



Bing Satellite map, 2018

Proponent Federal Credit Union

173 Bloomfield Avenue, Nutley, NJ

Block 8305, Lots 13, 14 & 15

Zone: B-2 Neighborhood Business

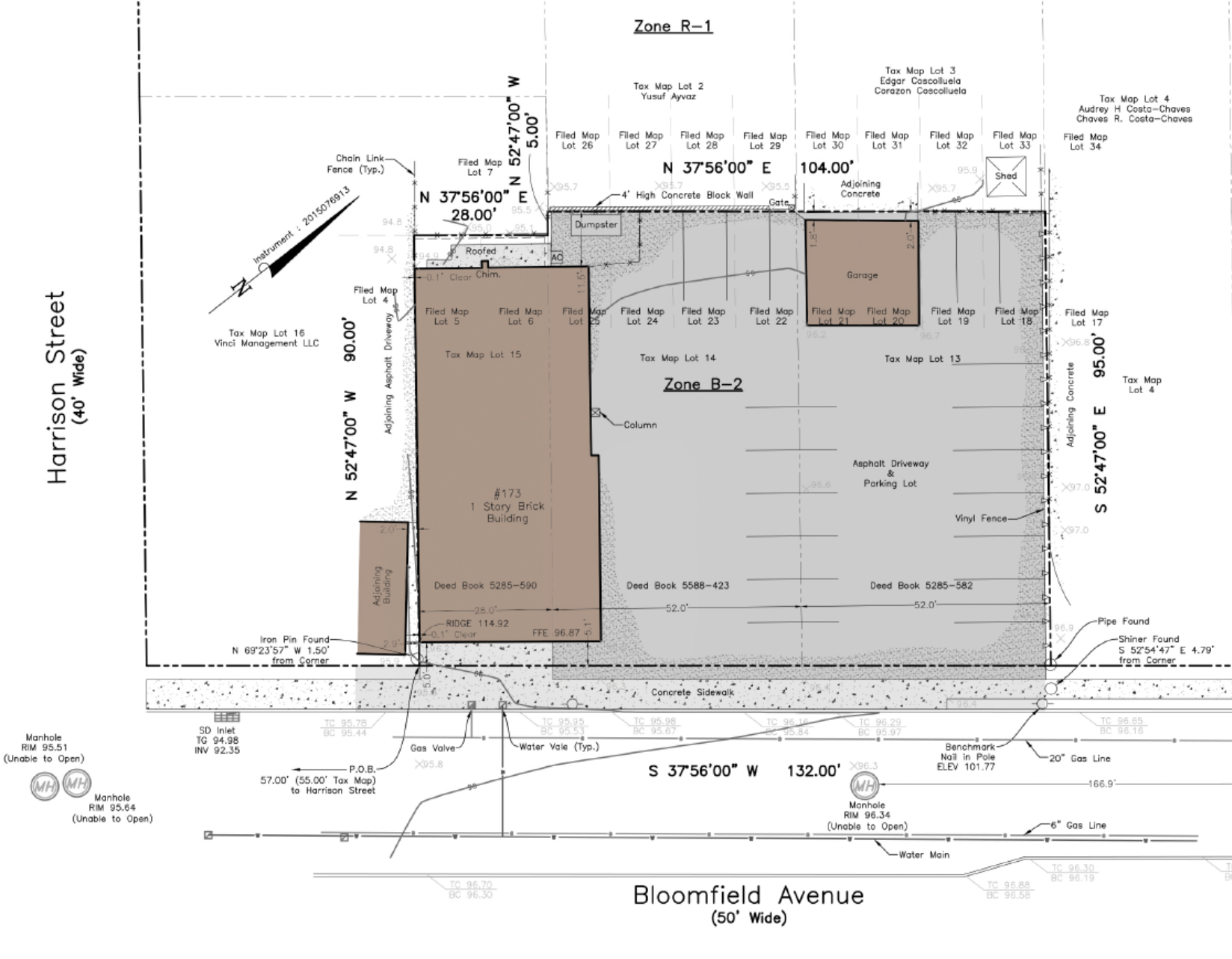
APPLICATION TO:

- Renovate the existing building-
Convert it from the former Cavallo's Market into a new Proponent Federal Credit Union.

- Improve the site including, but not limited to, the parking area, the landscaping, lighting and the storm drainage.

THE PROPERTY:

- Northwest side of Bloomfield Avenue, between Harrison Street to the south and Hopper Avenue to the north.



PROPERTY SURVEY

Lot size: .285 Acres, or 12,399 square feet.

Lot frontage: 132 ft.

Lot depth: 95.0 ft. (east)
90.0 ft. (west)

Existing Improvements:

-1 story Masonry building, most recently 'Cavallo's Market.'

-Large paved parking area.

-1 story masonry garage.

-The lot is fairly level and is completely paved.

2020 Survey Map, courtesy Schmidt Surveying

Sionas Architecture, PC
ARCHITECTURE+LANDSCAPE ARCHITECTURE+PLANNING

August 19, 2020



Sionas Architecture photo, 2020

EXISTING ONE STORY MASONRY BUILDING

- Most recently Cavallo's Market.
- 1 story addition on right/east was part of a 2004 application to the Nutley Zoning Board.



Sionas Architecture photo 2020

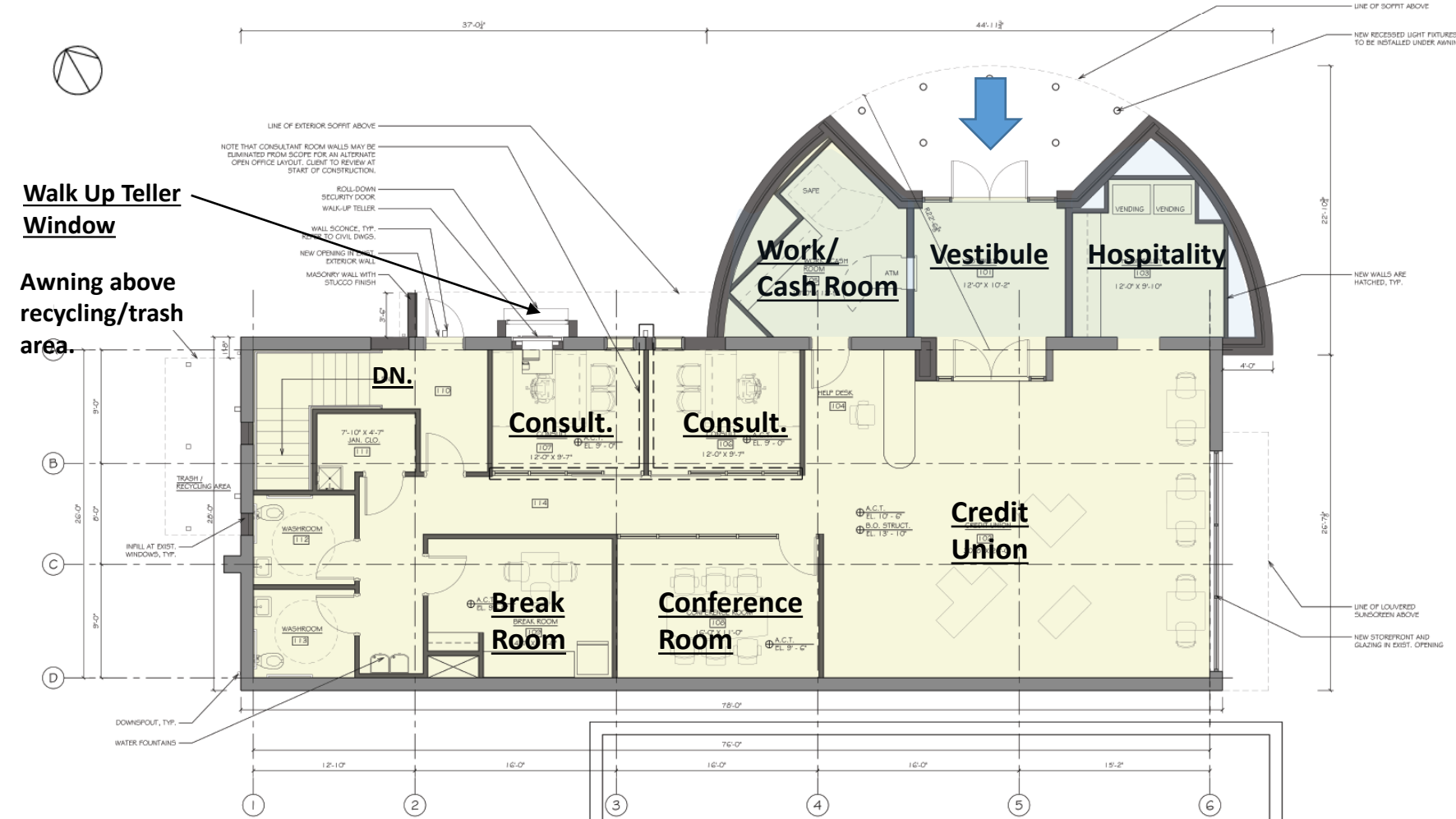
PAVED PARKING LOT

- Lot is completely paved. No landscaping.
- Existing masonry garage.



RENDERED SITE PLAN

1. The Site plan was designed by and will be described in detail by Petry Engineering.
2. The plan is to create a new, easy to maneuver one-way traffic circulation within the site.
3. Much asphalt paving will be removed to create new landscaped areas, including in front of the building, within the parking lot, and surrounding the parking lot at two sides.
4. The one-story masonry garage will be removed.
5. The one-story addition along the east side of the building will be completely removed.
6. The existing masonry building will remain and be improved into a new modern Credit Union.
7. A new curve-shaped one-story addition is proposed for the southeast corner of the building. The curve-shape is part of Proponent's new image for their facilities.
8. Petry Engineering will discuss the parking layout, site details and site amenities including fencing, lighting, paving and drainage.



FIRST FLOOR PLAN

-Existing 28' x 78' rectangular building to remain, but be made over into a modern Credit Union, or Financial Institution.

-22' 10" x 44' 11" curved addition will serve as the new Entry Vestibule. An ATM will be on the right side of the vestibule as clients enter.

-A Work/Cash Room, plus safe, will be in the northwest side of the addition, and a hospitality room with vending machines within the northeast side.

-Large open area, labeled Credit Union, with several desks for customer service is proposed.

-Other spaces include a Conference Room; 2 Consulting Rooms (may be one open work area) that could serve as private offices; a Break Room for staff; and 2 Washrooms.

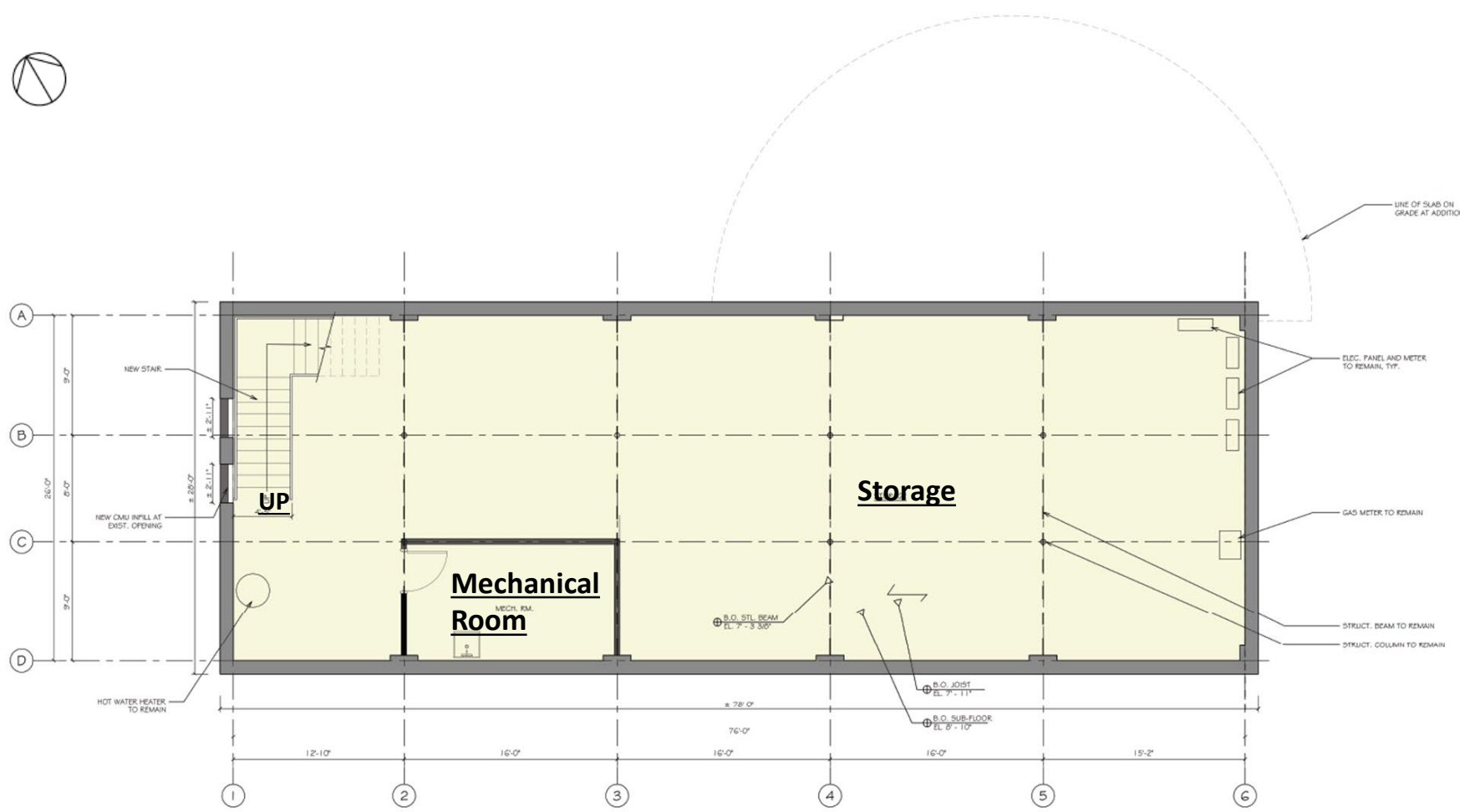
-A Walk Up Teller Window is proposed for the northeast side of the building to allow for contact-less banking.

-An aluminum awning is to be placed against the rear of the building where recycling/trash will be stored.

-The building will be reduced in size by 144 square feet. The long 1 story addition along the northeast side of the building will be removed, and a new curved addition is proposed.

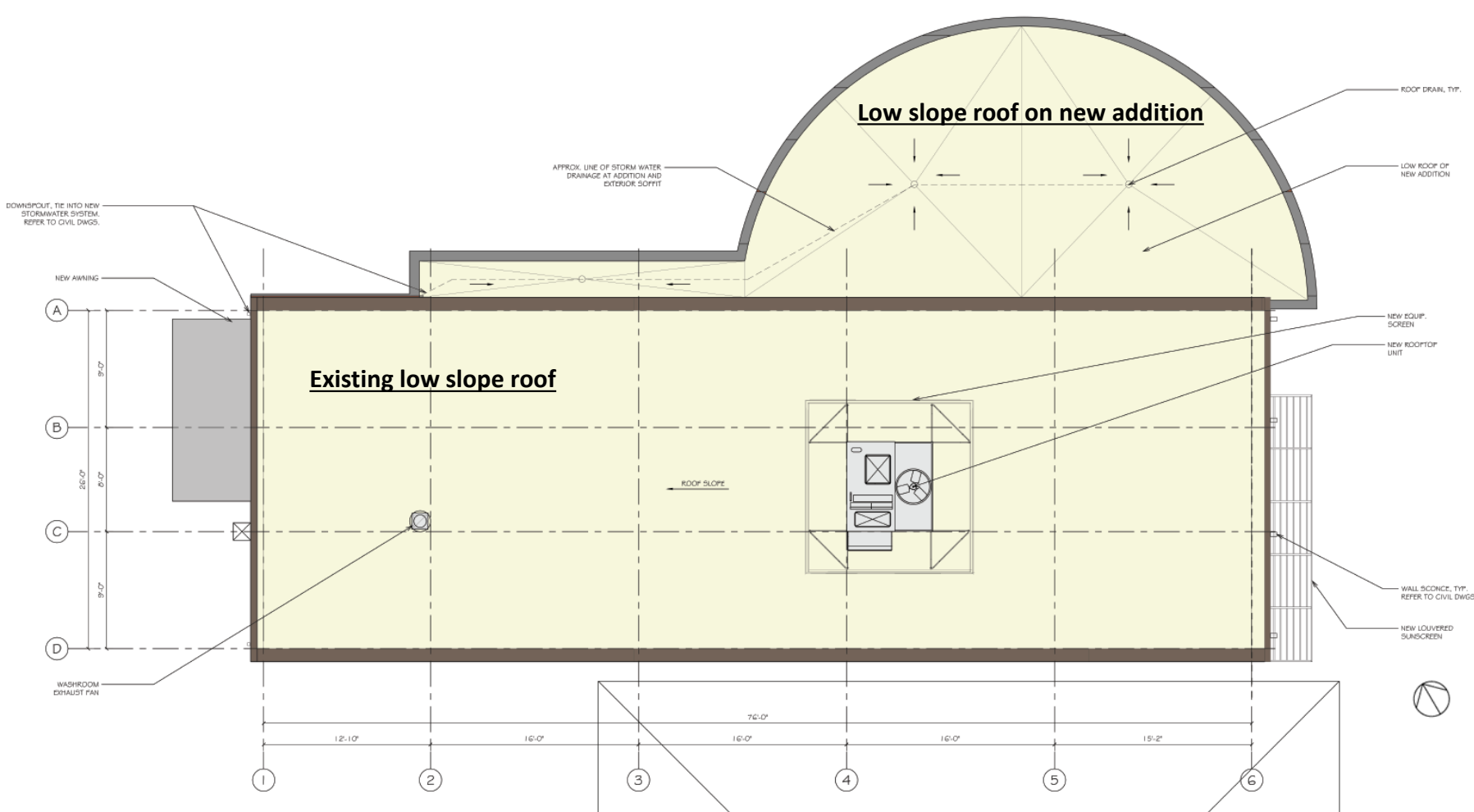
-A maximum of 5 employees are anticipated.

-Primarily retail transactions: Provide loans and economic counseling, all by appointment.



BASEMENT FLOOR PLAN

-The Basement will be used for Storage and Mechanical Equipment.



ROOF PLAN

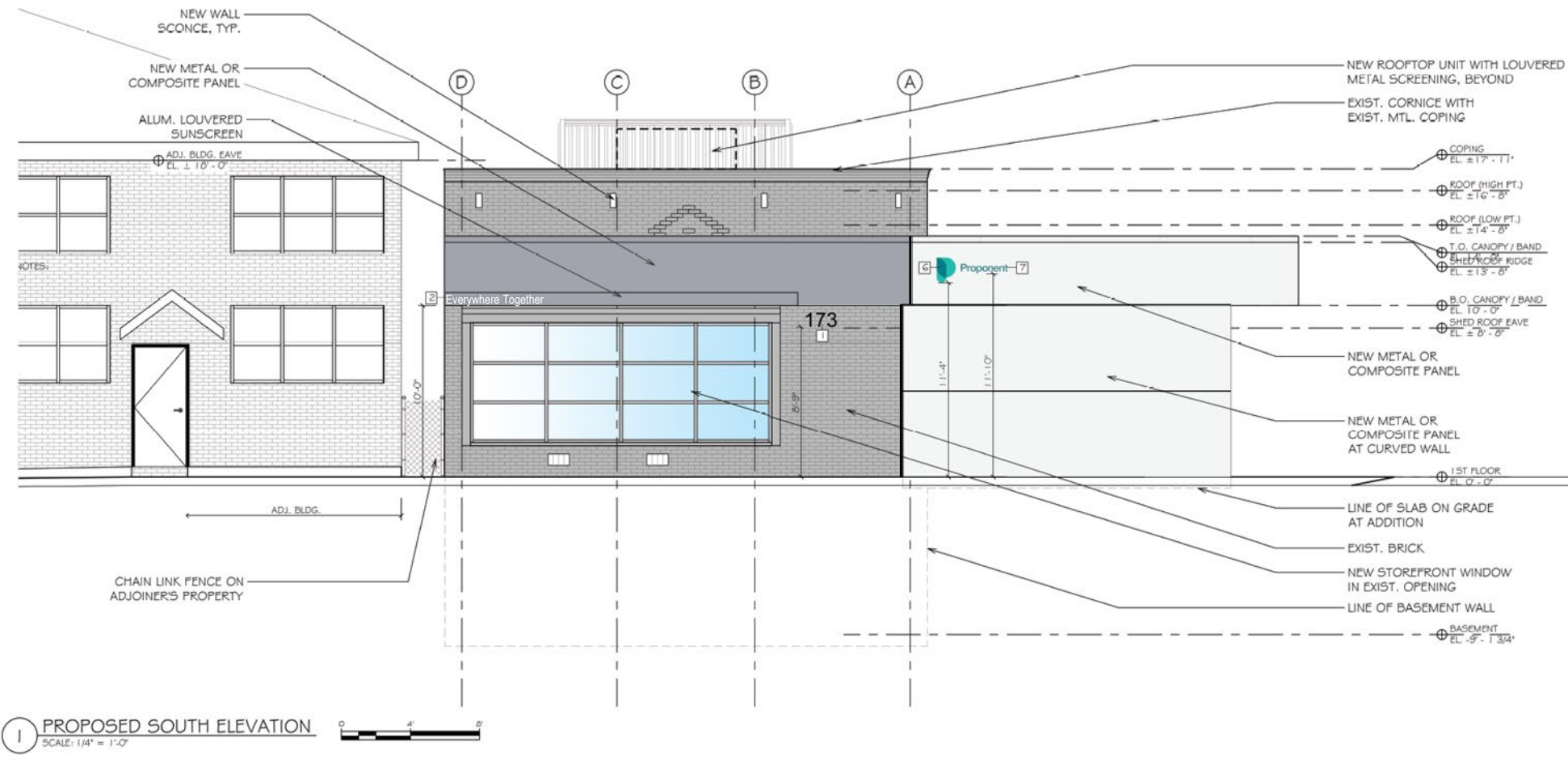
-Existing low slope roof to remain.

-Install new 6' height metal equipment screen.

-HVAC equipment shown is preliminary.

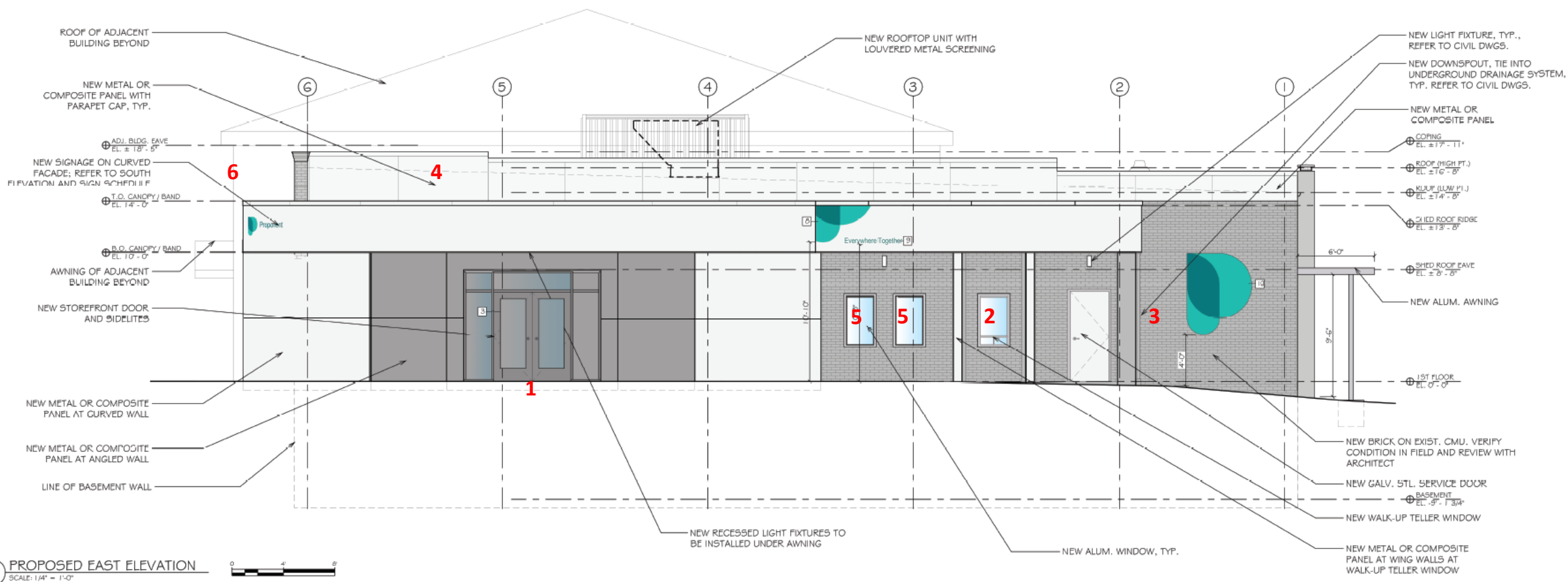
-Exact HVAC unit may vary, but equipment will be within a 6' high equipment screen.

SOUTH ELEVATION



Exterior Signage:

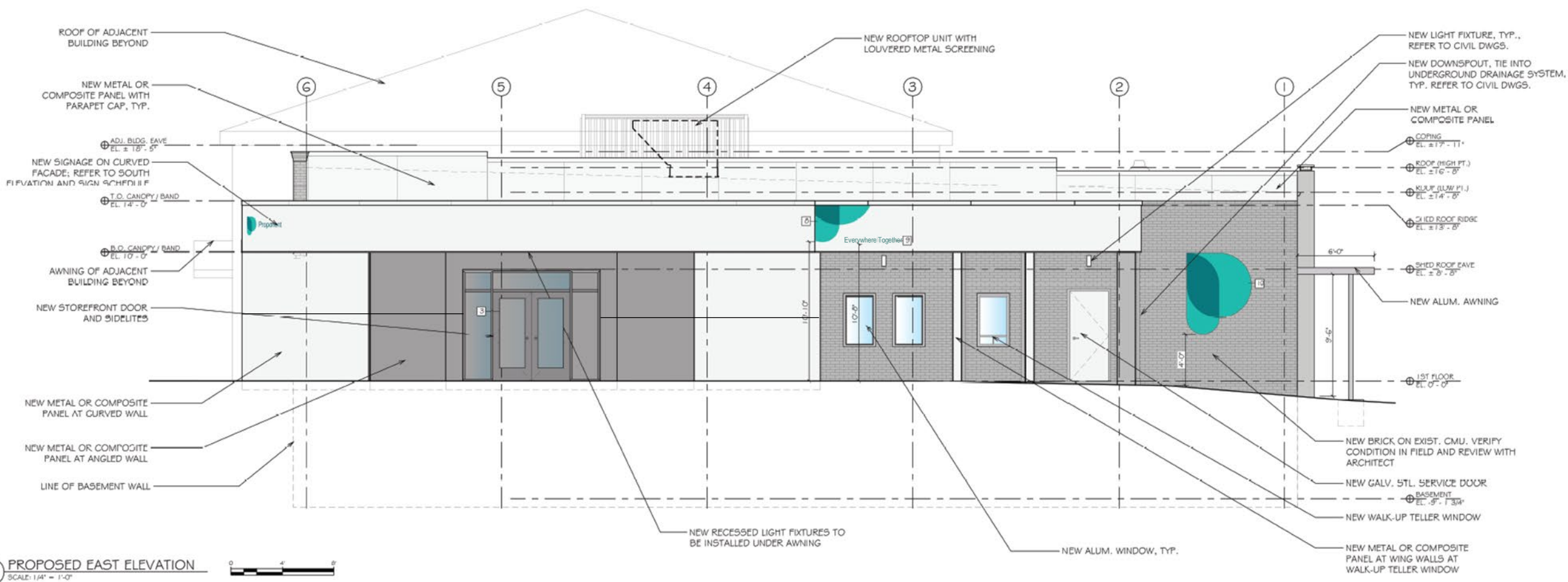
- 1 Street address- 10" high metal or plastic individual numbers "173", 8'-9" above ground.
- 2 Slogan-6" high individual metal letters "Everywhere Together", 10' -1" above ground.
- 6 Logo- 1'-4" x 1'-8" high formed plastic or metal, 11'-4" above ground.
- 7 Tenant- 8" high individual letters "Proponent", 11'-10" above ground.



EAST ELEVATION:

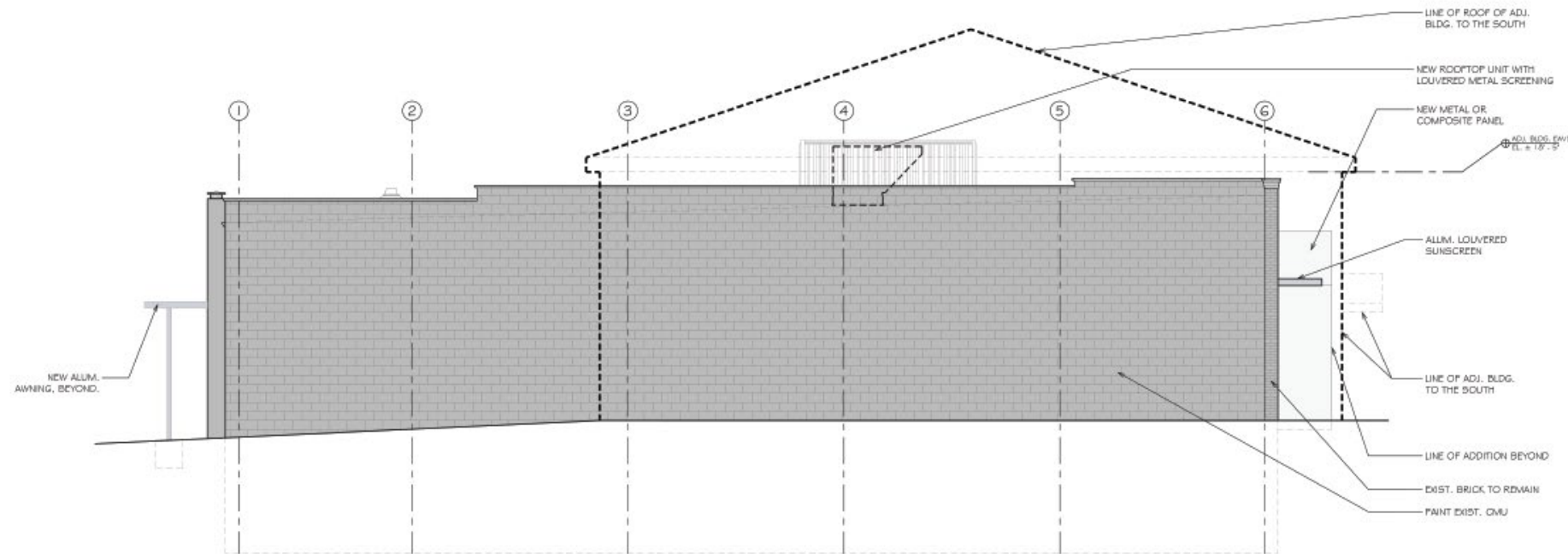
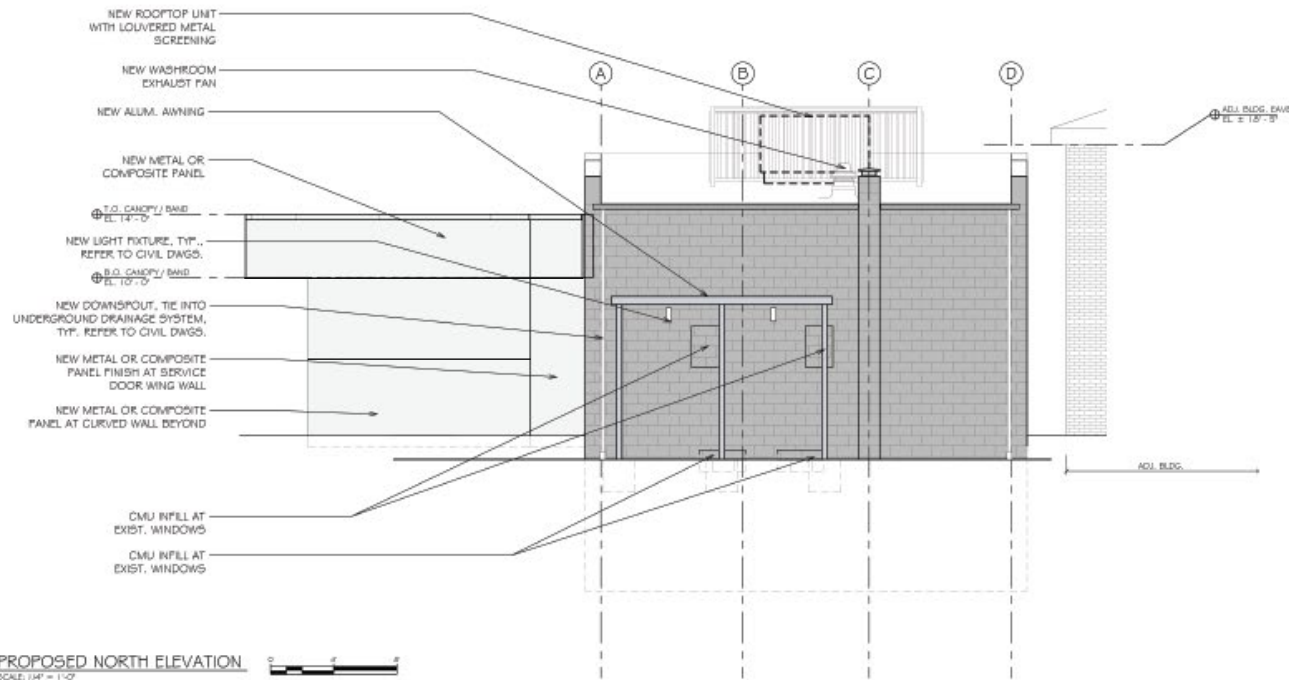
1. New vestibule entry with storefront doors and sidelights under curved smooth metal/ composite clad 4' high canopy.
2. New Walk Up Teller Window with new Exterior Soffit above.
3. New brick to cover exposed concrete block walls.
4. Smooth metal/composite panel to replace existing stucco on continuous parapet wall.
5. 2 new windows at office spaces.
6. The outline of the adjoining multifamily residential building is shown, and is slightly is closer to Bloomfield Ave than the Proponent building.

-New Proponent logo and lettering- on face of Exterior Soffit and on face of brick exterior wall.



Exterior Signage:

- 3** Tenant and Hours of Operation, 2" high individual vinyl letters applied to inside of glass.
- 8** Logo: 4'-6" wide x 3'-0" high, formed plastic or metal, 11'-10" above ground.
- 9** Slogan: 8" text height, formed plastic or metal letters, 10'-8" above ground.
- 10** Logo: 5'-0" wide x 6'-4" high, formed plastic or metal, 4'-0" above ground.



NORTH & WEST ELEVATIONS:

1. Existing concrete block walls to remain and be painted.
2. New aluminum awning on 3 columns above rear recycling/trash area. This awning is to replace an existing larger, fiberglass awning.
3. West elevation is 2 feet away from property line, with existing multifamily residence and parking lot for multifamily residence.



1. All new plantings native to Northern New Jersey.
2. Installation of 6 new 'Native' Deciduous trees, including 3 Red Maples and 3 Flowering Dogwoods.
3. Installation of 32 native Evergreen Trees (Eastern Red Cedars) to surround two sides of the parking area to provide a buffer to surrounding properties.
4. Installation of 65 new 'Native' shrubs, including Inkberry, Sweetspire, Summersweet, and NJ Tea.
5. The plantings were selected to provide year-round interest, plus a canopy above parts of the parking area.

STREETSCAPE VIEW



STREETSCAPE VIEW ALONG BLOOMFIELD AVENUE



EARLY 3-D SITE AND BUILDING STUDY:

- This early study showed the building addition shape currently proposed, but with different signage, different landscaping, and a slightly different parking configuration.
- The original existing brick rectangular shaped building is visible.
- The louvered sunscreen is easier to see on this 3-d image than on the flat elevation drawings.
- The adjoining multi family residential building is shown for context.



THE PROPOSAL:

- Newer images as provided by Proponent Federal Credit Union (PFCU).
- Proposed signage currently preferred by PFCU.
- Smooth aluminum or composite cladding on the curve shaped addition plus soffit above the 2 windows and service door.
- Color of brick is not exact.
- Walk Up Teller Window is not visible.

Goals of the project:

Renovate existing building, bring it into 21st Century.

- Eliminate the Food Market use, replace it with a Financial Institution.
- Improve the site, including parking area, landscaping, and storm drainage.
- Interior and Exterior restoration of the building.

Sionas Architecture, PC
ARCHITECTURE+LANDSCAPE ARCHITECTURE+PLANNING

August 19, 2019