

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
JUNE 20, 2017 MEETING MINUTES REPORT**

Regular Meeting: Tuesday, June 20, 2017 – 7:00 p.m.

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

Board Member(s) Present: Rick Bandazian, Jr., Chairman; Ed Natale; Maureen Margaritis; Linda Amerman; Susan Farcy; Brian Scanlan, Township Committee Representative to the Design Review Committee.

Board Member(s) Absent: Connie Harper; James Higgins

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 June 20, 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, Pizza Love, for taking the time to invest in the enhancement of the community.

ORGANIZATIONAL BUSINESS/MOTIONS

Ms. McQuaid asked for any nominations for Chairman of the Design Review Advisory Committee for the year 2017. Committee Member Amerman recommended Rick Bandazian as Chairman to the DRAC for the year 2017. Second, Committee Member Natale. Voting in favor: Ms. Farcy, Ms. Amerman, Mr. Natale and Ms. Margaritis.

Roll call was taken by Secretary McQuaid.

PIZZA LOVE

BLOCK 235 LOT 3 (B1); 637 Wyckoff Avenue

The applicant proposes to install exterior renovations to the front façade of the building store front (not roof or overhang) in the Wyckoff Shopping Center in the space currently occupied by Giovanni's Restaurant & Pizzeria on Wyckoff Avenue.

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Applicant Representation: Richard Wakile, Kathy Wakile, Darryl Dueltgen and Celestini Gencarelli, were present.

Chairman Bandazian reiterated from the previous meeting on May 23, 2018 that the columns in the front of the new business will match the existing brick veneer columns in front of T.S. Ma Chinese Cuisine Restaurant, the front façade of the Pizza Love restaurant will be raised panels and painted a blue color which will be discussed in a moment. The blue façade of the building will be from grade which will include the knee wall to the height of the soffit, the planters will remain and will be kept consistent in color with the rest of the shopping center, the existing windows will be replaced with ¼" tempered clear glass, the background of the sign will remain white, the anchors of the restaurant will be bronze lanterns and the filming ordinance in Wyckoff was also discussed with the applicant who confirmed they were aware of this ordinance.

Kathy Wakile said she had chosen a few sample of the blue color and then found a more muted shade of blue which is #840 Benjamin Moore Kensington Blue. She added that the front door will mostly be glass with this same shade of blue. The Committee found this color to be conforming to the historical shades of blue. Chair Bandazian then made a motion to refer this application to the next level which is the Building Department for permits. Second, Committeemen Margaritis. Voting in favor: Susan Farcy, Linda Amerman, Ed Natale, Maureen Margaritis and Chairman Bandazian.

Chair Bandazian noted that Mr. John Ringer, the owner of the Wyckoff Shopping Center, was in the audience. He said that he would like Mr. Ringer present when decisions are made concerning the façade of the building so that some sort of uniformity can be established. Mr. Ringer said that the remainder of columns at this end of the building he may finish with brick veneer columns to match T.S. Ma and Pizza Love restaurant columns. The Design Review Committee said they would like to work with Mr. Ringer in pulling the front façade of the building together with trim and pillars. Mr. Ringer will return to the Design Review Committee if he decides to paint the front of the building with maroon, green or gray tones to match the mansard roof shingles and metal roof color. He said he will also consider historic colors.

There being no further business the meeting adjourned at 7:10 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Design Review Advisory Committee