

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
MAY 23, 2017 MEETING MINUTES REPORT**

Regular Meeting: Tuesday, May 23, 2017 – 7:00 p.m.
Location: Court Room, Second floor, Memorial Town Hall

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

Board Member(s) Absent: James Higgins

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

The meeting was called to order by Chairman Bandazian at 7:00 p.m. He read the following into the record:

“The May 23, 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.

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

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

Mr. Wakile said he would like to update the existing building façade of the former Giovanni's Restaurant & Pizzeria in the Wyckoff Shopping Center that he will purchase on June 1 and the business name will be Pizza Love. He said the columns in front of the new business will match the existing brick veneer columns in front of the T.S. Ma Chinese Cuisine restaurant with old brick original veneer. He said the existing windows will be replaced and the front façade of the store front will be raised panels and painted blue. He said that Aldo's has a blue awning and the

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front awnings of the Concierge Travel Agency are also painted blue. He presented to the Committee a sample of the shade of blue they would like to use along with the brick veneer.

Committeeman Harper was concerned with the front of the entire shopping center having some sort of consistency. Chair Bandazian reiterated that the 3 pillars in front of the store are white and will be refaced with brick veneer. He asked if the planters will remain which are also a safety barrier for the front of the store. Mr. Wakile said the planters will remain. Committeeman Harper asked that the planters not be painted blue. Tom Gensheimer, Building Inspector, recommended that the planters be kept consistent in color with the remaining shopping center planters. He noted that the blue façade of the building will be from grade, which includes the knee wall, to the height of the soffit. He said the new windows will be ¼" tempered clear glass framed window panes. Kathy Wakile said she would like her restaurant to have a family Italian/Mediterranean meal setting. Committeeman Harper and Committeeman Farcy said they would like to see a white building with blue accents in maintaining the colonial style of Wyckoff. Chair Bandazian asked what accent color the restaurant sign will be. Mr. Wakile said the background of the sign will also be white with blue and red lettering and will be back lit. He added that 2 lamps will anchor the store from one side to the other. Committeeman Harper liked the style of the outdoor lanterns which will be bronze. Committeeman Margaritis was in favor of the blue color for the front façade of the building. The Design Review Committee all questioned which shade of blue the building will be painted.

Chair Bandazian said he appreciates the Wakile's investment in the community. He announced along with Township Committeeman Scanlan that in 2011 an Ordinance was passed allowing filming in Wyckoff after first obtaining a permit which addresses safety precautions. The Wakile's said they were aware of this ordinance. Chair Bandazian also said a permit will be needed if the applicant would like to consider outdoor dining. Mr. Wakile said the sidewalk is not deep enough to consider outdoor dining. The Committee suggested that another Design Review meeting be scheduled only for the selection of the shade of blue to be painted on the exterior of the building. The Committee approved the brick veneer columns and the style of windows. Building Inspector Tom Gensheimer said the applicant will be able to apply for a conditional building permit and start construction; they just cannot paint the exterior of the building until after the next meeting when the shade of blue will be decided. Committeeman Harper said she will bring samples to town hall and Mr. Wakile will also bring samples showing shades of blue they are interested in using. The Committeeman will review the color samples before the next meeting.

There being no further business the meeting adjourned at 7:51 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Design Review Advisory Committee