

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
FEBRUARY 13, 2018 MEETING MINUTES**

Regular Meeting: Tuesday, February 13, 2018– 6:00 p.m.
Location: Court Room, Second floor, Memorial Town Hall

Board Member(s) Present: Susan Farcy; Connie Harper; Maureen Margaritis; Linda Amerman; Melissa Rubenstein, Township Committee Representative to the Design Review Committee.

Board Member(s) Absent: Rick Bandazian, Jr.; Chairman; Ed Natale; James Higgins

Staff Present: Susan McQuaid, DRAC Secretary.

Staff Absent: Tom Gensheimer, Building Inspector

The meeting was called to order by Acting Chairman Farcy at 6:00 p.m. She read the following into the record:

“The February 13, 2018 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.

Acting Chairman Farcy 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. She thanked the applicant for taking the time to invest in the enhancement of the community.

JERSEY MIKE’S

BLOCK 219 LOT 17.02 & 18 (B1 & RA-25); 300 & 302 Godwin Avenue

The applicant proposes to construct a 2,000 square foot retail store on this property which will require 27 parking spaces and 26 parking spaces are provided.

Applicant Representation: Antimo DelVecchio, the applicant’s attorney and Gregory Ralph, project architect.

Antimo DelVecchio, from the law firm of Beattie Padavano, and the project architect, Gregory Ralph, were present. Mr. DelVecchio said the property is located at 300 Godwin Avenue which currently is an empty lot. The applicant proposes to construct a stand-alone Jersey Mike’s restaurant which will be 2,000 square feet in size with approximately 26 parking spaces to

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service the use. We are here this evening to review the materials that are going to be used on the exterior of the building and the signage for the property. We are entitled under sign code to 2 signs; a building mounted sign and a free standing sign which is going to encroach into the front yard setback creating a variance. The free standing sign is proposed as a low brick monument sign with the Jersey Mike's oval logo on the sign. Jersey Mike's standard sign is a lollipop sign with the oval insignia for Jersey Mike's. Mr. Gregory Ralph said the one way entrance will be off of Godwin Avenue and circle around to the building to the parking field with a one way exit out onto Godwin Avenue. The exterior of the building will consist of a 3' high thin brick veneer façade around the entire base of the building with a water course or row wrapped course of brick on top to transition to the siding which will be artic white hardie shake shingle with white trim board and black satin trim caps or brackets to roof overhang. The dove gray metal roof where the gable end will have a plex face channel cut sign mounted on top to match the front wall and a decorative cupola or belvedere will be the design element on the roof. Mr. DeVecchio added that 60 – 6' to 7' arborvitaes will be planted along the residential fence line and street scape brick pavers and lighting will be installed. He said a proposed double sided monument sign with the Jersey Mike's oval logo will be internally illuminated and setback 20' from Godwin Avenue.

Committeeperson Harper asked where the air conditioning units will be place. Mr. Ralph said the units will be concealed within the roof and the condensers will be located on the side of the building with proper screening. Acting Chair Farcy asked where the dumpster will be located. Mr. DeVecchio said the dumpster will be located in the rear yard and will be fenced. Committeeperson Harper questioned the windows in the front and side of the building. Mr. Ralph said the windows will be located above the water table brick veneer course and will be framed with black anodized aluminum and glass store front system.

Acting Chair Farcy said the committee welcomes the enhancement to this building and property. The Design Review Advisory Committee utilizing the Code of the Township of Wyckoff Chapter 186-3.1 has reviewed the 14 criteria and in summary the applicant proposes to build a 2,000 square foot restaurant with 2 signs and 26 parking spaces. The exterior façade will have a colonial brick veneer water table, artic white hardie shake, symmetrical windows with sills and a dove gray metal roof. A monument sign will be located in the front of the building and based on this discussion it appears your proposals are generally in line with what we would like to see. Committeeman Harper then made a motion to refer this application to the next level of review which is at the Planning Board. Second, Committeeperson Margaritis. Voting in favor: Ms. Margaritis, Ms. Harper, Ms. Amerman and Acting Chair Farcy.

There being no further business the meeting adjourned at 6:26 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Design Review Advisory Committee