

**TOWNSHIP OF WYCKOFF  
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)  
NOVEMBER 19, 2013 MEETING MINUTES REPORT**

Regular Meeting: Tuesday, November 19, 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; James Higgins; Doug Christie, Township Committee Representative to the Design Review Committee.

**Board Members Absent:** 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 November 19, 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](http://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 asked that a motion be made to approve the September 24, 2013 minutes. Committeeman Natale made a motion to approve the September 24, 2013 meeting minutes. Second, Committeeman Harper. Voting in favor: Mr. Natale, Ms. Harper, Ms. Margaritis and Chairman Madigan.

Chairman Madigan asked the applicant to introduce themselves and present to the Committee their proposal. He said that at the previous meeting of September 24, 2013 the Committee and the applicant had spoken about many of the aspects of the application. He said the conclusion of that meeting was the Committee asked the applicant to review other banks in town, review minutes from previous meetings, bring examples of materials, address and discuss the elevation of the property and also address the signage. Again, 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

**TOWNSHIP OF WYCKOFF  
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)  
NOVEMBER 19, 2013 MEETING MINUTES REPORT**

**Applicant Representation:** Jeffrey Martell, P.E. the applicant's engineer and Emad Bouless, the applicant's architect were present.

Jeff Martel, Professional Planner and Site Engineer from Stonefield Engineering & Design, LLC, and Emad Bouless, the applicant's architect, were present. Mr. Martel said they revisited the proposed contemporary design of the Capital One Bank and readjusted the proposed building to emulate existing bank structures in town. They also performed a topographic survey of the site with regards to the retaining wall. They also looked at light features within the town as well. The conclusion is that the elevations have been revised which is a significant improvement. He added that the materials were also revisited and the blue tower has been removed and more traditional building materials will be used. The predominant changes are in the materials and the architectural treatments. There will be a stone base element at the bottom of the building with a brick façade and a cornice design in the upper portion of the building. There will be a blue fabric awning over the doorway features which gives a little of the Capital One color to replace the blue tower. In summary, the building will be centered on the site, the site will be graded to 4% to 5% which is more of a gradual grade and the retaining wall will remain at the rear of the property and treated architecturally to match the proposed building. The drive through lanes will be relocated to the rear of the building

Emad Bouless, the applicant architect, said the floor plan has been revised and the main entry door has been shifted to the south side of the building facing Wyckoff Avenue. He said they looked at several banks in town which are more colonial architectural in style and focused on the TD Bank and how the architectural changes were made to be in style with Wyckoff. The proposed 25' blue tower is now brick with wood siding and a standard brick color. The blue block was changed to a brick color and facing Greenwood Avenue recessed wood panels will be applied to the main building with a wood pilaster, glazed windows and a blue fabric awning.

Chairman Madigan said this proposed bank is a significant improvement from the last presentation. He then opened the meeting to the committee for any questions they may have.

Chairman Madigan asked about the proposed landscaping plan, mechanicals, lighting and [surveillance cameras.

Mr. Bouless said it will be 25' of landscaping in the front of the building and around the property is proposed. He said the mechanicals will be placed on the rear roof of the building in which they will be screened. He added that the proposed lighting will be in style with the colonial style of Wyckoff.

Mr. Martel said the surveillance cameras will be non-intrusive and will appear non-existent. He then showed samples of the materials that will be used. The proposed colors will be: Masonry Brick - Norman/W-15; Indiana Buff Limestone stone finish base; Alpollic blue metal panels; blue fabric awnings, clear anodized aluminum frames windows (storefront system); white paline wood panels, the top cornice will match the limestone base; white metal panels.

Chairman Madigan questioned the proposed signage.

**TOWNSHIP OF WYCKOFF  
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)  
NOVEMBER 19, 2013 MEETING MINUTES REPORT**

Mr. Martel said there will be two (2) signs on the tower, one on either side and one (1) on the front of the building facing Wyckoff Avenue and one (1) on the front of the building facing Greenwood Avenue. He added that all of the signs will be wall mounted signs.

Chairman Madigan said the only exterior ATM is on the drive through land and a walk up ATM inside the building in the lobby area.

Committeeman Harper asked if there will be outdoor lighting.

Mr. Martel said they will use a decorative style fixture and not an industrial shoebox fixture. He added that since this property is located on a county road the applicant will need to meet with the county to discuss the proposed traffic flow with regards to the driveways.

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 in summary he offered the following:

1. The existing building will be demolished;
2. The new footprint of Capital One will be reduced from what currently exists;
3. The blue tower has been changed to brick and reduced to 25' in height with Capital One signage on both sides of the tower;
4. The siding will now be a red brick siding;
5. The base of the building will have a limestone color and will be approximately 2' 8" in height;
6. The top of building will be a similar grade but will be a glass fiber concrete on the top of the building no more than 2' in height;
7. The window frames will be cleared aluminum to support the windows and the facade will have white panels;
8. The overhangs over the doorways will be a blue fabric awning;
9. The landscaping will be 25' in depth;
10. The mechanicals on the roof will be screened;
11. The surveillance on the exterior of the building will be none intrusive;
12. The drive through will be in the rear with a total of 3 drive through aisles of which 2 will have roof and the third aisle will be an exterior lane with incased ATM machine surrounded in the same brick that matches the siding of the building;
13. The walk up ATM will be inside the building;
14. The site grading will be more gradual due to the setback of the building;
15. There will be three (3) signs 1 on each side of the tower and 1 facing Wyckoff Avenue and one facing Greenwood Avenue. The signage count and size is subject to the Planning Board review.
16. The lighting plan should be brought to the Planning Board meeting when the plan is submitted to the Planning Board;
17. The existing retaining wall in the rear of the building will be refaced to match the brick material of the proposed building and if it is in disrepair then it will be repaired to match the existing building.

**TOWNSHIP OF WYCKOFF  
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)  
NOVEMBER 19, 2013 MEETING MINUTES REPORT**

Committeeman Natale made a motion to recommend this application to the Planning Board with the 17 suggestions listed above. Second, Committeeman Higgins. Voting in favor: Ms. Harper, Ms. Margaritis, Mr. Higgins, Mr. Natale and Chairman Madigan.

There being no further business the meeting adjourned at 7:40 p.m.

---

Susan Schilstra, Secretary  
Design Review Advisory Committee