

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
JULY 12, 2017 MEETING MINUTES REPORT**

Regular Meeting: Tuesday, July 12, 2017 – 5:30 p.m.

Location: West Wing Conference Room, Second floor, Memorial Town Hall

Board Member(s) Present: Rick Bandazian, Jr., Chairman; Connie Harper; Ed Natale; Maureen Margaritis; Linda Amerman; Susan Farcy;

Board Member(s) Absent: 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 6:45 p.m. He read the following into the record:

“The July 12, 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.

SHOPPING CENTER – Corner of Franklin Avenue & Madison Avenue
BLOCK 241 LOT 5 (B1); 377 Franklin Avenue

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

Applicant Representation: Rick Selman, the shopping center manager, was present.

Chairman Bandazian asked Mr. Selman to explain to the Committee what his intentions are regarding the façade of this shopping center. Mr. Selman said he would like to update the front façade of his building and the entire side of the building on Madison Avenue by painting the brick the solid color Sherwin Williams Kilim Beige (SW6106). Committeeperson Farcy asked if the existing colonial trim will remain. Mr. Selman said the windows will be removed and replaced with aluminum trimmed windows. Committeeperson Harper asked if the existing roof

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
JULY 12, 2017 MEETING MINUTES REPORT**

will remain. Mr. Selman said the brown roof will remain. Committeeperson Margaritis noted that the doors will be replaced with clear glass doors from top to bottom. Committeeperson Harper asked if the existing signage will remain including the electric box sign. Mr. Selman said the electric box sign will be removed and the signage for the 3 empty units out of the 4 units will be replaced with new tenant signage that will be uniform with the existing Sheer Dimension sign. The Board asked the applicant to use identification store number and LED high hats which will be bronze in color. Committeeperson Amerman added that the mailboxes can also be rubbed bronze. Committeeperson Harper noted that there is not enough room to provide landscaping so none will be provided. 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 new doors and windows with aluminum frames, the existing brick will be painted Kilim Beige (SW6106), the colonial trim will be removed, there will be no changes to the roof, the signage as discussed will be consistent with the Sheer Perfection sign to create some uniformity on the front façade of the building, the electric box on one of the store fronts will be removed, the lighting will stay the same or a bronze fixture will be installed to match the Kilim Beige color, and the store numbers will be also be a bronze color and placed on the beige brick. Committeeperson Farcy made a motion to refer this application to the next level which is the Building Department for permits. Second, Committeeperson Harper. Voting in favor: Ms. Farcy, Ms. Amerman, Mr. Natale, Ms. Margaritis, Ms. Harper and Chair Bandazian.

There being no further business the meeting adjourned at 5:50 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Design Review Advisory Committee