envisioned by the Court.

When COAH issued its new cumulative 12 year municipal fair share allocations in 1993, those allocations covered the entire 1987-1999 first and second round periods (now referred to as the "prior round" period). Wyckoff was assigned a lower 12-year fair share obligation (221 units) than its adjusted first round obligation (271 units) had been, and the Township was still able to present a fully compliant plan to COAH addressing all 221 units (plus the 11 unit rehabilitation obligation) that comprised its cumulative 12 year prior round allocation. COAH granted substantive certification to Wyckoff's second round plan in 1999.

Given the passage of time and the limited amount of vacant developable land left in Wyckoff, I recommended that, as part of the preparation of the Township's 2015 Housing Element and Fair Share Plan, Wyckoff undertake a vacant land analysis to very specifically determine Wyckoff's opportunities and limitations for producing more low and moderate income housing in addition to the low and moderate income units already created or already zoned to be created as a result of Wyckoff's two previously approved Housing Elements and Fair Share Plans.

Vacant Land Analysis Methodology and Outcome of the Analysis

To assess vacant and potentially developable lands within a municipality, the tax parcel base map and corresponding MOD IV assessor's data was first downloaded from the Bergen County Geographic Information System Services website. Data was reviewed for completeness and accuracy with respect to property class codes and, where necessary, updated based on local information and/or aerial photography. Properties were then classified as to their use by property class code and all parcels that were vacant (property class 1), farm assessed or farm qualified (property classes 3A and 3B), vacant publicly owned (property class 15C) or unclassified (no match in the MOD IV tax database) were extracted as a separate data set. ***These data were then compared with local information to eliminate recently developed parcels, parcels in active use for municipal government or utilities purposes, parcels included on the municipality's Recreation and Open Space Inventory (ROSI) on file with the NJDEP, parcels utilized for open space or conservation purposes that are otherwise restricted (but not on the ROSI), and parcels owned by other municipalities, the County or the State.***

COAH's Prior Round rules (at N.J.A.C. 5:93, *et seq.*) pertaining to vacant land adjustment procedures allow certain environmentally constrained areas to be excepted from consideration, including land in 100 year floodplains, wetlands and steep slopes

(over 15%). Data for these three environmental constraints were available from FEMA and NJDEP and were downloaded and clipped to municipal boundaries. Since, in most cases, constrained land tends to be affected by more than one environmental limitation (particularly floodplains and wetlands), the areas subject to each of type of constraint were merged to arrive at a single data set representing environmentally constrained areas with the overlap eliminated. Environmentally constrained lands were then clipped to the boundaries of parcels considered vacant or otherwise available for development and the area of environmentally constrained land was calculated and summarized for each parcel. ***Parcels that were entirely constrained were removed from the inventory of vacant developable land, while parcels considered developable or partially developable were left in. A parcel previously confirmed by the NJDEP to be virtually entirely constrained by environmental and regulatory prohibitions not appearing on the GIS mapping was also eliminated. Parcels where the environmentally constrained areas prohibited any access to the developable portion of a property were removed from consideration, as well.***

Finally, any remaining parcels or developable portions of parcels that were too small to support the development of five (5) or more units were also eliminated from consideration.

The following three maps are provided: a) a map identifying current land use by property tax class code; and b) a map identifying the original universe of vacant (property class 1), farm assessed or farm qualified (property classes 3A and 3B), vacant publicly owned (property class 15C) or unclassified (no match in the MOD IV tax database) parcels and showing the extent of the environmental constraints affecting the universe of parcels considered vacant and developable or partially developable; and c) a map showing the "short list" of vacant developable parcels after eliminating the parcels described in the bold italicized type in the two preceding paragraphs.

The data are summarized for each parcel on a spreadsheet showing each vacant and developable parcel by block and lot, the total area of each parcel, ownership information and street address, the sum of the area of each constraint factor (slopes greater than 15%, wetlands and areas of 100 year floodplain) along with a calculation of the total constrained area after eliminating for overlap. Due to the elimination of overlap, the total constrained area identified on each parcel is not necessarily the sum of all areas of slopes greater than 15%, wetlands and 100 year floodplain areas. On farm qualified properties, where a single family dwelling is present, an area equal to the minimum required lot area for the zoning district in which the parcel is located was subtracted from the area considered "developable". One municipally owned parcel, partially developed with a firehouse and its parking lot, but containing approximately two acres of vacant land in the rear, was *included* in the "short list".

Appropriate densities that would support inclusionary residential development (densities ranging from 6 to 16 units per acre) were then assigned to each of the parcels on the "short list" to obtain the total number of dwelling units each parcel can support. An affordable housing set-aside of 20 percent of the total number of units calculated was used to determine the RDP. ***Wyckoff's RDP, based on the vacant developable land analysis, was initially determined to be 16.1 units (or 16 units), but this is not the end of the analysis.***

An evaluation was next undertaken of any additional developed or partially developed parcels of land that, if favorably zoned, might redevelop (with a small "r") for inclusionary residential purposes and yield affordable housing. Those parcels are described in the next few paragraphs, and the RDP that will be generated by each of these sites is estimated below and is added to the initially calculated RDP to obtain a final RDP:

1. Three lots located adjacent to Block 224, Lot 5.01 (which is vacant), including Block 224, Lots 3, 4 and 6.01, all located along the south side of West Main Street. These lots are developed industrial lots that, in combination with Lot 5.01, might well be ready for privately initiated inclusionary residential redevelopment with some assemblage of parcels. These three lots together total 1.7 net developable acres. If added to the .46 acres in Lot 5.01 and redeveloped at a density of 12 units per acre, the total yield would be about 25 units, 5 of which would be affordable (based on a 20 percent set-aside). Adding just Lots 3, 4 and 6.01 to the RDP (since Lot 5.01 is already included), yields 20 of the total number of units, and 4 of the affordable units.

These three lots are proposed to be added to the RDP calculation, increasing the RDP by 4 units.

2. Block 259, Lot 2. This lot is occupied by a gas station, but is adjacent to a larger parcel that is in the "short list" (Block 259, Lot 1). While Block 259, Lot 2, is small (about one quarter acre), it adds valuable street frontage and a small additional amount of unconstrained acreage to Block 259, Lot 1. Together, these two lots encompass 3.35 acres, of which 1.85 acres are free of environmental constraints (in this case, wetlands).

Block 259, Lot 2, if developed at a density of 12 units per acre (the same density assigned in the RDP analysis to Block 259, Lot 1), would add perhaps one additional affordable unit to the RDP.

Adding all of these lots to the RDP increases it from 16 units to 21 units. The Township is prepared to fully address the 21 unit RDP, as indicated on the Summary Form and as further explained in this report.

Addressing the Unmet Need

Subtracting the 21 unit RDP from the 480 unit "working estimate" of the fair share obligation, leaves an Unmet Need of 459 units.

1. The Unmet Need is proposed to be partly addressed through the addition of two lots, both located in the southwest quadrant of Wyckoff Township: Block 516, Lots 6.03 and 6.04. Currently, these lots are actively used for industrial purposes, but they may, in the future, no longer be so. If at such time, these sites were to be redeveloped for inclusionary residential development at a density of 16 units per acre, they would yield a total of about 250 units, of which 50 would be affordable, again, based on a 20 percent set-aside. Wyckoff will place an overlay zone on these properties to ensure that when redevelopment of these properties does occur, family affordable housing will be produced.

2. Block 235, Lot 3, is the site of the Wyckoff Shopping Center. If this property were ever to be redeveloped, retaining the stores on the ground floor level but allowing, as well, apartments above the stores at a residential density of 6 units per acre, this site could yield about 13 apartments, of which up to 3 would be affordable (based on a 20 percent set-aside). Wyckoff will place an overlay zone on this property to ensure that when redevelopment does occur, family affordable housing will be produced.

Together, the foregoing proposals address about 53 units of the 459 unit Unmet Need remaining from the "Working Estimate" of the fair share obligation. Depending on how high the Unmet Need is ultimately determined to be, Wyckoff may well have to find other sites with which to address more of an Unmet Need or, in the absence of any other potentially suitable sites, institute a "blanket overlay" zoning provision designed to

capture an affordable housing set-aside (for family households) whenever unanticipated residential development or redevelopment occurs.

Proposals for Compliance with Third Round RDP

Wyckoff proposes to address a portion of its 21 unit RDP through inclusionary residential development at a density of up to 12 units per acre on four lots located in Block 224 (Lots 3, 4, 5.01 and 6.01), all located along the south side of West Main Street. Three of these lots (Lots 3, 4 and 6.01) are developed industrial lots that, in combination with Lot 5.01 (which is vacant) could produce about 25 total dwelling units, ***yielding about 4 affordable units*** (using a 15 percent set-aside, on the assumption that the affordable units will all be rental units).

Wyckoff also proposes to address a portion of its 21 unit RDP through inclusionary residential development at a density of up to 12 units per acre on Lots 1 and 2 in Block 259. It is anticipated that the development of Lots 1 and 2 in Block 259 will also include a first floor retail component, with the residential portion of the development confined to the upper level. At a 15 percent set-aside for rental affordable units, these two lots would yield approximately 22 total units, of which ***at least 3 would be affordable***.

Assuming these units are developed as rental units, which is likely, the Township may also be eligible for rental bonuses on these units, as well, although no credit is being taken for rental bonuses at this time. ***(7 units/credits)***

Additionally, it is anticipated that the Township will identify a special needs housing provider to develop two four-bedroom group homes on the Township-owned vacant land behind the firehouse (Block 462, Lot 75) for 8 additional units. ***(8 units/credits)***

The Township is actively working to extend the affordability controls on 2 units of affordable housing in the Turtle Creek Condominium development. ***(2 units/credits)***

Another four bedroom group home was recently opened at 832 Mountain Avenue. It is operated by Eastern Christian Children's Retreat (ECCR), which also operates three other group homes in Wyckoff. Despite its name, all of the occupants of the ECCR facilities are aged 18 and over (***4 bedrooms/credits***).

The Township has negotiated with Christian Health Care Center (CHCC) to place new COAH-compliant 30 year deed restrictions on 24 units of independent living senior citizens housing on which the prior HUD contract had expired. This is in exchange for allowing CHCC to develop additional market-rate age restricted housing elsewhere on the CHCC campus (Vista project). Not all of these credits will be eligible for inclusion in meeting the current fair share obligation, however, as they would exceed the 25 percent cap on age-restricted housing. Assuming a 21 unit RDP, only 5 of these units could be credited at this time. ***(5 bedrooms/credits)***

The sum of the foregoing proposals for meeting the 21 unit RDP would actually create 26 units of affordable housing in various forms, prior to adding in any rental bonuses for which the Township may become eligible and not counting 19 of the 24 age-restricted units at Evergreen Court (CHCC) that will have new affordability controls.

As indicated in the discussion of Unmet Need, the Township proposes to address at least part of its Unmet Need (53 units) by placing overlay zoning over two areas: the Wyckoff Shopping Center and two industrial properties (Maarten's Farm, LLC, and Precision Multiple Controls) located in the southwest quadrant of the Township. These are existing developed areas that may eventually redevelop. The Township will create overlay zoning that will provide sufficient incentives to attract inclusionary residential development to the two industrial sites and to attract residential development over the

existing (or redeveloped) retail uses on the ground floor of the Wyckoff Shopping Center property.

Summary of Prior Round Compliance

STATUS OF PRIOR ROUND AFFORDABLE HOUSING SITES AND CREDITS

Project Name/Status	**Category**	**L/M Units/Credits**
Barrister Farms - completed	Family Sales and RCA	17 family sales units and 25 RCA
Snyder Farms - completed	RCA	9 RCA
Fieldstone Manor (Moss Type) - completed	Family Rentals	13 family rental units plus 13 rental bonuses
Turtle Creek (Cervino) - completed	Family Sales	4 family sales units
Windmill Farms (Passaro Sheep Farm) – completed	RCA	8 RCA
Wyckoff Commons (Jones) - completed	Family Sales and RCA	2 family sales units and 2 RCA
Sarna (undeveloped, previously zoned)	Removed from Plan in 2008 due to prohibitive environmental constraints per NJDEP	0
Rockland Electric (undeveloped, previously zoned)	Removed from Plan in 2008 at COAH's request due to wetlands	0
Abma (undeveloped, zoned)	Zoned Inclusionary	53 sales or 40 rentals, all family units
Hekemian/Boulder Run - completed	Family Rentals	16 family rental units by agreement plus 16 rental bonuses
Total		**165-178 (92-105 units plus 44 RCA units plus 29 rental bonuses)**

As the foregoing table indicates, with the eventual build out of the Abma Farms site but the elimination of the Rockland Electric and Sarna sites, Wyckoff comes up 43-56 units short of meeting its 221 unit prior round obligation (depending on how the Abma Farms site develops. This shortfall is more than fully addressed with the following other projects that had not been included in the Prior Round Plan but that had developed during the prior round:

ADDITIONAL CREDITS FROM DEVELOPMENTS
NOT INCLUDED IN SECOND ROUND PLAN

CHCC - Evergreen Court	Age Restricted Rentals (under previous HUD restrictions)	24 age-restricted rental units (bedrooms)
CHCC - Longview	Assisted Living (Age-Restricted)	12 age-restricted rental units
ECCR - Holly Lodge	Group Home for Dev. Dis. Adults	4 (bedrooms) plus 4 rental bonuses
ECCR - Oak Lodge	Group Home for Dev. Dis. Adults	4 (bedrooms) plus 4 rental bonuses
ECCR - Willow Lodge	Group Home for Dev. Dis. Adults	4 (bedrooms) plus 4 rental bonuses
Total		**60 (48 plus 12 rental bonuses)**

As a result of the above developments, the Township actually has a 4-17 unit surplus of credits over and above its prior round obligation.

Evaluation of Compliance

Prior Round Plan

The Township's Prior Round Plan with the foregoing modifications satisfies all of COAH's Prior Round requirements.

The maximum of 110 RCA units was not exceeded (only 44 units were transferred by RCA).

The number of age restricted units for which the Township was permitted to claim credit in the Prior Round was 44, and only 36 age-restricted units were counted (all at the Christian Health Care Center).

The Township's rental obligation for the second round (56 units) was satisfied by the 13 affordable family rental units built at Fieldstone and the 16 affordable family rental units

built at Boulder Run as well as by the 12 group home bedrooms (ECCR) and 15 of the Evergreen Court age-restricted rentals (CCHC).

Third Round Plan

Wyckoff Township's Third Round Plan addresses far more than its minimum 6 unit rental obligation, with a total of 19 rental units in the plan, at least 12 of which will respond to the needs of very low income households (albeit occupants of group homes).

Moreover, the 25 percent cap on age-restricted housing is not exceeded.

Wyckoff's Third Round Plan is fully compliant with COAH's Prior Round Rules (set forth at N.J.A.C. 5:93-1, *et seq.*), assuming these Rules continue to be applied to the Third Round.

Wyckoff's Third Round Plan, taken in isolation, falls short of meeting some of the parameters of the now invalidated Third Round Rules, including the 50 percent family housing parameter (from which special needs housing is excluded) and the 50 percent family very low income housing parameter (again due to the exclusion of special needs housing).

When combined with the Prior Round Plan, however, Wyckoff exceeds the 50 percent family parameter by a wide margin.

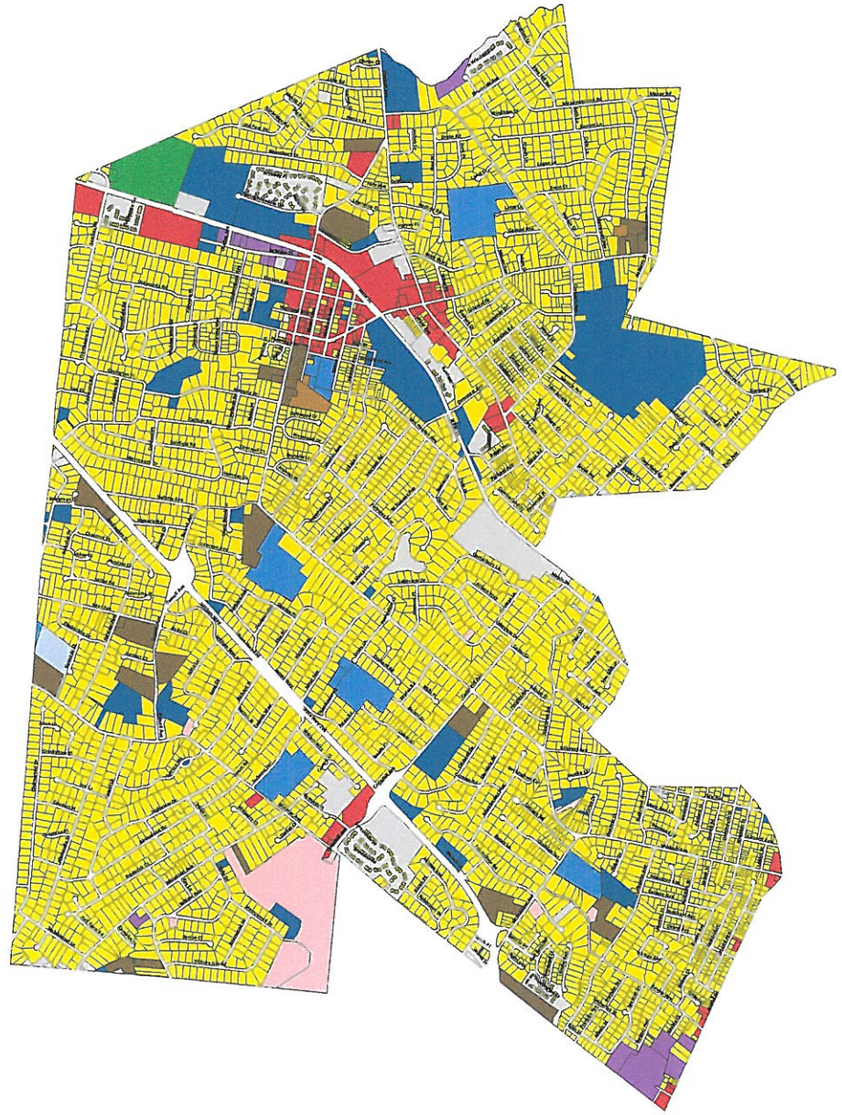
The Plan also has the potential, via the eventual build-out of the Abma Farms parcel and of the two industrial properties located in the southwest quadrant of the Township

(which will receive overlay zoning) of satisfying the 50 percent family very low income housing parameter, if compliance with this standard is indeed required by the Court.

VACANT LAND ANALYSIS

Land Use by Property Tax Class

Township of Wyckoff
Bergen County, NJ



Legend

- Vacant (Property Class 1)
- Residential (Property Class 2)
- Apartment (Property Class 4C)
- Public School Property (Property Class 15A)
- Other School Property (Property Class 15B)
- Public Property (Property Class 15C)
- Church and Charitable (Property Class 15D)
- Cemetery (Property Class 15E)
- Other Exempt (Property Class 15F)
- Farm Regular (Property Class 3A)
- Commercial (Property Class 4A)
- Industrial (Property Class 4B)

Map Scale = 1:24,000
or 1"= 2,000'

N W E S

0 1,000 2,000 4,000 6,000 Feet

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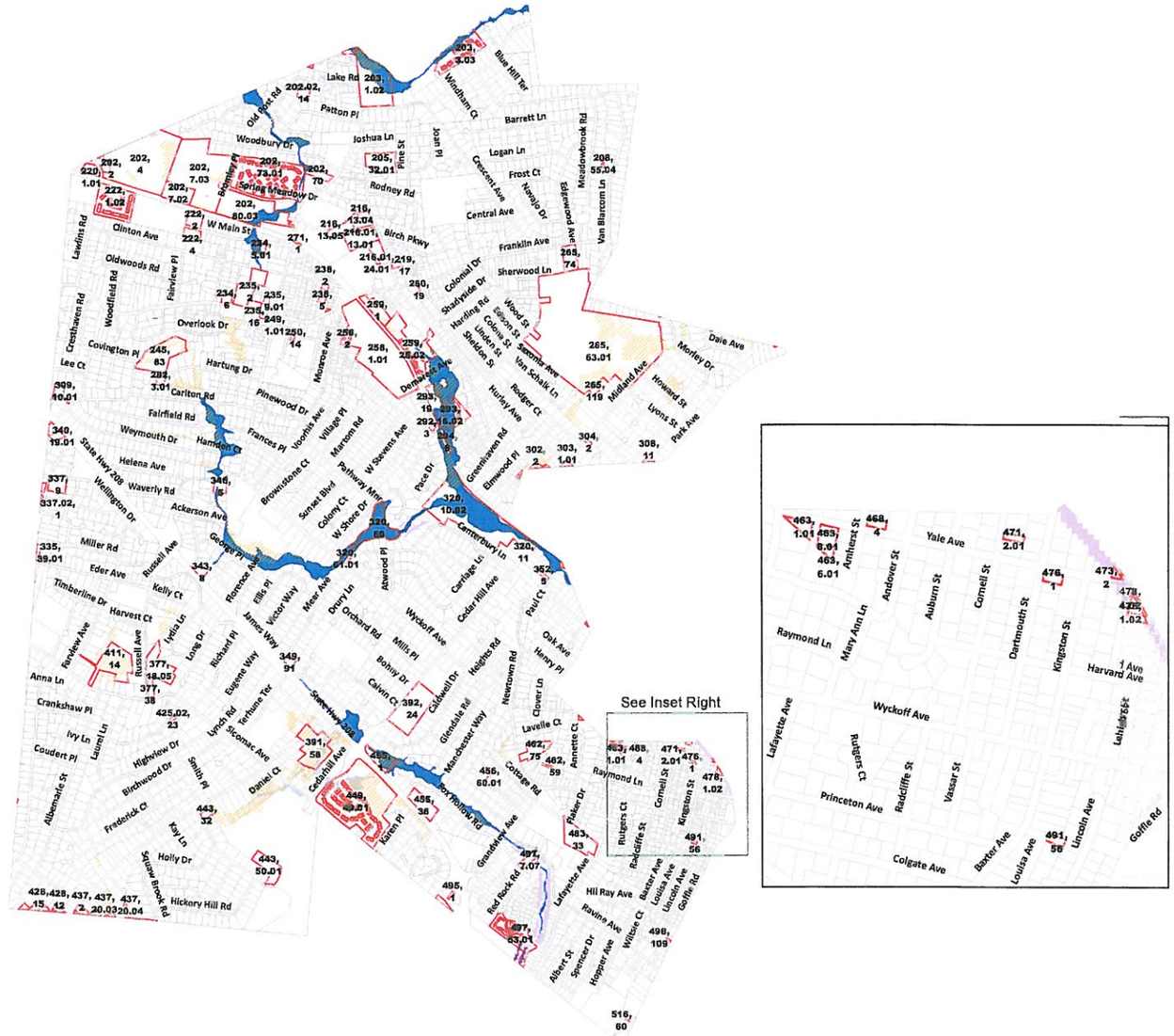
Data Sources: NJOIT Office of Geographic Info. Services

Vacant, Public and Farm Regular Properties and Environmental Constraints

Township of Wyckoff
Bergen County, NJ



Legend

- Vacant, Public and Farm Regular Properties
- Wetlands
- Slopes 15% or less
- Slopes greater than 15% to 25%
- Slopes greater than 25%
- 100 Year Flood Zone A
- 100 Year Flood Zone AE

Map Scale = 1:24,000
or 1"= 2,000'

0 1,000 2,000 4,000 6,000 Feet

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Data Sources: NJOIT Office of Geographic Info. Services

Block	Lot	GIS PIN	PROPERTY CLA	PROPERTY LOCATION	OWNER NAME	ADDRESS	CITY STATE	ZIP	BLDG DESC	ACRES	FAC NAME	NOTES
199	1	0270_199_1	1	GAEWOOD DR	SYTSMA,LYNDA LEE	723 LAWLINS RD	FRANKLIN LAKES, N.J.	07417		0.00797147521		
201	20	0270_201_20	1	2 NYDAM LANE	GEERING, EMIL J	2 NYDAM LN	WYCKOFF, NJ	07481		0.12292913074		Part of Block 2707 Lot 4 in Franklin Lakes
201.01	19	0270_201.01_19	15C	WYCKOFF AVE	RIDGEWOOD, VILLAGE OF	131 NO MAPLE AVE	RIDGEWOOD, N J	07450	CB1S	0.43792773366	RIDGEWOOD WATER	Village of Ridgewood water pump station
202	1	0270_202_1	1	303 GAEWOOD DR - REAR	JACKSON, FRANK A & DARLENE C	303 GAEWOOD DR	FRANKLIN LAKES, N J	07417	ERROR ON 99LIST	0.12758424389		Part of Block 2517 Lot 2 in Franklin Lakes
202	2	0270_202_2	3A	710 LAWLINS RD	ABMA & SONS INC	700 LAWLINS RD	WYCKOFF, N J	07481	F1S1G	0.79674453112		
202	4	0270_202_4	3A	700 LAWLINS RD	ABMA & SONS INC	700 LAWLINS RD	WYCKOFF, N J	07481	F1S1G P	27.29586612900		
202	7.02	0270_202_7.02	1	WYCKOFF AVE REAR	ROCKLAND ELECTRIC CO C/O PALMATIER	ONE BLUE HILL PLAZA	PEARL RIVER, N Y	10965		4.18634950316		Orange and Rockland future substation - undevelopable
202	7.03	0270_202_7.03	15C	WYCKOFF AVE REAR	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N.J.	07481		24.67085136260	VACANT LAND	Township leaf compost facility
202	70	0270_202_70	1	741 WYCKOFF AVE	DELLECHIAIE (ETAL), ANTHONY J	725 WYCKOFF AVE	WYCKOFF, NJ	07481	F1S2G P	1.51907897161		
202	73.01	0270_202_73.01	1	BROMLEY PLACE	SPRING MEADOW CONDO ASSOCIATION	BROMLEY PLACE	WYCKOFF, NJ	00000		17.51450929340		Spring Meadow Condo Association common areas
202	80.03	0270_202_80.03	15C	691 WYCKOFF AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N.J.	07481	SPRING LAKE ETC	13.72879385860	RECREATION CNTR	Property under 66 year lease to Wyckoff Family YMCA for recreational and cultural activities
202.02	14	0270_202.02_14	1	LAKE RD - REAR	RALEIGH (TRSTE), CHARLES	442 LAKE RD	WYCKOFF, NJ	07481		1.11875566907		
203	1.01	0270_203_1.01	1	WYCKOFF AVE	LE REGAZZI, LLC%MONTAGE MEDIA CORP	70 HILLTOP RD	RAMSEY,NJ	07446		0.12294363956		Part of Block 173 Lot 135 in Mahwah
203	1.02	0270_203_1.02	15C	CRESCENT AVENUE	TOWNSHIP OF WYCKOFF	SCOTT PLAZA	WYCKOFF, NJ NJ	07481		12.58926969760	VACANT LAND	Private deed restricted conservation easement - not developable
203	3.03	0270_203_3.03	1	WINDHAM COURT NORTH	WINDHAM CT CONDO ASSOCIATION	WINDHAM COURT NORTH	WYCKOFF, NJ	00000	ASSOCIATION	7.11630850903		Windham Court Condo Association common areas
205	32.01	0270_205_32.01	15C	380 GODWIN AVE	TOWNSHIP OF WYCKOFF	SCOTT PLAZA	WYCKOFF, NJ	07481	F2S2G	4.45815265557		Larkin Senior Citizen Building - deed restricted donation
208	55.04	0270_208_55.04	15C	MEADOWBROOK RD - REAR	TOWNSHIP OF WYCKOFF	MEMORIAL TOWN HALL	WYCKOFF, NJ	000000000		0.12166068452	VACANT LAND	Vacant landlocked - undevelopable
216	12.01		1							0.59339394367		
216	13.04		1							1.79789564181		
216	13.05		15C							2.05654328195		Post office
216.01	13.01	0270_216.01_13.01	1	GODWIN AVE	FOX HEDGE,LLC	505 MAIN STREET,PO BX 667	HACKENSACK, N J	07601		4.00617774351		Commercial parking lot and buildings
216.01	24.01	0270_216.01_24.01	1	319-337 FRANKLIN AVENUE	MUNICO ASSOC LP	505 MAIN ST	HACKENSACK, NJ	07601		2.01667836904		Commercial parking lot and buildings
219	17		1							0.42521003311		
220	1.01	0270_220_1.01	1	LAWLINS RD	ABMA,JAMES & JUDITH ANN	700 LAWLINS ROAD	WYCKOFF,N.J.	07481		1.26997305545		
222	1.02	0270_222_1.02	1	FIELDSTONE TERRACE	FIELDSTONE CONDO ASSOCIATION	FIELDSTONE TERRACE	WYCKOFF, NJ	00000		7.70328860082		Fieldstone Terrace Condo Association common areas
222	2	0270_222_2	15C	475 W MAIN ST	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481	CB1S	1.80988651758		DPW yard
222	4	0270_222_4	15C	476 W MAIN ST	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		1.20752126761		Recycling facility
224	5.01	0270_224_5.01	1	420 W MAIN ST	WYCKOFF-MAIN LLC	PO BOX 1040	FAIR LAWN, NJ	07410		0.84971441885	RECREATION CNTR	
234	6	0270_234_6	15C	421 FRANKLIN AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N.J.	07481	F1.5S2G	0.75277519670	ZABRISKIE HOUSE	Historic Zabriskie House
235	2	0270_235_2	15C	417 FRANKLIN AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		4.99398286267		Open space and Zibriskie Pond
235	9.01	0270_235_9.01	1	408 HIGHLAND AVE	MC NAMARA, HENRY P	451 CARLTON RD	WYCKOFF, N J	07481		0.37601333442		
235	16	0270_235_16	15C	415 FRANKLIN AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		0.91656092283		Open space and Zibriskie Pond
238	2	0270_238_2	15C	370 CLINTON AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		0.29186300097		
238	5	0270_238_5	15C	241 MORSE AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481	F1S	0.29290435190		Board of Education building - not developable
242	1	0270_242_1	15C	FRANKLIN AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		0.07223888030		
245	83	0270_245_83	15C	HARTUNG DR	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD, N J	07450	CB1S	8.39867588555		Village of Ridgewood pump house and well field
249	1.01	0270_249_1.01	1	408 FRANKLIN AVE	MC NAMARA, HENRY P	451 CARLTON AVE	WYCKOFF, NJ	07481		0.28872983833		
250	14	0270_250_14	15C	WOODLAND AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		0.13122301852		Part of Washington School
256	2	0270_256_2	15C	269 VOORHIS AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481	CB1.5S	0.65594037629		parking lot for firehouse and ambulance corp
256	6	0270_256_6	15C	VOORHIS AVE - REAR	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD, N J	07450	CB1S	0.06252191896		Pumphouse
258	1.01	0270_258_1.01	15C	340 FRANKLIN AVENUE	TOWNSHIP OF WYCKOFF	SCOTT PLAZA	WYCKOFF, NJ	07481		27.38090271580		Memorial town hall and athletic complex
259	1	0270_259_1	1	328 FRANKLIN AVE	HMS 328 FRANKLIN AVE LLC	PO BOX 9	WYCKOFF,NJ	07481		3.03543867489		
259	25.02	0270_259_25.02	1	BARRISTER COURT	BARRISTER CONDO ASSOCIATION	BARRISTER COURT	WYCKOFF, NJ	00000	ASSOCIATION	8.74531683600		Barrister Condo Association common areas
260	19	0270_260_19	1	FRANKLIN AVENUE	ZEMAN,PAUL JR.& ROSE	FRANKLIN AVENUE	WYCKOFF, NJ	07481		0.04697285189		
265	63.01	0270_265_63.01	15C	CRESCENT AVE	BERGEN COUNTY PARK COMMISSION	327 E RIDGEWOOD AVE	PARAMUS NJ	07652	F1S	82.67170626820	BIRD SANCTUARY	James A McFaul Environmental Center List on ROSI
265	74	0270_265_74	15C	160 FRANKLIN AVE	WALDWICK, BORO OF ATT A. PORTSMORE	MUNICIPAL BLDG TREAS	WALDWICK, N J	07463	TANKS	2.88663622237		Water tanks - owned by Borough of Waldwick
265	119	0270_265_119	15C	MIDLAND AVE - REAR	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD, N J	07450	CB1S	0.45439809214		Pump house
265	140	0270_265_140	1	35 GERARD DR	SCOLA, R & J	35 GERARD DRIVE	WALDWICK, NJ	07463		0.00668306173		
271	1	0270_271_1	15C	399 MAIN ST	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481	F1S	0.09210920457		Leased to PTO - undevelopable
277	15	0270_277_15	1	1 PARK AVE - REAR	MC CULLOUGH, BRIAN J & LISA A	2 CRESCENT AVE	WALDWICK, NJ	07463		0.03223237082		Part of Block 162.01 Lot 6.04 in Waldwick
277	16	0270_277_16	1	43 KENNEDY DR	REMINGTON, ARLENE	43 KENNEDY DRIVE	WALDWICK, NJ	07463		0.01042819471		Part of Block 162.03 Lot 32 in Waldwick
282	3.01	0270_282_3.01	15C	480 HARTUNG DR	RIDGEWOOD,VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD NJ	07450	CB1S	0.72331016047	PUMPING STATION	Owned by Village of Ridgewood
292	3	0270_292_3	15C	NEELEN DRIVE	RIDGEWOOD, VILLAGE OF	131 NO MAPLE AVE	RIDGEWOOD, NJ	07450	EXEMPT	0.26313827018	PUMPING STATION	
293	16.02	0270_293_16.02	1	HEATHER LANE	TURTLE CREEK CONDO ASSOCIATION	HEATHER LANE	WYCKOFF, NJ	00000		4.21913324941		Turtle Creek Condo Association common areas
293	19	0270_293_19	15C	DEMAREST AVE	WYCKOFF, TOWNSHIP OF	MUNICIPAL BLDG.	WYCKOFF, N.J.	07481		3.16316012255		
293	21	0270_293_21	15C	E STEVENS AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		0.07989512670		
294	8	0270_294_8	15C	E STEVENS AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		0.49558559078		
302	1	0270_302_1	1	714 GODWIN AVE - REAR	BUNBURY, OSWALD E.	714 GODWIN AVE	MIDLAND PARK, NJ	07432		0.13961091539		Part of lot in Midland Park
302	2	0270_302_2	1	720 GODWIN AVE - REAR	PASTOR, FRANK & CAROLYN	720 GODWIN AVE	MIDLAND PARK, NJ	07432		0.27063484819		Part of lot in Midland Park
302	13	0270_302_13	1	MIDLAND AVE - REAR	OLSEN, MICHAEL & ZIMMER, CAROL	97 MIDLAND AVE	MIDLAND PARK, N J	07432		0.03335750425		Part of lot in Midland Park
302	14	0270_302_14	1	101 MIDLAND AVE-REAR	SCHAPER, SAMUEL & MARY J	101 MIDLAND AVENUE	MIDLAND PARK, NJ	07432		0.06489979559		Part of lot in Midland Park
303	1.01	0270_303_1.01	1	118 MIDLAND AVE	DIRNAN, INC	42 CLEVELAND ROAD	COLUMBIA, NJ	07832		0.38480612841		Part of lot in Midland Park
304	2	0270_304_2	15C	MIDLAND AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		0.20281506561		
308	11	0270_308_11	1	PARK AVE - REAR	COTZ, GEORGE J & JOANN E	179 PARK AVE	MIDLAND PARK, N.J.	07432		0.27487533801		Part of lot in Midland Park
309	10.01	0270_309_10.01	15C	CARLTON RD	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD, N J	07450		1.06093986786	WATER TANK	Village of Ridgewood water tank
320	10.02	0270_320_10.02	1	204 MAPLE DR	CANTERBURY DEVELOPMENT CORP	15 ENGLE STREET, ROOM 100	ENGLEWOOD, NJ	07631	F1S2G	26.12486432510		
320	11	0270_320_11	1	285 MAPLE DR	CANTERBURY DEVELOPMENT CORP	15 ENGLE STREET	ENGLEWOOD, NJ	07631		0.78720958577		

320	61.01	0270_320_61.01	15C	WYCKOFF AVE	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD, N J	07450	CB1S	0.60077015551	PUMPING STATION	Owned by Village of Ridgewood
320	69	0270_320_69	1	WEST SHORE DR	BEEKMERE, INC. C/O GREEN, RICHARD	388 WEST SHORE DRIVE	WYCKOFF, N.J.	07481		6.39765410599		Pond - not developable
333	7	0270_333_7	1	GODWIN AVE - REAR	O'DONNELL KEVIN C & ANNA L	719 GODWIN AVE	MIDLAND PARK, N J	07432		0.14292930631		Part of lot in Midland Park
335	39.01	0270_335_39.01	1	592 EDER AVE	DALENBERG,CHRISTOPHER & DAWN T	592 EDER AVE	WYCKOFF, NJ	07481		0.48789177116		
337	9	0270_337_9	15C	VANCE AVE	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD, N J	07450		2.31002460395		Village of Ridgewood water tank
337.01	12	0270_337.01_12	15C	VANCE AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N.J.	07481		0.28411188390	VACANT LAND	
337.02	1	0270_337.02_1	15C	VANCE AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N.J.	07481		0.17879123609	VACANT LAND	
340	18.01	0270_340_18.01	1	434 VANCE AVE	FRANKLIN LAKES ESTATES, INC	15 ENGLE STREET, ROOM 100	ENGLEWOOD, NJ	07631		0.73122180313		
340	19.01	0270_340_19.01	1	440 VANCE AVE	VANCE AVENUE, WYCKOFF, L.P.	P.O. BOX 9	WYCKOFF,NJ	07481		0.74598981254		
343	8	0270_343_8	15C	RTE 208	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD, N J	07450	CB1S	0.91564337081		Owned by Village of Ridgewood
346	5	0270_346_5	15C	RUSSELL AVE	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD, N J	07450	CB1S	1.47759912077		
349	91	0270_349_91	15C	MEER AVE	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD, N J	07450	CB1S	0.62570267001		Owned by Village of Ridgewood
352	5	0270_352_5	1	287 NEWTOWN RD	PUZINO, CRAIG	321 PAUL CT	WYCKOFF, NJ	07481	F1S1G	0.39803307258		
353	1	0270_353_1	15C	NEWTOWN RD	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVENUE	RIDGEWOOD, N J	07450	CB1S	0.14071070388		Owned by Village of Ridgewood
353	13	0270_353_13	1	HILLSIDE AVE	MILLER, JEFFREY K & SHARON L	60 GROVE ST	MIDLAND PARK, N J	07432	ASSESSED IN	0.05192111073		
377	18.05	0270_377_18.05	15C	594 RUSSELL AVE	TOWNSHIP OF WYCKOFF	340 FRANKLIN AVE	WYCKOFF, NJ	07481	BOARDED BLDGS	5.53716077533	PARK	
377	38	0270_377_38	1	442 SICOMAC AVE	GOODMAN, MARIANNE S	440 SICOMAC AVE	WYCKOFF, NJ	07481		1.08578347851		
391	58	0270_391_58	1	WILLIAM WAY	ALLISON VILLAGE CONS ASSOC%LAMBERT	312 WILLIAM WAY	WYCKOFF, NJ	07481		8.02213228301		
392	24	0270_392_24	15C	CEDAR HILL AVE	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD, N J	07450	CB1S	10.17158026760	PUMPING STATION	Owned by Village of Ridgewood
411	14	0270_411_14	15C	SICOMAC AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		8.24496936554	VACANT LAND	
421	39.01	0270_421_39.01	1	777 CHARNWOOD DR.(REAR)	GALENKAMP BROS.	501 SICOMAC AVENUE	WYCKOFF, NJ	07481		0.01670587281		
425.02	23	0270_425.02_23	15C	TERRACE HTS	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		0.18198287437	TRAFFIC TRIANGLE	Cul de sac island - not developable
428	10.01	0270_428_10.01	1	STEINHAUSER LA - REAR	GERMAGLIOTTI, ANTHONY	217 SICOMAC RD	N. HALEDON, N.J.	07508	5.7L	0.34752866435		Part of lot in North Haledon
428	12	0270_428_12	1	MOUNTAIN AVE - REAR	VAN WYCK, BRUCE	209 SICOMAC RD	N HALEDON, N J	07508		0.07513838766		Part of lot in North Haledon
428	13	0270_428_13	1	STEINHAUSER LA - REAR	WILHELM, CURT E & LYNN S	15 ROBINSON CT	NORTH HALEDON,NJ	07508	ASSESSED IN	0.00813091450		
428	14	0270_428_14	1	STEINHAUSER LA - REAR	GORGA,ANGELO & PHILOMENA	18 IVY CT	N HALEDON, N J	07508		0.27238153955		Part of lot in North Haledon
428	15	0270_428_15	1	STEINHAUSER LA - REAR	SUH, HEA R	25 IVY CT	NORTH HALEDON, NJ	07508		0.71527077164		Part of lot in North Haledon
428	16.01	0270_428_16.01	1	STEINHAUSER LA - REAR	MARINO, HAROLD & FORTUNA	19 IVY CT	NORTH HALEDON, N.J.	07508		0.34704856225		Part of lot in North Haledon
437	1	0270_437_1	1	432 MOUNTAIN AVE	VAN DER WALL, DONALD & GINGER LEE	731 HIGH MOUNTAIN RD	NORTH HALEDON, NJ	07508		0.10908681059		Part of lot in North Haledon
437	2	0270_437_2	1	832 MOUNTAIN AVE	EASTERN CHRISTIAN CHILDREN'S RET	832 MOUNTAIN AVENUE	WYCKOFF, NJ	07481	DEMO	0.65560963890		
437	20.03	0270_437_20.03	15C	SQUAWBROOK RD - REAR	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		0.33883786018	PUMPING STATION	
437	20.04	0270_437_20.04	15C	SQUAWBROOK RD - REAR	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, NEW JERSEY	07481		0.10453242671	PUMPING STATION	Pump station
437	21	0270_437_21	1	MOUNTAIN AVE - REAR	SHERIFI, HAMIT & SAFIJA	41 STANLEY CT	NORTH HALEDON, N.J.	07508		0.00980712526		
437	22	0270_437_22	1	MOUNTAIN AVE - REAR	PAGANO, VINCENZO & ANTHONY	35 STANLEY CT	NORTH HALEDON, NJ	07508		0.00844216049		
437	23	0270_437_23	1	BROOKSIDE TER	SMITH, PHILIP A. & SHEILA A.	80 BROOKSIDE TERR.	NORTH HALEDON, NJ	07508	N.HALEDON	0.24280840112		Part of lot in North Haledon
437	29	0270_437_29	1	65 GRANT DRIVE	PALUMBO, VITO & MARIE	65 GRANT DRIVE	N. HALEDON, NJ	07508	ASSESSED IN	0.00518635383		
437	30	0270_437_30	1	60 GRANT DRIVE	ZELAYA, IGNACIO & BERNADETTE	60 GRANT DRIVE	NORTH HALEDON, NJ	07508	ASSESSED IN	0.05587455546		
437	31	0270_437_31	1	30 GRANT DRIVE	KELLY, THOMAS E. JR. & GWYNNED	30 GRANT DRIVE	NORTH HALEDON, NJ	07508	ASSESSED IN	0.01623197355		
437	32	0270_437_32	1	751 SQUAWBROOK RD	MULE, CARLO & JACLYNN	751 SQUAW BROOK RD	NORTH HALEDON, NJ	07508	ASSESSED IN	0.03093526124		
443	32	0270_443_32	15C	HOLLY DR	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD, N J	07450	CB1S	0.60715092764	PUMPING STATION	Owned by Village of Ridgewood
443	50.01	0270_443_50.01	15C	MOUNTAIN AVE - REAR	RIDGEWOOD, VILLAGE OF	131 NO MAPLE AVE	RIDGEWOOD, N.J.	07450	TANK	3.57103125201	WATER TANK	Owned by Village of Ridgewood
449	4	0270_449_4	1	NEW YORK AVE - REAR	GARDENIER, ADRIAN & ALIDA	17 CLARA AVE	HAWTHORNE, NJ	07506		0.00369870181		
449	49.01		1							27.18591565110		Common area for condominium development
455	1	0270_455_1	15C	RTE 208	TOWNSHIP OF WYCKOFF	SCOTT PLAZA	WYCKOFF, NJ	07481		2.63945583295	VACANT LAND	
455	36	0270_455_36	15C	RTE 208	RIDGEWOOD, VILLAGE OF	131 NO MAPLE AVE	RIDGEWOOD, N J	07451	CB1S	3.56001441876	WATER TANK	Owned by Village of Ridgewood
456	60.01	0270_456_60.01	1	COOLIDGE TER	UNKNOWN OWNERSHIP	COOLIDGE TERRACE	WYCKOFF, NEW JERSEY	07481		0.01837239712		
462	9.02	0270_462_9.02	1	HILLCREST AVE - REAR	BROLSMA, DEBRA	165 SICOMAC AVENUE	MIDLAND PARK, NJ	07432	MIDLAND PARK	0.11646550835		
462	59	0270_462_59	15C	CIRCLE DR	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N.J.	07481		0.15555132549	RIGHT OF WAY	Private road - not developable
462	75	0270_462_75	15C	180 WYCKOFF AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		2.91747620307	PARKING AREA	Firehouse and parking - rear undeveloped
463	1.01	0270_463_1.01	1	YALE AVE	MILANESE, ROBERT A	PO BOX 459	WYCKOFF, NJ	07481		0.21075075644		
463	6.01	0270_463_6.01	1	ALBRIGHT STREET	MILANESE, ROBERT A	PO BOX 459	WYCKOFF, NJ	07481		0.11594308440		
463	8.01	0270_463_8.01	1	ALBRIGHT ST	BODART, JAMIE A	361 AMHERST ST	WYCKOFF, NJ	07481		0.19942120454		
463	10.01	0270_463_10.01	1	ALBRIGHT ST	BODART, KRISTEN J	361 AMHERST ST	WYCKOFF, NJ	07481		0.08940637793		
467	1	0270_467_1	1	YALE AVE	PECKIO, JAMES & ET AL	41 BUTTERNUT AVE	MIDLAND PARK, N J	07432		0.01337300169		Part of lot in Midland Park
467	2	0270_467_2	1	YALE AVE	MOPPERT,CAROL J	21 HILTON AVE	MIDLAND PARK, N J	07432		0.03609321914		Part of lot in Midland Park
467	3	0270_467_3	1	YALE AVE	SCLAFANI, FRANK A & LOUISE	15 HILTON AVE	MIDLAND PARK NJ	07432		0.07041477748		Part of lot in Midland Park
468	4	0270_468_4	1	AMHERST ST	COLEMAN,GREGORY G	81 BLACKBERRY CREEK DR	ST.CLOUD, FL	34769		0.12106782675		
471	2.01	0270_471_2.01	15C	CORNELL ST	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF,N.J.	07481		0.11164649104	VACANT LAND	
471	14.01	0270_471_14.01	1	345 DARTMOUTH ST	KUIKEN,RICHARD H & RUTH	199 BREWSTER RD	WYCKOFF,NJ	07481		0.12847193832		Part of lot in Midland Park
473	2	0270_473_2	15C	YALE AVE	TOWNSHIP OF WYCKOFF	SCOTT PLAZA	WYCKOFF, NJ	07481		0.05297333377	VACANT LAND	
476	1	0270_476_1	15C	DARTMOUTH ST	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		0.13997214226	VACANT LAND	
478	1.02	0270_478_1.02	15C	VIRGINIA STREET	TOWNSHIP OF WYCKOFF	SCOTT PLAZA	WYCKOFF, NJ	07481		0.22766912587		
483	33	0270_483_33	15C	LAFAYETTE AVE	RIDGEWOOD, VILLAGE OF	131 N MAPLE AVE	RIDGEWOOD, N J	07450		5.74346160202	WATER TANK	Owned by Village of Ridgewood
491	56	0270_491_56	1	424 LOUISA AVE	VERA KRUMM&THE CHAS G KRUMM FAM TRS	425 LINCOLN AVE	WYCKOFF, N J	07481		0.10933407334		
494	3	0270_494_3	15C	LYNCH PL	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N.J.	07481		0.14480066988	VACANT LAND	
495	1	0270_495_1	1	GRANDVIEW AVE	VAN DAM, FREDERICK B & ALIDA C	45 RIDGEWOOD AVE	HAWTHORNE, N J	07506		0.60002052682		
497	7.07	0270_497_7.07	1	214 DEEP BROOK ROAD	BARRISTER HOME CONSTR INC	P.O.BOX 459	WYCKOFF, NJ	07481		1.37673118712		Existing dwelling
497	53.01		1							5.36740554916		Common area for condominium development

498	109	0270_498_109	15C	GOFFLE RD	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481	0.05735546222	VACANT LAND
516	60	0270_516_60	1	BUSH LANE	UNKNOWN	BUSH LANE	WYCKOFF, NJ	07481	0.02497931617	
497 02	1		1						0.43720142893	

BLOCK	LOT	GIS_PIN	PROPERTY CLASS	PROPERTY LOCATION	OWNER NAME	ADDRESS	CITY, STATE	ZIP	BLDG_DESC	ACRES	FACILITY NAME	NOTES	Acres Slope > 15%	% Slope >15%	Acres Wetland	% Wetland	Acres 100 Year Floodplain	% 100 Year Floodplain	Total Constrained Acres	% Constrained	Remaining Developable Acres	% Developable	RDP Acres	RDP Density	RDP Units	Affordable Units
219	17		1							0.42521003311		now lot 17.02 - .35 acres unconstrained							0	0.00%	0.425	100.00%	0.35	16	5.6	1.2
224	5.01	0270_224_5.01	1	420 W MAIN ST	WYCKOFF-MAIN LLC	PO BOX 1040	FAIR LAWN, NJ	07410		0.84971441885	RECREATION CNTR						0.39		0.39	45.90%	0.460	54.10%	0.460	12	5.5	1.2
238	2	0270_238_2	15C	370 CLINTON AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		0.29186300097									0	0.00%	0.292	100.00%	0.292	16	4.7	1
259	1	0270_259_1	1	328 FRANKLIN AVE	HMS 328 FRANKLIN AVE LLC	PO BOX 9	WYCKOFF,NJ	07481		3.03543867489					1.44				1.44	47.44%	1.595	52.56%	1.595	12	19.2	3.9
320	11	0270_320_11	1	285 MAPLE DR	CANTERBURY DEVELOPMENT CORP	15 ENGLE STREET	ENGLEWOOD, NJ	07631		0.787209585[illegible]							0.2		0.2	25.41%	0.587	74.59%	0.587	10	5.9	1.2
340	19.01	0270_340_19.01	1	440 VANCE AVE	VANCE AVENUE, WYCKOFF, L.P.	P.O. BOX 9	WYCKOFF,NJ	07481		0.74598981254									0	0.00%	0.746	100.00%	0.746	6	4.5	0.9
352	5	0270_352_5	1	287 NEWTOWN RD	PUZINO, CRAIG	321 PAUL CT	WYCKOFF, NJ	07481	F1S1G	0.39803307258									0	0.00%	0.398	100.00%	0.398	6	2.4	0.5
377	38	0270_377_38	1	442 SICOMAC AVE	GOODMAN, MARIANNE S	440 SICOMAC AVE	WYCKOFF, NJ	07481		1.08578347851		vacant lot owned in common with Lot 37 (leave in)							0	0.00%	1.086	100.00%	1.086	8	8.7	1.8
462	75	0270_462_75	15C	180 WYCKOFF AVE	WYCKOFF, TOWNSHIP OF	MEMORIAL TOWN HALL	WYCKOFF, N J	07481		2.917476203	PARKING AREA	Firehouse and parking - rear undeveloped (approximately 2 acres)							0	0.00%	2.917	100.00%	2.000	12	24.0	4.8
																									80.4	**16.1**

Vacant/Developable Lands and Environmental Constraints

Township of Wyckoff
Bergen County, NJ

Legend

- Vacant/Developable Lands
- Wetlands
- Slopes 15% or less
- Slopes greater than 15% to 25%
- Slopes greater than 25%
- 100 Year Flood Zone A
- 100 Year Flood Zone AE

Map Scale = 1:24,000
or 1"= 2,000'

N S E W

0 1,000 2,000 4,000 6,000 Feet

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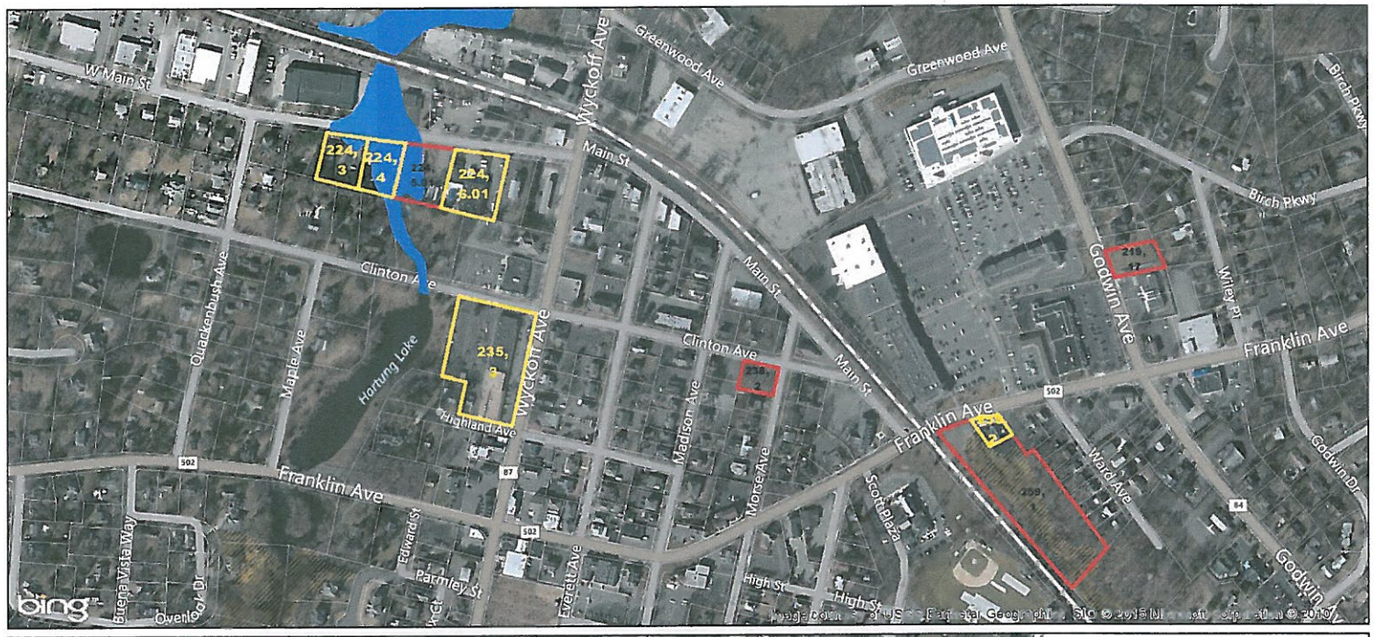
KYLE PLANNING & DESIGN

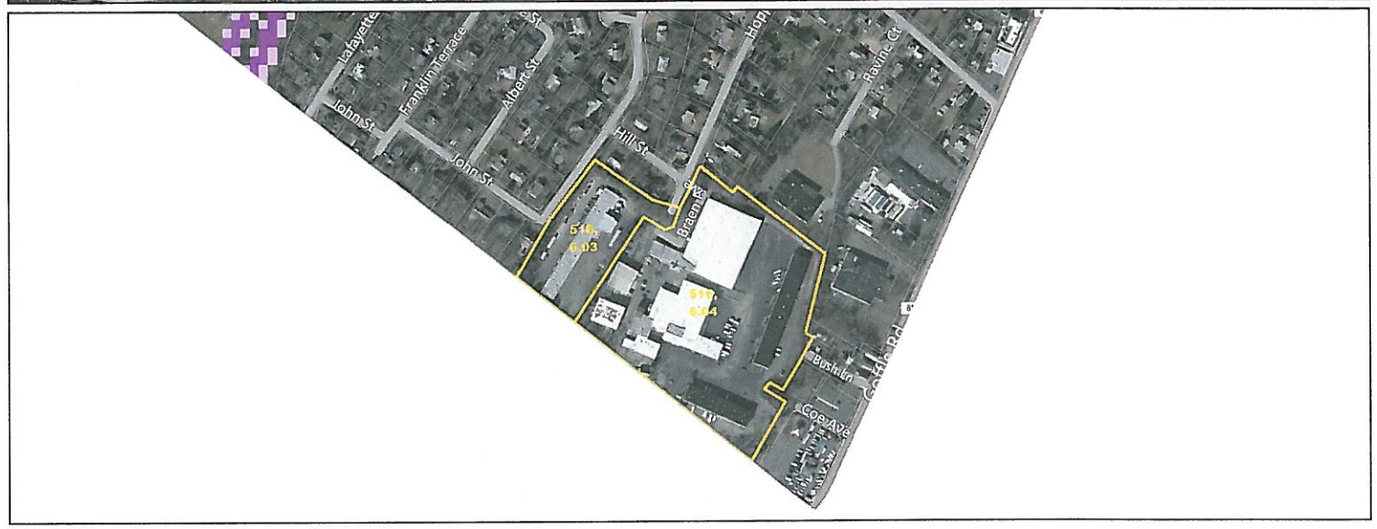
Data Sources: NJOIT Office of Geographic Info. Services

BLOCK	LOT	GIS PIN	PROPERTYCLASS	PROPERTY LOCATION	OWNER NAME	ADDRESS	CITY, STATE	ZIP	BLDG_DESC	ACRES	FACILITY NAME	NOTES	Acres Slope> 15%	% Slope>15%	AcresWetland	% Wetland	Acres 100Year Floodplain	% 100Year Floodplain	Total ConstrainedAcres	% Constrained	RemainingDevelopableAcres	% Developable	RDP Acres	RDP Density	RDP Units	AffordableUnits
235	3	0270 [illegible] 3	4A	637 [illegible] WYCKOFF AVE	WYCKOFF SHOPPING CENTER, INC	637 WYCKOFF AVE	WYCKOFF, NJ	7481	CB1S	2.479		Rear 40' is public parking easement for adjacent park (.33 acres)			0				0	[illegible]	2.479	100.00%	2.200	6	13.2	2.7
224	3	0270 [illegible] 3	4B	436 W MAIN ST	436 WEST MAIN ST, L.L.C.	446 WEST MAIN ST.	WYCKOFF, NJ	07481	CB1S	[illegible]4715					0.0[illegible]				[illegible]	13.99%	0.535	66.01%	[illegible]	12	6.42	1.3
224	4	0270 224 4	4B	430 W MAIN ST	ROB[illegible]N, JOHN & JUDITH	6[illegible] GREENHILL ROAD	NEW HOPE,PA	10[illegible]5	CB1S	0.[illegible]6819[illegible]06					0.424				0.424	[illegible]80%	0.143	25.20%	0.143	12	1.[illegible]2	0.4
224	6.01	0270 224 6.01	4B	414 W MAIN ST	WEST MAIN ST REALTY LLC	414 W MAIN ST	WYCKOFF, NJ	07481	CB1S	1.021[illegible]									0	0.00%	1.022	[illegible]00%	1.022	12	1[illegible].27	2.5
2[illegible]	2	0270 259 2	4A	322 FRANKLIN AVE	HMS 322 FRANKLIN AVE LLC	PO BOX 9	WYCKOFF, NJ	07481	CB1S	0.218759052									0	0.00%	0.2[illegible]8	[illegible]00%	0.218	12	2.63	0.6
516	6.[illegible]	0270 516 6.03	4B	500 BRAEN AVE	MAARTEN'S FARM LLC	19 SANDFORT LN	MARVICK, NY	10[illegible]	CB1S	2.4[illegible]			0						0	0.00%	3.408	[illegible]00%	3.408	16	54.53	11
516	6.04	0270 516 6.04	4B	HOPPER AVE	PRECISION MULTIPLE CONTROLS, INC.	33 GREENWOOD AVENUE	MIDLAND PARK, NJ	7432	CB1S	12.12									0	0.00%	12.[illegible]	[illegible]00%	12.120	16	[illegible].92	38.8
																									284.69	57

Potential Redevelopment Sites and Environmental Constraints

Township of Wyckoff
Bergen County, NJ





Legend

- Potentially Redevelopable Sites
- Vacant/Developable Lands
- Wetlands
- Slopes 15% or less
- Slopes greater than 15% to 25%
- Slopes greater than 25%
- 100 Year Flood Zone A
- 100 Year Flood Zone AE

Map Scale = 1:4,800
or 1"= 400'

N W E S

0 200 400 800 1,200 Feet

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