

**CERTIFICATE OF PRIOR PLANNING AND ZONING BOARD ACTION**

BLOCK 3804, LOT 2.01 55 N. Broad St (STREET ADDRESS)


was the subject of:

Planning Board action on: June 20, 1978, May 20, 2003

A resolution is attached.

A resolution is not attached. (If no resolution is available, provide a short explanation.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

There are no records of any planning board applications for this property address.

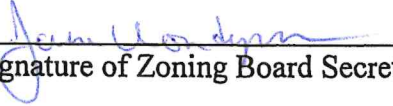
  
Signature of Planning Board Secretary

Zoning Board action on: February 2, 1994

A resolution is attached.

A resolution is not attached. (If no resolution is available, provide a short explanation.) copy of index card for variance  
re: signage  
\_\_\_\_\_  
\_\_\_\_\_

There are no records of any zoning board applications for this property address.

  
Signature of Zoning Board Secretary

RIDGEWOOD PLANNING BOARD

IN THE MATTER OF THE APPLICATION )  
OF )  
RIDGEWOOD SAVINGS & LOAN ASSOCIATION )  
FOR SUBDIVISION AND SITE PLAN )  
APPROVAL - LOTS 2 and 26 IN BLOCK 3804)

---

WHEREAS, Ridgewood Savings & Loan Association, hereinafter referred to as "applicant" has applied to this Planning Board for subdivision approval to combine Lots 2 and 26 in Block 3804 into one lot as hereinafter described; and

WHEREAS, applicant has also applied to this Planning Board for site plan approval authorizing the demolition of the existing gasoline service station and the construction of an addition to the existing bank building to serve as a drive-through facility, and the installation of additional parking on said Lots 2 and 26 in Block 3804 as hereinafter described; and

WHEREAS, both the subdivision committee and the site plan committee of this Planning Board have carefully reviewed the subdivision and site plan drawings hereinafter referred to as submitted by the applicant; and

WHEREAS, reports on the subdivision and site plan applications have been received by this Planning Board from its planning consultant, from the division of engineering and from various department directors; and

WHEREAS, the subdivision application and site plan application were the subject of a public hearing held by this Planning Board on May 16, 1978, at which hearing applicant appeared through its counsel, Jerome Vogel, Esq., and testimony was presented both in favor of and against this Planning Board granting the requested subdivision and site plan approval;

NOW, THEREFORE, BE IT RESOLVED that this Planning Board does hereby make the following findings of fact:

1. The premises in question are located on the southwest corner of Franklin Avenue and Chestnut Street and extend through to the east side of North Broad Street and are located in the B-1 and B-2 zone district.

2. As shown on applicant's subdivision map hereinafter referred to, applicant proposes to eliminate the property line between Lots 2 and 26 in Block 3804 so as to create one lot for the purpose of expanding the facilities of the applicant. The newly created lot will contain 16,663.65 square feet. The said subdivision map reflects a corner rounding easement which is to be dedicated to the County of Bergen for future street widening purposes.

3. As shown on applicant's site plan drawing hereinafter referred to, applicant proposes to demolish the existing service station, construct an addition to the existing bank building and install additional parking facilities for 10 vehicles, including pavement, curbs, drainage and landscaping.

4. As shown on the applicant's site plan, the existing gasoline service station is serviced by two entrance and exit driveways on Franklin Avenue being 25 and 30 feet wide, and two entrance and exit driveways on Chestnut Street being 31 and 44 feet wide. The applicant's site plan shows that an exit only will be installed on Franklin Avenue with a width of 20 feet and an entrance only on Chestnut Street with a width of 23 feet. The existing entrance on North Broad Street will remain.

5. Applicant has agreed that the time period in which this Planning Board may take official action on the said subdivision and site plan applications would be extended to June 21, 1978.

BE IT FURTHER RESOLVED, that this Planning Board does hereby make the following conclusions and determinations:

DETERMINATION A. All of the foregoing findings of fact are made a part hereof as if set forth at length herein in full.

DETERMINATION B. The newly created lot meets the requirements set forth in Section 33-117 and 33-120 of the Village Code applicable to the B-1 and B-2 Retail Business District Zones.

DETERMINATION C. The proposed traffic flow into and out of the premises will be improved by the elimination of 4 ingress and egress driveways and the construction of one entrance driveway on Chestnut Street and one exit driveway on Franklin Avenue, so designed and signed to permit right turns only. This Planning Board is of the opinion that, when implemented, this site plan will not aggravate the existing traffic conditions at the intersection of Franklin Avenue and Chestnut Street.

BE IT FURTHER RESOLVED, that:

I. In accordance with the provisions of Chapter 35, Article III, Section 35-8(d) of the Village Code and N.J.S. 40:55D-25 of the Municipal Land Use Law, this Planning Board does hereby GRANT subdivision approval of the subdivision map entitled, "Minor Subdivision Map of Lot 2 and 26 in Block 3804, Village of Ridgewood, Bergen County, N.J." prepared by Canger Engineering Associates, dated May 1978; and

II. Pursuant to the provisions of Chapter 35, Article III, Section 35-8(b) of the Village Code and N.J.S. 40:55D-50 of the Municipal Land Use Law this Planning Board does hereby GRANT preliminary site plan approval of the site plans entitled "Site Plan for Ridgewood Savings & Loan Association, Village of Ridgewood, Bergen County, N.J." consisting of Sheet 1 dated February 1978 and revised to June 14, 1978, and Sheet 2 dated February 1978, all as prepared by Canger Engineering Associates; and plans entitled "Proposed Addition and Alteration for Ridgewood Savings & Loan at North Broad Street, Ridgewood, New Jersey" consisting of Sheet No. PSK 2 dated March 6, 1978, and Sheet No. PSK 3 dated March 6, 1978 and revised to May 8, 1978, all as prepared by Holley and Johnson, Architects.

I CERTIFY THAT THIS IS A TRUE

COPY OF A RESOLUTION PASSED BY

Public Meeting, June 20, 1978

THE PLANNING BOARD ON June 20, 1978  
*(Signature)*

Secretary

**RIDGEWOOD PLANNING BOARD**

IN THE MATTER OF THE APPLICATION)  
OF BOILING SPRINGS SAVINGS BANK )  
FOR MINOR SITE PLAN APPROVAL )  
AND VARIANCE RELIEF AS TO )  
LOT 2.01 IN BLOCK 3804 )

RESOLUTION OF MEMORIALIZATION  
AS TO "OFFICIAL ACTION" GRANTING  
MINOR SITE PLAN APPROVAL AND  
AND VARIANCE RELIEF AFTER  
PUBLIC HEARING ON MAY 6, 2003

WHEREAS, Boiling Springs Savings Bank (hereinafter referred to as the "Applicant"), is the lessee of property located at 54 North Broad Street, known as Lot 2.01, Block 3804, (hereinafter referred to as the "Property") as shown on Sheet 38 of the current Tax Assessment Map of the Village of Ridgewood; and

WHEREAS, the Applicant has applied to the Planning Board of the Village of Ridgewood (hereinafter referred to as the "Board") for MINOR SITE PLAN approval to add two ATM machines to the existing bank building, to reduce the present "screening wall", and to make certain modifications and additions to the signage on the site; and

WHEREAS, the Application also seeks certain variance relief relating to Section 190-122 E (2) (a) (2) (maximum number of permitted signs), Section 190-122 E (2) (a) (1) (minimum height of wall sign above grade) and Section 190-122 E (2) (b) (4) (vertical dimension of background and message of wall signs); and

WHEREAS, the Application was deemed complete and accepted as a MINOR SITE PLAN Application with variances; and

WHEREAS, the Application was considered by the Board at its meeting of May 6, 2003,

proper notice having been given in accordance with law for the public hearing portions of the matter;  
and

WHEREAS, the Board heard testimony from Robert Stillwell and Greg Woodring in support of the Application and above-referenced variances; and

WHEREAS, the Board received input and comment from the Planning Consultant to the Board and considered comments of the public; and

WHEREAS, on May 6, 2003, the Board determined to grant the requested Application, as revised during the course of the hearing subject to the imposition of certain conditions and memorialization of its action; and

WHEREAS, the Board now wishes to memorialize its action of May 6, 2003;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Village of Ridgewood as follows:

1. The Record. The record in this matter shall consist of:
  - a. The initial Application filed on May 10, 2002;
  - b. A seven page set of plans entitled "Minor Site Plan Application", prepared by BVI Architectural Group, Inc., Sheets A100, A100.1, A101, A102, A103, A104 dated January 23, 2002 and Sheet A105 dated January 7, 2002 with Sheets A100.1 and A103 revised to February 7, 2003 and all other sheets revised to April 22, 2003;
  - c. Review memoranda prepared by Blais L. Brancheau, Planning Consultant to the Board, including memorandum dated December 20, 2002, February 18, 2003 and May 6, 2003;
  - d. Review memoranda prepared by Christopher J. Rutishauser, P.E., Village

Engineer dated February 14, 2003;

- e. All presentations, exhibits, testimony and discussions made or introduced in support of this Application.
- f. All other correspondence received from Village agencies and departments pertaining to this Application and all other documents on file with the Planning Board Clerk.

2. Findings and Conclusions. The Board hereby makes the following findings of fact and conclusions of law based upon the record:

- a. The subject Property is located on a corner property bounded by North Broad Street, Chestnut Street, and Franklin Avenue. The Applicant proposes modifications to the existing commercial site and variances relating to signage which lie within the ancillary powers of the Board;
- b. The Property is currently improved with a two-story building formerly the Ridgewood Savings Bank and now the Boiling Springs Savings Bank. The within Application seeks approval to add two ATM locations, reduce the present "screening wall" and add to and modify signage on the site;
- c. Robert Stillwell, President of the Applicant (hereinafter "Stillwell"), provided the Board with background information regarding the Property, the Application herein and the business justification for the addition of two ATMs;
- d. Stillwell testified that the Application proposes to add a walk up ATM on the south wall of the building (it was previously proposed on the west but was relocated at the suggestion of the Board at a prior meeting) and a drive up

- ATM at the existing drive up teller location;
- e. Stillwell testified that the ATMs are primarily for after hour use and for the convenience of customers, many of whom will come from the nearby train station while going to, or coming from, work. ATMs have become standard facilities at most banks;
  - f. Greg Woodring of BVI Architectural Group of Trevese, Pennsylvania (hereinafter "Woodring"), a New Jersey licensed architect who has been involved in bank design since 1967 testified regarding the physical changes proposed for the site and the proposed sign modifications;
  - g. Woodring testified there are no changes to parking or traffic flow. He also described the present site configuration and explained the proposed ATM locations and the building modifications for those facilities. The existing automated teller equipment is being modernized as well but will result in no visible changes to the site;
  - h. Woodring described the existing and proposed signage to the Board as follows:
    - i) Existing free standing sign at the corner of Chestnut Street and Franklin Avenue to remain but have the bank name changed;
    - ii) Existing "Drive-in" sign on the canopy to be unchanged;
    - iii) Name of the bank along the south side of the building to be changed and the sign reduced from 16' 6" to approximately 12';
    - iv) Existing sign on screen wall to be removed and replaced with a 4' 8" by 4' 8" new sign on the building facing Broad Street;



- v) Two new ATM signs, one by each ATM.
- i. Although not a planner, Woodring addressed the factual basis for the request for the (c) (2) variances in connection with the signage. He described the need for identification of the ATM locations, the distance from the road, the existing overhang of the building and the foliage between the building and the street;
- j. After discussion with the Board, the Applicant voluntarily withdrew the request for the two ATM identification signs and agreed to reduce the proposed new wall sign to the same total sign area as the sign to be removed from the screening wall when it is reduced in height;
- k. Woodring addressed the comments in the December 20, 2002 and February 18, 2003 memos from the Planning Consultant. Items 3 and 5 from the first memo and item 1 from the second memo remained open at the commencement of the hearing. All other items had been addressed.
- l. Woodring also addressed the May 6, 2003 memo from the Planning Consultant. He indicated that the bulb length (item 1) was correctly shown on the plan but that the bulbs are staggered to cover the full area, that there was no new illumination proposed (item 2), and that items 3 and 5 would be satisfied by the addition of notes to the plans. He also acknowledged that the Applicant had no objection to item 4;
- m. Woodring also addressed the February 14, 2003 memo from the Village Engineer and clarified that there was no proposal for a future ATM beyond the two shown on the plans. He stipulated that a bollard detail would be

- added to the plans, that a detail for the directional arrows consistent with Exhibit A-1 would be added, that a sidewalk detail as shown on Exhibit A-2 but without the word "organic" would be added and that all bollard details in the plans would be made consistent to show an 8' bollard (3' in the ground);
- n. The Board recommended approval of the plan, as revised, and the variances, as amended.
  - o. N.J.S.A. 40:55D-70(c)(2) allows the Planning Board to grant the requested relief when the benefits of the deviation substantially outweigh the detriments and when the purposes of the Municipal Land Use Law would be advanced by such a deviation. This is commonly referred to as the positive criteria required to satisfy the burden of proof for such variance relief. In addition, the Applicants must demonstrate satisfaction of the negative criteria, that is, it must be demonstrated that there would be no detriment to the public good and that the deviation would not substantially impair the intent of the zone plan or ordinance of the Village.
  - p. Based upon the aforesaid testimony and specific findings of the Board, the Board hereby grants the requested variance relief in accordance with this Resolution. As revised by stipulation of the Applicant, the plan does not increase the number of signs on the property. One sign is being significantly reduced in size, two are not being altered in any way, and the last is being moved and changed in shape but will have the same area. The location of that sign on the building is appropriate and it cannot meet the 7' height above grade requirement due to the building itself. Any negative impact on the

public, zone plan, or zoning ordinance is insignificant and is outweighed by the overall reduction in signage;

q. The Board takes note of the following conditions of approval and stipulations:

Plans are to be revised as follows:

- i) Remove two ATM signs;
  - ii) Reduce new wall sign to not more than 15 square feet (in a generally square configuration);
  - iii) Add bollard detail;
  - iv) Make all bollard lengths consistent;
  - v) Add traffic arrow detail;
  - vi) Add sidewalk detail;
  - vii) Add notes required by Planning Consultant's May 6, 2003 memo, items 3 and 5.
- r. Applicant also agreed to submit a 10% disclosure form for the property owner.

Based upon the foregoing recitation of findings and conclusions, the Board hereby finds that the Application can be approved with the referenced imposition of conditions.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board of the Village of Ridgewood hereby memorializes its action of May 6, 2003 and approves the Application of BOILING SPRINGS SAVINGS BANK for MINOR SITE PLAN approval, together with variance relief as contained in the body of this Resolution, subject to the following conditions:

1. The Applicants shall obtain all other necessary governmental approvals and permits and shall perform all acts of compliance with may be required under applicable federal, state, county and local statutes, regulations and ordinances. The Applicants shall submit to the Planning Board

copies of all permits or approvals or, in the alternative, written verification that no permits or approvals are required. The Board reserves the right to require further review of this Application in the event that another governmental entity requires "substantial modifications or revisions" to the plan as approved.

2. The plan shall be amended herewith to include any required changes noted herein and those which may be further required by the Village Engineer, Planning Consultant and/or building code official.

3. All conditions and stipulations of approval contained in the body of this Resolution are included herein as if they were repeated at length. Applicants agree to be bound by all such conditions, including but not limited to the stipulations made by Applicants as noted herein.

4. Applicants shall post any and all necessary escrows and fees required in connection with this Application, approval, subsequent inspections and any other work encompassed by way of the approval. If applicable, Applicants shall immediately current any negative balances in the legal and engineering escrows posted for review of the Application. Applicants shall further agree to keep all future accounts current.

5. Applicants shall comply with the terms of Village Ordinance #2802 relating to mandatory development fees to fund affordable housing (see Section 145-8), if applicable.

6. Notice of this decision shall be published in the official newspaper of the Village of Ridgewood.

7. The action of the Board in approving the within application with variances shall not be construed as giving or taking any legal rights related to any existing improvement, except as specifically noted in this Resolution.

BE IT FURTHER RESOLVED, that the members of this Planning Board who voted in favor

of said MINOR SITE PLAN approval and variance decision at its official public meeting held on the 6<sup>th</sup> day of May, 2003 do hereby MEMORIALIZE AND CONFIRM the foregoing findings of fact, determinations and decisions set forth in this Resolution of Memorialization as the "Official Action" taken by this Planning Board on said date in accordance with the provisions of N.J.S.A. 40:55D-10(g)(2) of the New Jersey Municipal Land Use Law this 20 day of May, 2003.

**PLANNING BOARD OF THE VILLAGE OF RIDGEWOOD**

By: Morgan Hurley  
MORGAN HURLEY, CHAIRMAN

P.B. RESOLUTION 2003-08

I hereby certify that this resolution of memorialization consisting of nine (9) pages was duly adopted by a majority vote of the members of the Ridgewood Planning Board who voted in favor of said approval decision, a quorum of the membership being present, at the official public meeting of said Planning Board held on the 20 day of May, 2003

Barbara K. Carlton  
Barbara Carlton  
Planning Board Secretary

Official Public Monthly Meeting:  
May 20, 2003

LAGLAPRESOLUTIONS\Ridgewood\Bailing Springs resolution of approval.doc

Bailing Springs Res.

Block 3804 Lot 2.01  
55-57 North Broad Street

93-64

An appeal of RIDGEWOOD SAVINGS BANK OF NEW JERSEY to permit the installation of four (4) signs which are in violation of the Ridgewood Sign Ordinance.

HEARD: December 1, 1993  
DECISION: February 2, 1994 APPROVED WITH CONDITIONS

(over)

- All signage at the drive through shall be eliminated except the words "Drive-In" which may remain;
- The free standing sign may remain "as is" with name change and logo as proposed; however, the sign shall be repaired and cleaned;
- Sign on wall may be modified to reflect name change and logo but shall not be interior lit. Lighting to remain as is.
- The installation of new letters to reflect new name is approved over entrance way, but the lettering should not extend beyond the overall length now occupied by the existing sign.