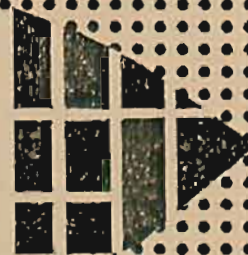




WYCKOFF MASTER PLAN

**Central
Business
Triangle**



JANUARY, 1977

Township of Wyckoff Planning Board

STAFF SERVICES:
THE PLANNING ASSOCIATION OF NORTH JERSEY

REPORT ON
CENTRAL BUSINESS TRIANGLE
and
RECOMMENDATIONS ON SIGN CONTROLS AND FENCE CONTROLS

A Portion of the Wyckoff Master Plan

Triangle Committee

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Henry McNamara
Dr. Daniel O'Connell

Planning Board

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Jacob Van Der Eems, Vice Chairman
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December, 1976

Revised January 31, 1977

Staff Services: The Planning Association of North Jersey

It is certified that all copies of this document are in conformance with the one which was signed and sealed by Grace C. Harris, P. P. License No. 272.

INTRODUCTION

This is a report on the Central Business Triangle in Wyckoff which was identified as an area requiring special study in the updating of the Master Plan. The report reviews the numerous previous studies, describes existing conditions in the area and sets forth planning goals for the Triangle. Also included are a number of zoning recommendations to implement the planning proposals.

The area included in this study is roughly bounded by Franklin Avenue, Main Street and Wyckoff Avenue. Previous studies sometimes included other adjoining areas, particularly the area which is now the B-5 zone. A map of the study area is attached.

Wyckoff's central business area has been the subject of several previous studies and subsequent reports on those studies by the Planning Board and citizens' committees. We have reviewed these studies and have prepared summaries of the contents. The previous studies reviewed included the traffic study by John Christ in 1966; a series of reports by Anthony Wiles in 1969 and 1970; the report of the Citizens' Committee appointed by Mayor James Ten Kate which reviewed the Wiles proposals; and the report of the Wyckoff Planning Board in 1971 which reviewed all previous studies and endorsed certain recommendations.

The material presented in this report consists of the review and recommendations of the Triangle Committee and the Planning Board working with the planning consultants.

LEGEND

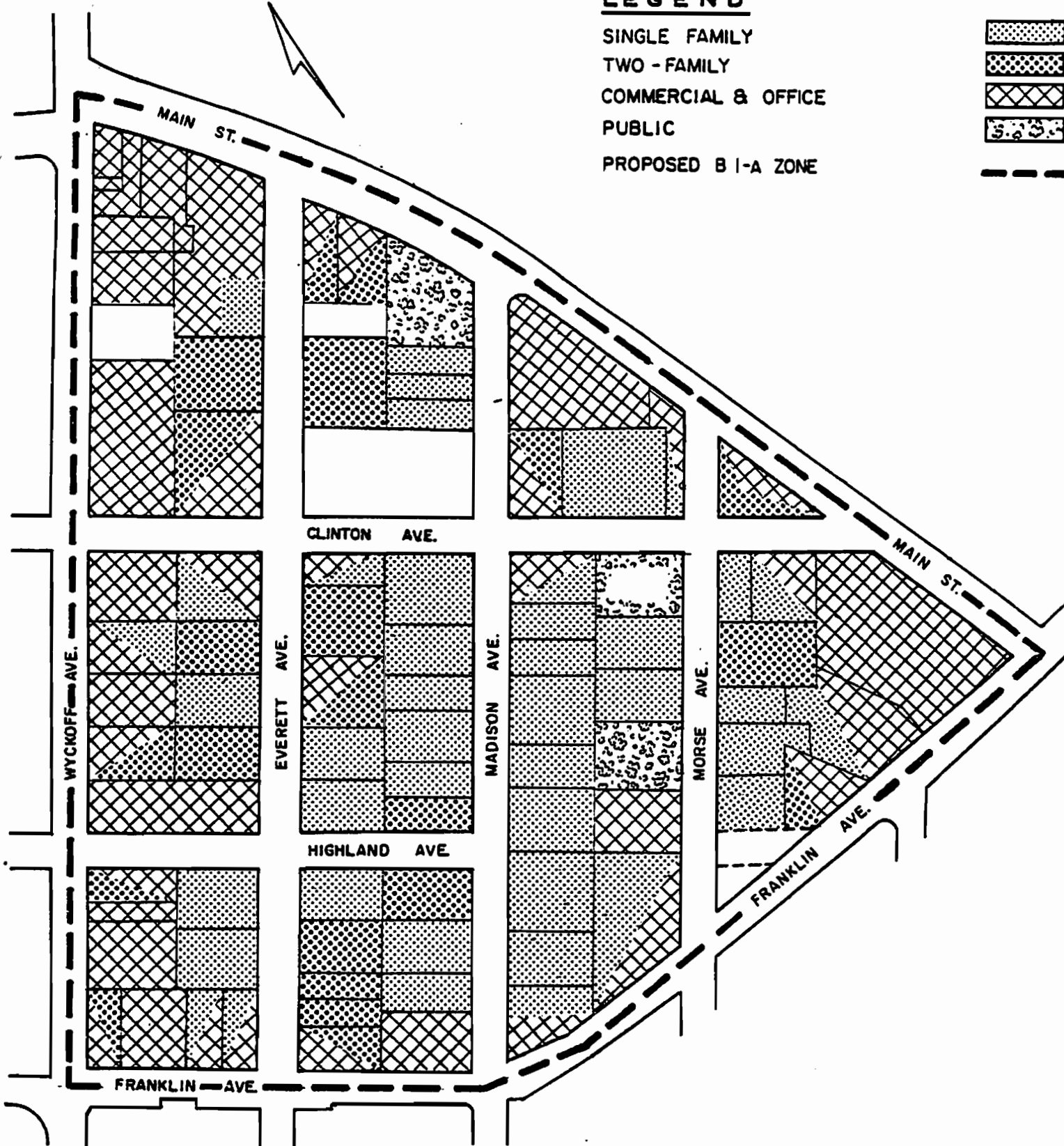
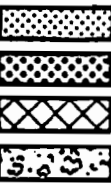
SINGLE FAMILY

TWO - FAMILY

COMMERCIAL & OFFICE

PUBLIC

PROPOSED B I-A ZONE



CENTRAL BUSINESS TRIANGLE
TOWNSHIP OF WYCKOFF

EXISTING LAND USE



STAFF SERVICES:
THE PLANNING ASSOCIATION OF NORTH JERSEY

EXISTING CONDITIONS IN THE STUDY AREA

The Central Business Triangle consists of 47.56 acres. Within that 47.56 acres, there are 14.65 acres of streets, leaving a net of 32.91 acres of land. A land use map is attached. Analysis of the various land uses results in the following acreages:

Total area (including streets)	47.56 acres
Street area	14.65
Single-family	7.31
Two-family	1.98
Multi-family	1.15
Commercial	15.17
Mixed Residential/Commercial	5.02
Public	.63
Vacant	1.65

(Field survey and calculations by Planning Association staff.)

The figures show that 15.17 acres or 46.1% of the land is developed with commercial uses. A total of 10.44 acres or 31.7% of the land is developed with uses which are entirely residential. There are an additional 5.02 acres or 15.3% which are developed in mixed residential/commercial uses. Only 1.65 acres or 5.0% are vacant.

It can readily be seen that the so-called "Central Business Triangle" is not developed strictly with business uses. Almost one-third of the land is strictly residential. The entire area is zoned B-1 and has been for many years.

There are 30 lots which contain single-family uses; 12 which are two-family; 20 which are mixed residential/commercial; and 6 vacant.

The types of commercial uses which exist in the Central Business Triangle vary greatly. There are 33 office uses of which 7 are real estate offices, 5 doctors, 4 dentists and 3 lawyers. There are 5 clothing stores, 5 food stores, 1 supermarket, 2 drug stores and 31 other stores. There are 11 service establishments. There are also 3 financial institutions, an auto sales agency, a used car lot and a body shop.

In terms of trends that are operating in the study area, it is apparent that there is a gradual trend toward conversion of residential uses to commercial uses with a more recent emphasis on reconvertng the existing residential structures to commercial uses. There has also been a trend toward having the larger and more intensive business uses spill over into adjoining undeveloped areas outside of the Triangle. This has undoubtedly occurred because there was not sufficient land within the Triangle for the development of those uses which require large land areas.

The parking inventory conducted in the Central Business Triangle found approximately 405 off-street spaces and approximately 300 on-street spaces. There are over 725 spaces in the Grand Union and Stop and Shop parking areas as well.

The types of parkers who must be accommodated consist of three groups: shoppers, employees and commuters. The shoppers require short-term parking which should be located in close proximity to the stores they serve. The employees and commuters require long-term parking and can be expected to walk a longer distance.

The street pattern within and around the Triangle consists of arterial streets on the periphery (Wyckoff Avenue, Franklin Avenue and Main Street); a collector street traversing the northerly segment of the Triangle (Clinton Avenue); and a number of local streets laid out in a grid pattern within the Triangle. At the present time Highland Avenue is one-way eastbound between Wyckoff Avenue and Everett Avenue; Madison Avenue is one-way northbound between Woodland Avenue and Franklin

Avenue; and Woodland Avenue is one-way westbound between Morse Avenue and Madison Avenue. Several previous reports recommend making Everett and Madison a one-way pair with Madison northbound and Everett southbound.

EXISTING ZONING

The entire study area is zoned B-1. The permitted uses in the zone are: a wide range of various types of retail stores and service establishments; banks; offices; public buildings; theaters; wholesale uses incidental to a retail use; as well as single- and two-family dwellings. The list of permitted uses is very broad and would permit the whole range of commercial uses of every size.

The present minimum lot size requirement is 6000 square feet; minimum frontage is 60 feet; minimum depth is 100 feet. There is a front yard requirement of 25 feet, but not less than 55 feet from the center line of the road. The rear yard must be at least 20 feet. Side yards need not be provided if the lot is adjacent to other property in a business zone (presumably even if next to a residential use in the business zone). If a side yard is provided, it must be at least 10 feet.

Maximum height is $2\frac{1}{2}$ stories or 35 feet. Coverage by a principal building is permitted up to 75% of the lot area, coverage by a principal and accessory building, up to 80%. The definition of an accessory building does not include parking areas so presumably, coverage by a principal building up to 75% of the lot area would be permitted plus black-topped parking area.

There do not appear to be landscaping provisions for parking areas except for business off-street parking in an adjoining residential zone. There is no restriction to prohibit parking in the front yard.

Parking for retail and service establishments and for office uses must be provided at a ratio of one space per 100 square feet of gross floor area, other than storage areas. This is a very strict requirement and has been criticized in some of the previous studies. It is probably not too restrictive if there is to be no municipal parking provided. The requirement of one space per 100 square feet of gross floor area will certainly limit the number of lots in the B-1A zone which can be developed for commercial use without the assemblage of land.

If the present zoning prevails, there would be a potential for 44 lots to be converted from residential to commercial use. Most of these lots are small and would limit the types of commercial uses which could be built on them. We do not consider this undesirable (see later discussion). However, if residential uses are demolished, and new commercial buildings are constructed, the present 75% permitted coverage and the high parking requirement would lead to an area composed entirely of buildings and black-top.

ALTERNATIVES FOR LAND USE

The Wiles Study of 1969 recommended re-zoning the Central Business Triangle into three zones: 1) commercial zoning along both sides of Wyckoff Avenue, along Main Street and for two blocks on both sides of Franklin Avenue; 2) office zoning along both sides of Franklin Avenue from Madison to Main; and 3) residential zoning (to permit single and two-family houses) in the very center of the triangle roughly between Everett and Morse.

The proposal for residential zoning recognized the existence of one and two-family homes in attractive settings with beautiful trees and landscaping. Mr. Wiles projected the square footage of commercial space which would result if all residences were converted and concluded that the amount of commercial space would be excessive. He also estimated the traffic volumes which would result and concluded that the traffic congestion would be very undesirable.

Reaction to the Wiles' land use proposals was mixed. The Citizens Committee formed to review the Wiles' proposals in 1970 rejected the residential zoning. They commented that the proposal would create an island of residential use completely surrounded by commercial and office uses. They did not think that the residences would continue to be maintained at a high level.

The report of the Wyckoff Planning Board issued in 1971 supported the Wiles' re-zoning proposals. The report said the business area should not be allowed to continue to develop in a haphazard manner. It also said that the existence of two-family homes in the Triangle provided rental housing units which were not available elsewhere in the Township.

The letters we have seen from residents of the Central Business Triangle indicate that they were opposed to the residential re-zoning and preferred to remain in the business zone.

Recommendations As To Land Use

Our recommendation with respect to land use is to create a new B-1A zone which would combine business and residential uses. The area has been zoned B-1 for many years, and the zoning has not appeared to have an adverse effect. The area is attractive and well maintained.

Undoubtedly, the trend toward conversion from residential to commercial use will continue if the zoning continues to provide for business uses. We believe this is desirable provided necessary zoning controls (discussed later) are instituted.

We believe that the zoning controls should be designed to insure that the appearance of the area remains the same even though residential uses are gradually converted. We believe it would be desirable to limit the commercial uses to specialty shops, boutiques, small retail establishments and small professional offices. We would encourage the use of the existing residential structures rather than clearance and construction of new buildings. We would like to see the trees and landscaping retained wherever possible. To do this, it would be advisable to develop interior-block parking so that the front yards can remain free of cars and the general appearance of the area will remain the same. The permitted coverage would have to be greatly reduced.

A design plan should be developed with powers given to the Architectural Review Committee to review the design of new buildings and make recommendations to the Planning Board.

We believe that the gradual conversion of the area to business use without substantially changing the character of the area would result in a business district which would be entirely unique. It would have a character very different from the usual suburban business district. It could support a great many additional specialty shops and small offices. If the floor areas are kept small, the resulting traffic should be manageable.

The B-1A zone should continue to permit one and two-family homes so that residents of the area who wish to remain will be free to do so. If the conversion to commercial use takes place as described above, the area will still be attractive for residential use. The provision of rental units in two-family homes and in apartments in commercial buildings makes housing available for individuals and small families who wish to live in Wyckoff.

Desirable Goals

We recommend the adoption of the following planning goals for the Central Business Triangle:

1. All controls should protect the general appearance of the Central Business Triangle and its general character should be preserved.
2. Further development of specialty shops, boutiques and small professional offices should be encouraged.
3. Development of supermarkets, large office buildings or major and intensive commercial facilities should be discouraged.
4. The use of existing buildings should be encouraged wherever possible.
5. A design plan for the Triangle should be developed to include preservation of existing buildings and remodeling of older buildings which may not conform to the design plan.
6. The development of interior-block parking should be developed.
7. There should be a 2-hour parking restriction on Wyckoff Avenue south of Franklin Avenue.
8. The Board of Education lot on Everett Avenue should be developed for employee parking and long-term shopper parking, retaining a portion for use by school employees.

PROPOSED ZONING AMENDMENTS

There are a number of zoning amendments which will be required to implement the planning proposals for the Central Triangle Area. Suggested zoning controls are given in the following pages. It will be important that the necessary zoning amendments be adopted prior to the lifting of the moratorium for the Triangle. It will also be important that the proposed Site Plan Ordinance be adopted prior to the lifting of the moratorium.

1. Amend Zoning Map to create a B-1A zone in the area bounded by Main Street, Wyckoff Avenue and Franklin Avenue.

2. Amend Article 2 - Purpose

B-1A Business - The B-1A Zone is intended to cover the central business area of the Township and to provide for retail and service establishments of a type including convenience goods, food, clothing, drugs, gifts, boutiques and similar retail uses and service uses but excluding supermarkets; small professional offices; residential uses consisting of single-family and two-family homes; and mixed residential-commercial uses.

3. Add to Article 3 - Definitions

- a. Planting strip - an area along a property line which is seeded and landscaped with lawn, shrubs and/or trees in keeping with the requirements of the Planning Board at the time of Site Plan Approval.
- b. Loading Space - an area designated as parking space for vehicles providing loading and unloading services to a particular use, the size of which shall be based on the requirements of Section 701.2.

4. Amend Article 4 - Permitted Uses, to add a column for B-1A which would permit the following:

Accessory uses clearly and customarily incidental to a permitted use being conducted on the same premises
Alcoholic beverages, packaged retail sales
Antique and gift retail shops
Art galleries and art supply retail shops
Automobile parking operated in conjunction with permitted uses
Bakeries
Banks
Barbers, barber and beauty shops
Book and stationery stores
Candy products

Clothing sales
Variety stores
Drug stores
Dwellings, Single-family
Dwellings, Two-family
Florists, retail sales
Food stores, retail
Furniture, retail sales
Furriers, retail sales
Garage, private (see Article 6)
Hardware
Jewelry, retail sales
Music stores
Business and professional offices
Opticians and optical supplies sales
Pet shops
Photographic studios
Public buildings of a governmental or cultural nature, but not including
warehouses or workshops
Restaurants and taverns where food is consumed within the building
Retail stores similar to those otherwise named on this list
Signs, as permitted under Section 701.4
Sporting goods, sales
Tailors, dressmakers, milliners (shops)
Telephone exchanges
Theatres and assembly halls housed in a permanent structure
Toys, retail
TV and Appliance Stores

5. Amend Article 5 - Dimensional Requirements for B-1A Zone

- a. Minimum lot area - leave at 6000 square feet
- b. Minimum lot frontage - leave at 60 feet
- c. Minimum lot depth - leave at 100 feet
- d. Front yard - 20 feet
- e. Side yard - 12 feet each side
- f. Rear yard - leave at 20 feet
- g. Accessory buildings - same yard requirements
- h. Maximum building height - 2½ stories; 35 feet
- i. Maximum lot coverage:

by principal and accessory buildings: one-story - 25%
two-story - 20%

by principal buildings, accessory buildings and parking areas (including
driveways) - 75%

- j. Minimum Habitable Floor Area per Dwelling Unit (for residential uses in
the B-1A Zone - 600 square feet.
- k. Add note (9) to Schedule containing dimensional requirements: In the B-1A
zone where there is a mixed commercial-residential use building, the resi-
dential uses must be on the second floor.

6. Article 6 - General Regulations

- a. Retain 602.4 for B-1A which states that width of access driveways shall
not exceed 40% of minimum frontage (which means driveways limited to

24 feet on any lot) for any lot which has no interior-block parking; in the B-1A zone for lots which have access to interior block parking, access shall be limited to the points designated in the design of the interior lot.

- b. Amend 602.5 to provide that in the B-1A zone there be a 10-foot planting strip where rear of any developed lot or street side of any corner lot abuts a public street.
 - c. Amend 602.6 to provide for landscaping entire front yard (20 foot depth).
 - d. Retain 602.8 and add a requirement that in the B-1A zone where a non-residential use abuts a residential use, the abutting lot line must contain a planting strip or a 6 foot high stockade fence abutting the property line.
 - e. Parking areas may not be located in any front yard nor closer than 2½ feet from any rear lot line, nor closer than 5 feet from any side lot line.
 - f. Retain 602.9 which prohibits outdoor display or storage for the B-1A zone.
 - g. Retain 602.11 controlling outdoor display of used cars for the B-1A zone.
7. Amend Article 7 - Special Regulations

Amend Section 701.1 - Off-Street Parking

Add to A - General Requirements

In the B-1A zone at the time of Site Plan Approval, the Planning Board may require that an applicant's parking requirements may be met by complying with the plan for interior-block parking in the particular block; or, if the interior block parking is not feasible at the time of the application, the applicant may be required to provide a parking lay-out which is consistent with the overall plan for interior-block parking which may be installed in the future.

8. Amend Section 701.1B - Schedule of Off-Street Parking Requirements.

We recommend that the off-street parking requirements be revised for the B-1A zone. The revisions could be applied to other business zones at a later date.

The present parking requirements are one space per 100 square feet of gross floor area for business and office uses plus one space per each employee. The requirements are very stringent and in many cases, variances have been granted because it was impossible for applicants to meet the parking requirements.

The Triangle Committee and the Planning Board held long discussions on this subject and make the following recommendations:

- a. Amend the square foot requirements for the B-1A zone in keeping with the amount of activity generated by various types of retail, service and office uses.
- b. Eliminate the requirements for one additional space per employee and change to: In addition to the parking requirements based on floor area, there shall be an additional requirement of one space per establishment for employee parking.

The following parking requirements are recommended for the uses permitted in the B-1A zone. If a specific use is not listed, the Planning Board shall determine the parking requirements at the time of site plan approval based on the parking requirements of similar uses.

<u>Use</u>	<u>One Space Required for Each Designated Square Feet of Gross Floor Area</u>
Accessory uses clearly and customarily incidental to a permitted use being conducted on the same premises	None
Alcoholic beverages, packaged retail sales	200 square feet
Antique and gift retail shops	200
Art galleries and art supply retail shops	200
Automobile parking operated in conjunction with permitted uses	None
Bakeries	100
Banks	200
Barbers, barber and beauty shops	100
Book and stationery stores	100
Candy products	200
Churches and similar places of worship, including parish houses, Sunday School buildings, parsonages and rectories (see Article 5)	1 per 3 seats
Clothing salos	200
Variety Stores	200
Drug Stores	100
Dwellings, Single-family	2 per unit
Dwellings, Two-family	2 per unit
Florists, retail sales	200
Food stores, retail	100
Furniture, retail sales	300
Furriers, retail sales	300
Garage, private (See Article 6)	None
Hardware	100
Jewelry, retail sales	200
Music stores	200
Offices and office buildings	200
Offices or studios of artists, architects, dentists, doctors, lawyers, engineers, planners, real estate and insurance brokers, and certified public accountants	Doctors and Dentists - 100 All others - 200
Opticians and optical supply sales	200
Pet shops	200
Photographic studios	300
Professional buildings and offices	200
Public buildings of a governmental or cultural nature, but not including warehouses or workshops	200
Restaurants and taverns, where food is consumed within the building	1 per 2 seats

<u>Use</u>	<u>One Space Required for Each Designated Square Feet of Gross Floor Area</u>
Retail stores similar to those otherwise named on this list	100 or 200 based on similarity
Signs, as permitted under Section 701.4	None
Sporting goods, sales	200
Tailors, dressmakers, milliners (shops)	200
Telephone exchanges	300
Theatres and assembly halls housed in a permanent structure	1 per 3 seats
Toys, retail	200
TV and appliance stores	200

9. 701.1 Items C, D and E to apply to B-1A Zone. Add to 701.1C - (5) The width of aisles for parking areas shall meet the following requirements:

- a) 90° parking - 24 feet; 60° parking - 18 feet; 45° parking - 13 feet; 30° parking - 11 feet.

10. 701.2 Off-Street Loading

The Triangle Committee, the Planning Board and the consultants recommend that the off-street loading requirements be revised for all Business zones. The standards recommended are:

Business buildings up to 2500 square feet - gross floor area, excluding banks and offices	1 loading space at least 12 feet by 25 ³⁵ feet
Business buildings of 2501-5000 square feet - gross floor area, excluding banks and offices	1 loading space at least 14 feet by 60 feet
Business buildings of 5001-10,000 square feet, gross floor area, excluding banks and offices.	2 loading spaces, each at least 14 feet by 60 feet
Business buildings of more than 10,000 square feet, gross floor area excluding banks and offices	2 loading spaces, each at least 14 feet by 60 feet plus 1 space for each additional 20,000 square feet or increment thereof, each space at least 14 feet by 60 feet.

Plus 1 additional space for each truck owned and used by the business establishment.

All loading spaces to have a clearance height of at least 15 feet.

Loading areas may not be located in any front yard nor closer than 2½ feet from any rear lot line, nor closer than 5 feet from any side lot line.

It is further recommended that section 701.2C (Maneuvering Apron and Access) be amended as follows:

An adequate maneuvering apron shall be provided in addition to the off-street loading space required above, and in no case shall the use of such loading space hinder the free movement of vehicles or pedestrians

over a public right-of-way. Safe and adequate access to a public street shall be provided. The Planning Board at the time of site plan approval may permit combined access for parking and loading areas provided there is a finding that the volume of automobile and truck traffic is not great enough to cause an unsafe or hazardous condition.

11. Site Plan Approval

Site Plan Approval by the Planning Board to be required in the B-1A Zone for all new construction, (with the exception of single-family homes), and for changes

in use or occupancy which would result in a change in the parking requirements. Where no land is available for parking, site plan approval will not be required. The Site Plan Ordinance should require a public hearing by the Planning Board with notice to all property owners of record within 200 feet of the subject property; except that the Planning Board shall have the right to waive the public hearing provided the lot which is the subject of the site plan application is 7500 square feet or less and there is a finding that the proposed development will not have a significant impact on surrounding uses.

12. Design Review

There is general agreement that applications in the B-1A zone should be subject to Design Review by an Architectural Review Committee which would serve as an Advisory Committee to the Planning Board. It should be noted that the new Municipal Land Use Law does not provide specifically for Design Review as one of the powers of the Planning Board. However, one of the purposes listed in Article 1 of the new law reads as follows: "To promote a desirable visual environment through creative development techniques and good civic design and arrangements."

It is the opinion of the consultants that this provision could be broadly construed and that Design Review provisions would be upheld if challenged. The only instance we know of where an ordinance was ruled invalid occurred in Springfield where an independent Design Review Board had been established, not one which was an advisory body to the Planning Board. The latter option is the procedure recommended in the model ordinance adopted by the American Institute of Architects.

The proposed regulations given below are written to apply to the B-1A zone only. If the Township wishes, it could consider requiring Design Review for certain types of uses in all zones.

Following are suggested ordinance provisions which could be incorporated in a Site Plan Review Ordinance (or the Site Plan Section of the Zoning Ordinance) to provide for design review in the B-1A zone. These should be in addition to the standard provisions as to parking layout, lighting, drainage, etc.

a. Design Review Committee

There shall be a Design Review Committee, which shall be an advisory committee to the Planning Board, consisting of five members who shall be appointed by the governing body for three-year terms on a staggered basis. Members shall be residents of the Township of Wyckoff, except that one member may be a non-resident. All vacancies shall be filled for the unexpired term of any member whose place shall become vacant. The Design Review Committee shall judge the effects of a proposed building, addition to or exterior alteration in the B-1A zone upon the desirability, property value and development of the surrounding area in accordance with the procedures and standards hereinafter set forth.

b. Meetings

Meetings of the Design Review Committee shall be held at the call of the chairman of said Committee but within 15 days of the date of any application for Site Plan Approval within the B-1A Zone, or within such shorter time as may be necessary to give timely advice and recommendation to the Planning Board in its consideration of such site plan.

c. Regulations

The Committee shall have the power to adopt, amend and repeal rules and regulations, not inconsistent with law or the provisions of this Ordinance, for governing its procedure and for the purpose of putting into effect the standards herein set forth. Every such regulation or amendment and every determination of the Committee shall be filed promptly with the Township Clerk and the Secretary of the Planning Board and shall be a public record.

d. Application Procedure

A copy of every application for Site Plan Approval for property within the B-1A Zone shall be forwarded to the Chairman of the Design Review Committee by the Planning Board secretary immediately upon receipt thereof, together with the required plans. The Committee shall report to the Planning Board at its next scheduled meeting falling at least 15 days after the receipt of the subject application by the Design Review Committee. The report shall include a statement of findings on the proposed Site Plan in regard to the Design Standards herein contained and recommendations for acceptance or amendment based on the findings.

The Planning Board shall consider the report of the Committee in its review of the Site Plan.

The application shall include preliminary plans of the building; elevations; plans for any signs, fences, or accessory buildings; description of construction materials and colors to be used; detailed landscaping plan.

e. Design Standards

In reviewing a Site Plan application for property in the B-1A Zone, the Design Review Committee and the Planning Board shall be guided by the following standards. These standards are intended to provide a guide for the applicant in the development of site and building plans as well as a guide for the reviewing authorities. These standards are not intended to discourage creativity, invention or innovation or to specify a particular architectural style.

- (1) Since the purpose of the B-1A Zone is to preserve and extend a shopping area of a special character which will be attractive to trade because of this special character and will also be compatible with the existing residences within the Zone, the exterior of all buildings whether new or constituting additions or alterations to existing buildings, shall be of a residential character is material.

- (2) All lot areas not covered by buildings, parking space or necessary driveways and walkway shall be landscaped with plant material consisting of trees, shrubs, grass or ground cover. No more than 10 percent of the landscaped area may be covered by ornamental gravel or stones. Artificial landscaping may not be used on the exterior.
- (3) The landscape shall be preserved in its natural state insofar as practicable by minimizing tree and soil removal. Any grade changes shall be in keeping with the general appearance of neighboring developed areas.
- (4) Proposed structures, additions or alterations shall be related harmoniously to the terrain and to existing buildings in the zone that have a visual relationship to the proposed structure.
- (5) Electric and telephone lines shall be underground. Any utility installations remaining above ground shall be located so as to have a harmonious relation to neighboring properties and the site.
- (6) The location, design, color, texture, materials and lighting of all signs shall not detract from the design of proposed buildings, additions or alterations or the design of neighboring properties, nor create confusion with traffic signs or other signs.
- (7) Freestanding air conditioning units or other exterior heating or cooling units or necessary exterior machinery shall be screened by a solid fence, solid evergreen planting or a roofing screen.
- (8) No structure, addition or exterior alteration shall be of such character as to cause depreciation of property values of or impair appropriate development of neighboring properties in the B-1A Zone.
- (9) No structure, addition or exterior alteration shall be erected which would constitute excessive uniformity, dissimilarity or inappropriateness of design in regard to neighboring properties.

SIGN CONTROLS

In addition to work on the zoning controls for the B-1A Zone, the planning consultants worked on developing Sign Controls and Fence Controls on a Township-wide basis. The controls for the B-1A Zone are included. The Triangle Committee and the Planning Board have discussed the recommendations of the consultants and the controls suggested in this report are jointly recommended by the Committee, the Board and the consultants.

Signs - Section 701.3

A. Permitted Signs

Except as hereinafter provided, it shall be unlawful for any person, firm or corporation to erect or relocate any sign within the Township of Wyckoff without first obtaining a sign erection permit from the Zoning Administrator. Signs in the Business and Industrial Zones shall be subject to Site Plan Approval by the Planning Board. The Zoning Administrator shall issue a sign erection permit only for such signs as are specifically allowed and provided for by this Ordinance unless a zoning variance is granted in accordance with Chapter 291, Laws of N.J. However, this Ordinance shall not apply to signs in the interior of a structure, of directional and safety signs on private property not exceeding two (2) square feet in area.

(Note: The above paragraph is as in the present ordinance except for the addition of underlined sentence.)

B. Sign Permit Procedure

Applications for sign erection permits shall be made upon forms provided by the Zoning Administrator which shall contain or have attached thereto the following information: (a) the name and address of the applicant; (b) the location of the premises on which the sign is to be erected; (c) proposed exterior lighting, area and direction of illumination and the lumen power of all existing and proposed signs; (d) a reasonably accurate sketch or blueprint showing the location of the sign on the premises and the method of erection thereof and such other information as the Zoning Administrator may reasonably require under the circumstances of the particular application: (a photograph of the actual sign may be submitted in lieu of a sketch or blueprint); (e) the written consent of the owner or lessor of the premises; and (f) each application shall be accompanied by a filing fee of \$2 plus \$.50 per square foot of sign area - the minimum charge shall be \$5.

(Note: The above paragraph is in the present ordinance except for the addition of the underlined phrases.)

C. General Regulations

- (1) No sign shall be erected except on the premises of the use or activity to which such sign refers or which it identifies or advertises, i.e. no off-premises signs.
- (2) No billboard shall be permitted. No sign otherwise lawful under this Ordinance shall be prohibited because of this paragraph.
- (3) No strings or streamers of flags, pennants, spinners or other similar devices intended to attract attention shall be permitted.
- (4) All signs shall remain in a fixed position, and revolving or moving signs are prohibited.
- (5) No roof sign shall be permitted.
- (6) No sign causing radio or television interference shall be permitted.
- (7) The source of illumination of any sign shall be shielded from public view and flashing signs are prohibited.
- (8) It shall not be necessary to obtain a permit for any sign not exceeding one square foot in area and otherwise permitted by the "Schedule of Sign Regulations".

(Note: The above paragraph is as in the present ordinance except that we have omitted phrase which permits a wall sign to extend six inches above the top of the building or six inches beyond the end of the wall surface.)

D. Temporary Sign

Temporary signs shall be permitted as follows:

- (1) Except as provided in paragraph D (3) hereafter, in any residential zone one non-illuminated sign advertising the prospective sale or rental of the premises on which it is located, not exceeding four (4) square feet in area, and provided it shall be maintained and removed within 7 days after the reaching of an agreement to sell or lease the premises.

(Note: This paragraph is in the present ordinance and was included in this report prior to discussions by the Township Committee on the possibility of eliminating such signs.)

- (2) In any non-residential zone a maximum of two non-illuminated signs advertising the prospective sale or rental of the premises on which they are located, not exceeding ten (10) square feet in area, six (6) feet in height, and provided that they shall be maintained and removed within 7 days after the reaching of an agreement to sell or lease the premises.
- (3) A maximum of two non-illuminated signs on construction sites, not exceeding 25 square feet in area, and provided that they shall be maintained and removed within 7 days after completion of the construction work.

- (4) Signs for public, political and charitable purposes, not exceeding twenty-five (25) square feet in area, provided the same do not otherwise violate the provisions of this ordinance including exterior decorating for holiday or patriotic purposes for a period not exceeding one month.

(Note: Above paragraph is as in the present ordinance.)

E. The following signs shall be permitted in Residential Zones:

- (1) One nameplate sign not exceeding two square feet in area identifying the name of the house.
- (2) One nameplate not exceeding two square feet in area and identifying a professional office conducted in the building on which sign is displayed; any illumination thereof shall be indirect and non-intermittent.
- (3) One sign, not exceeding 15 square feet in surface display area, shall be permitted for a church, school, hospital, or governmental agency, either attached to the wall of the building, or if a ground sign, set back 20 feet from the street line. Such signs may be illuminated by backlighting or by direct lighting provided the latter is so screened that light is not directed or reflected toward any adjacent residence.
- (4) One sign not to exceed 10 square feet in surface display area for each farm or roadside stand, either attached to the wall of the building, or if a ground sign, set back 10 feet from the street line.

F. The following signs shall be permitted in the Business Zones:

- (1) In the B-1A, B-1 and B-2 zones, for retail and service establishments, one sign, located on the facade of the building, shall be permitted for each establishment; which sign shall refer only to that establishment and which shall be limited in size as follows:

In B-1A Zone - 1 square foot of surface display area for each foot of the building width of the retail or service establishment with a maximum surface display area of 40 square feet.

In B-1 and B-2 Zones - 2 square feet of surface display area for each foot of the building width of the retail or service establishment, with a maximum surface display area of 40 square feet.

In the B-1 and B-2 Zones, retail and service establishments which are located on a lot of more than 10,000 square feet in area shall be permitted to have one ground sign (in addition to the facade sign), for each site plan which shall be limited in area to 25 square feet, and which shall be limited in height to 8 feet from ground level; and which shall be set back at least 20 feet from the property line.

- (2) In the B-3 and B-4 zones, recreational uses shall be permitted to have one sign for each use. If the sign is attached to the facade of the building,

It shall be limited in area to 2 square feet of surface display area for each foot of the building width, with a maximum surface display area of 50 feet. If the sign is a ground sign, it shall be limited in area to 25 square feet, limited in height to 8 feet from ground level; and set-back at least 20 feet from the property line. Buildings within the property may have one identifying sign per building limited to 5 square feet.

- (3) In the B-5 zone, Planned Community Shopping Centers may have a facade sign, not to exceed 40 square feet in area; plus individual signs for individual retail and service establishments with one square foot of surface display area for each foot of building width occupied by the retail or service establishment and maximum of 40 square feet for each establishment.

Planned Community Shopping Centers shall also be permitted one ground sign (which may be a directory sign) for each major entrance on a different street, limited in area to 25 square feet each, limited in height to 8 feet from ground level, and set back at least 20 feet from the property line.

- (4) In the B-1A zone office uses shall be permitted one facade sign for each office use in the building with no more than 6 square feet per use and a total sign area of no more than 24 square feet. Professional offices shall be permitted one ground sign no more than two square feet in area and no more than 4 feet high.

In the B-1 and B-2 zones business and professional office uses shall be permitted one identifying facade sign, limited to two square feet of surface display area for each one foot of building width with a maximum of 30 square feet; plus a directory sign for offices located on the lot, either on the facade or a ground sign, limited in area to 12 square feet for lots less than 20,000 square feet and limited in area to 25 square feet in area for lots of 20,000 square feet or more.

In the B-5 zone, office uses located in a Planned Community Shopping Center shall be subject to the same regulations as retail and service establishments.

- (5) In all Business Zones, banks shall be subject to the same sign regulations as retail and service establishments.
- (6) No paste-up signs are to be permitted on the exterior of business or office establishments; where paste-up signs are affixed to the interior of store or office windows, such signs shall be limited to 25% of the window area.
- (7) In all Business Zones, wherever canopies may be erected, projecting identifying signs shall be permitted for use, limited to 2 square feet in area.
- (8) In all Business Zones, facade signs shall project no more than eight inches from the face of the building.

G. The following signs shall be permitted in the Industrial Zones and shall be permitted for industrial uses in the B-4 zone:

- (1) Industrial uses shall be permitted one facade sign per use, limited to two square feet of sign area per one foot of width of the building on which the sign is displayed, with a maximum surface display area of 50 square feet.
- (2) In addition, industrial uses shall be permitted one ground sign for each major entrance on a different street, limited in area to 25 square feet each, limited in height to 8 feet from ground level and set back at least 20 feet from the property line.

FENCE CONTROLS

Recommendations for Fence Controls were also developed on a Township-wide basis. There is no Fence Ordinance at the present time and the Zoning Ordinance does not contain any such provisions.

Both the Triangle Committee and the Planning Board are aware that Fence Controls will be controversial since some people favor fences to insure privacy while others prefer the open feeling which results from not having fences.

The controls suggested below are concerned primarily with boundary fencing.

The present fencing controls on swimming pools would remain in effect.

- A. All fences in non-residential zones shall be subject to Site Plan Approval by the Planning Board and front yard fences in residential zones shall be a conditional use. The application shall include a plot plan showing the location of the fence and a description of the type of fence to be erected and the height.
- B. Definition of a solid fence: "Any fence which has more than 50% of its vertical surface composed of solid material."
- C. Fences in Residential Zones
 1. Fences up to 6 feet in height may be permitted in residential zones except that where such fence is located in the front yard, such fence shall be a conditional use subject to approval by the Planning Board.

Front yard is defined in the ordinance as "extending the full width of the lot and situated between the street line and the front line of the building projected to the side lines of that lot".
 2. Fences in residential zones shall be installed so that the finished side of the fence faces the street or the neighboring property.
 3. On a corner lot, no fence may be erected within 25 feet of the point of intersection of the front and corner side lot lines in order to maintain clear visibility for traffic at the corner.
 4. In residential zones, fences installed in the front yard shall be landscaped along that portion facing a street with hedge or shrubs of a height equal to at least one-half of the height of the fence and set on 3-foot centers or closer.
 5. Fences which enclose swimming pools shall be subject to the regulations contained in the swimming pool ordinance.

D. Fences in Business Zones

1. In all business zones there shall be no solid fences erected in the front yard unless required by the Planning Board at the time of site plan approval to screen adjoining uses. Non-solid fences up to a height of three feet may be erected in the front yard, except that on a corner lot, no fence may be erected within 25 feet of the point of intersection of the front and corner side lot lines in order to maintain clear visibility for traffic at the corner.
2. A solid or other type fence not to exceed six feet in height may be erected to enclose the rear yard of a property, including the area at the sides of the building up to the front yard; except that on a corner lot or a lot running through from one street to another, any yard abutting a street shall be subject to the same regulations as a front yard.

E. Fences in Industrial Zones

1. In the Industrial Zones there shall be no solid fences erected in the front yard unless required by the Planning Board at the time of site plan approval to screen adjoining uses. Non-solid fences up to a height of six feet may be erected in the front yard, except that on a corner lot, no fence may be erected within 25 feet of the point of intersection of the front and corner side lot lines in order to maintain clear visibility for traffic at the corner.
2. A solid or other type fence not to exceed eight feet in height may be erected to enclose the rear yard of a property, including the area at the sides of the building up to the front yard; except that on a corner lot or a lot running through from one street to another, any yard abutting a street shall be subject to the same regulations as a front yard.

There is general agreement that at the time of Site Plan Approval, the Planning Board may require that cyclone fences be screened with planting or that landscaping be required in the area which is visible behind the fence. Cyclone fences around swimming pools would not be required to be landscaped except where they are within 15 feet of the property line.