

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
NOVEMBER 8, 2017 MEETING MINUTES**

Regular Meeting: Wednesday, November 8, 2017 – 6:00 p.m.
Location: Court Room, Second floor, Memorial Town Hall

Board Member(s) Present: Rick Bandazian, Jr., Chairman; Ed Natale; Linda Amerman

Board Member(s) Absent: Connie Harper; Susan Farcy; Maureen Margaritis; James Higgins; Brian Scanlan, Township Committee Representative to the Design Review Committee.

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

The meeting was called to order by Chairman Bandazian at 6:15 p.m. He read the following into the record:

“The November 8, 2017 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 McQuaid.

Chairman Bandazian said this meeting is an open discussion of the applicant’s project and the Committee is here to give suggestions and recommendations of what the Township expects this building to achieve at this location. Chairman Bandazian thanked the applicant for taking the time to invest in the enhancement of the community.

Roll call was taken by Secretary McQuaid.

WYCKOFF SHOPPING CENTER
BLOCK 235 LOT 3 (B1); 637 Wyckoff Avenue

The applicant proposes to update the exterior façade of the building.

Applicant Representation: John Ringer, the shopping center manager, was present.

Chairman Bandazian asked Mr. Ringer to explain to the Committee what his intentions are regarding the façade of this shopping center. Mr. Ringer said he would like to update the exterior façade of the building. He said he is working with the existing roof shingles in finding compatible colors for the façade and trim. He said he would like to enclose the existing piers with hardie stucco and the dormers with hardie plank in country redwood and the trim will be painted light grey paint behind the store signage. He said the existing brick piers by Pizza Love

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and T.S. Ma Chinese Cuisine will be refaced in brick to match the existing stores. He said he will paint the benches either country redwood or gray. Committeeperson Amerman suggested Mr. Ringer paint the benches a deeper shade of gray. Mr. Ringer said he would also like to update the street address number in the center of the building. Tom Gensheimer, Building Inspector, suggested Mr. Ringer make a template of the store number before a permanent sign is made. Mr. Ringer agreed and added that the tenants are asking for individuality when they install their store signs.

Chairman Bandazian summarized the meeting by saying that the Committee welcomes the enhancement to the building and the property utilizing the Code of the Township of Wyckoff Chapter 186-3.1 and the applicant proposes to: update the exterior façade of the building with piers done in hardie stucco board, painted HC Country Red Wood, Benjamin Moore HC 183; light grey paint behind signage in HC 170 Stonington Grey; piers will be bricked from Pizza Love to the "637" building sign to match and the benches will be painted in HC 169 Coventry Grey with the option to repaint the benches country red if the applicant so chooses. Chair Bandazian then made a motion to refer this application to the next level which is the Building Department for permits. Second, Committeeperson Amerman. Voting in favor: Ms. Amerman, Mr. Natale and Chair Bandazian.

There being no further business the meeting adjourned at 6:33 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Design Review Advisory Committee