

**WYCKOFF PLANNING BOARD
SEPTEMBER 10, 2014 PUBLIC BUSINESS MINUTES**

Public Work Session: 7:30 p.m. Second Floor Court Room, Memorial Town Hall
Public Business Meeting: 8:00 p.m. Second Floor Court Room, Memorial Town Hall

The meeting commenced with the reading of the Open Public Meeting Statement by Richard Bonsignore, Chairman:

“The regular September 10, 2014 Public Business Meeting of the Wyckoff Planning Board is now in Session. In accordance with the Open Public Meeting Act, notice of this meeting appears on our Annual Schedule of Meetings. A copy of said Annual Schedule has been posted on the bulletin board in Memorial Town Hall; a copy has been filed with the Township Clerk, The Record, The Ridgewood News and the North Jersey Herald and News – all newspapers having general circulation throughout the Township of Wyckoff. At least 48 hours prior to this meeting the Agenda thereof was similarly posted, filed and mailed to said newspapers.” Formal action may be taken.

Board Member Attendance: Richard Bonsignore, Chairman; Robert Kane, Vice Chairman; Doug Christie, Mayor; Scott Fisher; Drita McNamara; John Haboob. Alternate. Township Committee Representative Boonstra arrived at 7:53 p.m.; Doug Macke arrived at 8:25 p.m.

Board Members Absent: Glenn Sietsma; Jaime McGuire; Tom Madigan, Alternate.

Staff Present: Joseph C. Perconti, Board Attorney; Mark DiGennaro, Township Engineer; Berge Tombalakian, Boswell Engineering Representative; Susan Schilstra, Board Secretary.

The meeting began with the Pledge of Allegiance led by Chairman Bonsignore.

OLD BUSINESS

Approval of the August 13, 2014 Work Session and Regular Business Minutes

The minutes were approved at the public work session meeting.

RESOLUTION TO APPROVE VOUCHERS FOR PAYMENT

RESOLUTION #14-09

Resolution #14-09 was approved at the public work session meeting.

PUBLIC HEARING – CONTINUED

CAPITAL ONE BANK BLK 216.01 LOT 20 (B1); 690 Wyckoff Avenue. Preliminary/final major site plan/variance. *(The applicant proposes to demolish the existing 4,675 square foot building and construct a new conforming 4,370 square foot Capital One bank building with one pre-existing non-conforming rear yard setback variance).*

James L. Lott Jr., attorney for the applicant, was present.

Board Attorney Perconti asked that Board exhibit be marked for identification. They are as follows:

- B-6 Shade Tree Report dated April 8, 2014
- B-7 Design Review Advisory Committee minutes dated November 19, 2103
- B-8 Wyckoff Police Department report dated June 3, 2014
- B-9 Boswell Report dated June 2, 2014
- B-10 Boswell Report dated August 11, 2014
- B-11 Set of twelve (12) colored photos of area banks

Mr. Jeff Martell, the applicant's engineer from Stonefield Engineering & Design, LLC, was reminded by Board Attorney Perconti that he was previously sworn and remains under oath. He referred to A-6 which had been previously marked as identification at the June 11, 2014 meeting. He said that the changes in the plan are that directional signage had been removed which eliminated and reduced the amount of directional variances that are being requested. He said the amount of wall signs have also been reduced. He said one single sign will be located over the entrance area facing Wyckoff Avenue. He said the other change is that the trash enclosure has been relocated to the southeast corner or the back right hand corner of the site. He said this site plan conforms to all the comments from agencies and board professionals. He said that all left in and left out driveways have been restricted on Wyckoff Avenue. He added that this application is conforming and is pending County Planning Board approval.

Township Engineer DiGennaro said the parking stall sizes will remain at 9' x 18'.

Chairman Bonsignore asked the applicant to clarify the 2 proposed signs?

Mr. Martell said there will be one (1) 25 square foot monument ground sign at the intersection Wyckoff Avenue which is double faced, there are stop signs at the driveway exits and one wall sign on the Wyckoff Avenue front façade. He said that all the ancillary signs have been eliminated.

Township Engineer DiGennaro said the wall sign may be backlit with a halo effect and the ground sign can be lit with a spot light.

Chairman Bonsignore said a fire zone is required in the Police Department report dated June 3, 2014 where the new two-way roadway in front of the building should be designated as a fire zone on the building side and posted as no parking along the roadway on the opposite side.

Mr. Lott and Mr. Martell said the applicant will comply with these requirements.

Chairman Bonsignore noted that Board Member Macke has arrived at 8:25 pm.

Township Engineer DiGennaro said he is looking at exhibit A-6 which was submitted June 11, 2014 with the last revision of this is May 27, 2014 and the current revision is dated August 3, 2014 revision #7. He said that sheet C-4 of the site revision is the only change and the remainder of the site plan sheets remain the same.

Boswell Engineering Representative Tombalakian said in Boswell Report comment #22 the applicant should provide testimony if these signs are still proposed.

Mr. Martell said all the smaller ancillary signs have been removed.

Township Committee Representative Boonstra asked if there will be lighting over the drive through lanes on the canopy.

Mr. Martell said there will no longer be green or red lighting but just striping on the ground for direction. He added there is lighting by the outside ATM.

Board Member Fisher said he would like to see a single green light over the drive through lanes when the teller is open.

Mr. Lott said the applicant reviewed the comments from the Board regarding architecture and the applicant/Bank Officials are staying with the original architectural design that was presented at the June 11, 2014 meeting and recommended by the Design Review Advisory Committee. This request is driven by the Bank's iconic image and branding that they are being used throughout the country.

Chairman Bonsignore asked if the iconic branding will last forever.

Mr. Lott said that yes it will last forever.

Township Engineer DiGennaro thought there were some revised architectural drawings that were submitted on August 5, 2014 to the Planning Board and distributed to the Board Members. He said testimony was not heard on these architectural drawings.

Mr. Lott said the applicant had submitted a revised design and with further consultation with Bank Officials it was decided that we would not proceed with that design.

Mr. Martell said that the August 5, 2014 plans by Gensler Architect are the current proposal. The 11 x 17 colored renderings that were not signed and sealed documents were submitted but not formally discussed with the Board.

Emad Bouless, AIA, Senior Associate at Gensler Architect in Morristown, NJ was sworn. He stated that he has been working for Gensler Architect for 10 years and architect for Capital One. He said he has had 20 years of experience and received his Bachelor of Science degree from Cairo, Egypt.

The Board accepted Mr. Bouless' credentials.

Mr. Bouless said that this proposed building is a one story steel structure building with exterior brick masonry with a flat roof with 3 drive through lanes with one exterior ATM machine. The vestibule will have a 24 hour ATM machine and the main lobby of the bank will have 3 offices and 4 teller stations. There will be blue canopies above the doors with a blue fabric awning along the side of the building. The maximum height of the tower will be 25.6".

Marked as identification at this time were the following exhibits:

A-13 Proposed first floor interior plan

A-14 Colored rendering of the west and north elevation

- A-15 Colored rendering of the east and south elevation
- A-16 Rendering of the roof equipment and proposed roof fencing
- A-17 Colored rendering of existing and proposed building
- A-18 Front view of the proposed building from Wyckoff Avenue
- A-19 Proposed building from the Greenwood Avenue side of the property
- A-20 Photos of area banks

Mr. Bouless said the roof mechanicals are centered on the roof and will be screened with a 4' white or gray wire mesh fencing.

Board Member Fisher recommended that the roof mechanicals do not exceed 4' in height so they will not be visible from the street. He asked if the proposed bank is the new look for the Capital One Bank with exposed heating and air conditioning units.

Board Attorney Perconti said the Board is troubled with the mechanicals on the roof and being seen from the street.

Chairman Bonsignore said he is confused with the composite presentation and how you took into consideration the neighborhood. He said the prototype building is to keep the mechanicals on the ground. He said this proposed building will have the mechanicals on the roof.

Township Committee Representative Boonstra said the Design Review Board is an advisory Board and only recommends their observations to the Planning and Zoning Boards. He said the applicant is now addressing the needs and requests to the Planning Board who vote and approve application. He said that signage has been removed but the building will be an iconic look that will advertise the Capital One Bank at a prominent intersection in town.

Mr. Bouless said there are already different styles of banks in town.

Mr. Lott said the township does not have architectural control standards in the township's zoning code. He added that Capital One Bank has a legal entitlement to present their variance free application this evening. He said the roof top mechanical screening will not exceed 4'. He added that according to the Municipal Land Use Law (MLUL) this application cannot be denied due to architectural presentation. He said during the summer the applicant spent a considerable amount of time with various bank officials to explore other design alternatives. He said the decision of the bank is that this is their prototype reflecting the guidance that was initially received from the Design Review Committee and the applicant is trying to be as accommodating to the Board as possible.

Board Member Haboob noted that the applicant can present an application without any variances and construct any style building in Wyckoff and the Board has to approve it.

Mr. Lott said that is correct and the law in New Jersey.

Board Attorney Perconti said the Board would be voting on the testimony that is presented this evening.

Township Engineer DiGennaro said the applicant suggested that corporate wants to build an

iconic prototype structure. He asked how many of this style are in the State of New Jersey. He added that the previous architect at the June meeting, Mr. Gatzke, said he tried to copy the building structures in town.

A BRIEF RECESS WAS TAKEN BY THE APPLICANT AT THIS TIME

Mr. Lott said this is a new build program. He said that in some locations in New Jersey Capital One Bank has leased some existing banks such as Freehold.

Chairman Bonsignore asked what value is it to build an iconic structure that will be out dated in a few years. He said the colonial style never goes out style.

Mayor Christie asked to see samples of the proposed building material.

Mr. Bouless provided the Board with all the building material samples.

Township Committee Representative Boonstra said he would like to hear from the Bank President about this iconic branding.

Mr. Lott said that someone has to be first in using this signature design.

Mr. Bouless said their intent is to have the exterior of all their franchises to look the same.

Mr. Lott said the Capital One Bank has completed their testimony.

Board Attorney Perconti said the Board will need to act on the application for the variance for parking and site plan approval for the screening of the mechanicals on the roof. He said this applicant cannot be denied for aesthetical purposes since the Board is bound by MLUL.

Chairman Bonsignore then asked for a motion.

Board Member Haboob made a motion to deny this application based on the undesirable look of this proposed building which will not be an improvement for Wyckoff. Second, Township Committee Representative Boonstra. Mr. Boonstra said that he would have liked to hear more discussion as to the exterior design of the building from the bank representatives. Voting in favor of denial: Mr. Haboob, Mr. Macke, Ms. McNamara, Mr. Fisher, Mr. Boonstra, Mr. Kane and Chairman Bonsignore. Chairman Bonsignore said he is more confused this evening with testimony from prior professional witnesses and the direction of application proceedings. Voting in denial of the motion: Mayor Christie.

* * * * *

There being no further business, a motion to adjourn the meeting was made and seconded and passed unanimously. The meeting concluded at 10:28 p.m.

Susan Schilstra, Secretary
Wyckoff Planning Board