

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
SEPTEMBER 24, 2013 MEETING MINUTES REPORT**

Regular Meeting: Tuesday, September 24, 2013 – 6:30 p.m.
Location: Court Room, Second floor, Memorial Town Hall

Board Members Present: Michael Madigan, Chairman; Connie Harper; Maureen Margaritis; Ed Natale; Doug Christie, Township Committee Representative to the Design Review Committee.

Board Members Absent: James Higgins; Timothy Shanley.

Staff Present: Tom Gensheimer, Building Inspector; Susan Schilstra, DRAC Secretary.

The meeting was called to order by Mr. Madigan at 6:30 p.m. He read the following into the record:

“The September 24, 2013 Meeting of the Wyckoff Design Review Advisory Committee is now in session. Although the Design Review Advisory Committee is advisory in nature and is not considered a public body in accordance with NJSA 10:4-8, the agenda of the Design Review Advisory Committee has been posted in the lower level of the Memorial Town Hall, posted on the township website, www.wyckoff-nj.com and a copy of the agenda has also been filed with the Township Clerk, and that copies of this agenda have been heretofore sent to the *Ridgewood News*, *The Record*, and the *North Jersey Herald and News*, all papers with general circulation throughout the Township of Wyckoff.”

Roll call was taken by Secretary Schilstra.

Chairman Madigan said that the previous minutes of the July 18, 2013 minutes were voted upon and approved.

Chairman Madigan asked the applicant to introduce themselves and present to the Committee their proposal. He said this meeting is an open discussion of the applicant’s project and the Committee is here to give suggestions and recommendations of what we would like to see with this building at this location. Chairman Madigan thanked the applicant for taking the time to invest in the enhancement of the community.

CAPITAL ONE BANK

BLOCK 21.02 LOT 20 (B1); 690 Wyckoff Avenue

Applicant Representation: Jeffrey Martell, P.E. the applicant’s engineer.; Emad Bouless, the applicant’s architect and Robert Huggard, Vice President and NE Real Estate Manager for Capital One Bank.

Jeff Martel, Professional Planner and Site Engineer from Stonefield Engineering & Design, LLC, said the applicant is proposing to demolish the building at 690 Wyckoff Avenue and construct a smaller bank footprint with 3 drive through lanes towards the rear of the building. He described a colored rendering of the site plan to the Committee. The parcel of land is approximately 41,000 square feet and the bank use is a permitted use in the B1 zone. This new proposed

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building will comply with all dimensional setbacks along with the drive aisles and the parking. He said the goal is to present to the Planning Board a conforming application. He said the applicant is working on the signage. The building setback will be at 25' and green space will be installed in the front of the building on Wyckoff Avenue. The exit from the site will be located across the street from the YMCA on Wyckoff Avenue as well as an exit onto Greenwood Avenue. The proposed building will be 3,600 square feet. The prominent 31' blue stone architectural element in the center of the graphic will essentially be facing the corner of Greenwood and Wyckoff Avenue and glass areas will be present along with exterior composite panels in an orange color.

Committee Member Harper asked if most of the Capital One banks have this same style.

Mr. Martel said that the Capital One bank design is evolving at this time. This bank was designed for Wyckoff.

Committee Member Harper asked if Mr. Martel has seen other banks in town. She said this structure is more of a futuristic modern style where Wyckoff is more of a colonial style town.

Chairman Madigan said the proposed building looks commercial. He was pleased with the landscape around the border of the property but was not in favor of the 31' blue metal tower.

Committee Member Margaritis said the proposed landscape is beautiful. She asked what the color of the building will be.

Emad Bouless, the applicant's architect, said the proposed color of the building is English Sherry. Cast stone will be placed along the base of the building at 3' with the composite wood panels in English Sherry. All the metal panels will be light grey with a blue Capital One architectural element and a blue panel above the drive through canopy.

Tom Gensheimer, Wyckoff Building Inspector, suggested the applicant drive through town and see what other banks look like such as the Atlantic Stewardship Bank which is a colonial style. He said this proposed building is a box concept. He also suggested brick pavers on the retaining wall.

Mr. Bouless said the applicant can use brick. He said he will speak with his client about the design.

Chairman Madigan said the applicant has failed to do proper research of the town. He suggested the applicant look at several banks in the town and return to the Design Review Committee with new drawings.

Committee Member Harper suggested using hardiplank on the building with a stone or brick veneer and a pitched roof.

Douglas Christie, Township Committeeman and liaison to the Design Review Advisory

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Committee, said the Committee is looking for a more colonial style bank. He also mentioned that the applicant will need to be cognizant of the elevation of the property.

Robert Huggard, Vice President of Capital One Bank, said the Capital One Bank in Franklin Lakes was acquired from NJ Trust so it was an existing building. He said Capital One is a new retail bank and has gone through a few design renderings of what a prototype should be. We are flexible and would want to integrate our building into the community. He said the applicant will redesign the building and return to the Design Review Advisory Committee.

Tom Gensheimer asked the applicant to watch the height and width of the Capital One tower if one is going to be used.

Chairman Madigan summarized the meeting by saying the Committee welcomes the enhancements to the property. The Design Review Advisory Committee, utilizing the Code of the Township of Wyckoff, Chapter 186-31, has reviewed the 14 criteria in Section 186-31E, and suggests the applicant compare other banks in town as well as other neighboring buildings. We ask that you review past notes of other Design Review meetings as well as the Planning Board minutes to get an idea of what others have done which may spur some creative thinking and different types of use of materials. When you do return to the DRAC you will need to bring samples of the materials being used. Chairman Madigan and Committee Member Margaritis had commented that the materials are more subtle in person than how it appears on a computer generated photo. He added that we would also like to see some examples of the exterior of the building such as lighting, mechanicals and surveillance type systems along with any signage in accordance with Wyckoff Town Code. We ask you to be aware of the lot elevation from the street level and how this proposed building will stand.

Committee Member Harper also would like to see what landscape and hardscape which regards to the retaining wall will be used.

There being no further business the meeting adjourned at 7:18 p.m.

Susan Schilstra, Secretary
Design Review Advisory Committee