

**TOWNSHIP OF WYCKOFF  
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)  
MARCH 14, 2024 MEETING MINUTES**

Regular Meeting: Thursday March 14, 2024 at 6 p.m.  
Location: Court Room, Second floor, Memorial Town Hall

Ms. Mitchell read the following into the record:

“The March 14, 2024 Meeting of the Wyckoff Design Review Advisory Committee is now in session. Although the Design Review Advisory Committee is advisory in nature and 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](http://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**

**Board Members Present:** Ed Natale, Susan Farcy, Linda Ammerman, Drita McNamara, Jen Saxton, and Robert Ebel.

**Absent:** Maureen Margaritis

**Staff Present:** Tom Gensheimer, Construction Official; Maureen Mitchell, Board Secretary; and Tim Shanley, Township Committeeman.

**Nomination of Chairperson for 2024**

Mr. Natale made a motion to nominate Robert Ebel as Chairman. Second, Ms. McNamara. Voting in favor: Mr. Natale, Ms. Farcy, Ms. Ammerman, Ms. Saxton, Ms. McNamara, and Mr. Ebel.

**New Business**

**Stillitano - 646 Wyckoff Avenue Block 236 Lot 8**

The applicant proposes to modify the existing dormers and renovate the interior and exterior of the building.

Chairman Ebel read the opening remarks:

This meeting is an open discussion of the applicant’s project. The Committee is here to give suggestions and recommendations of what the Township expects this renovation to achieve at this location pursuant to The Township Code, Chapter 186-31, Review of Design.

Francesco Stillitano, the applicant, gave copies of the proposed architectural plans to the Committee members and provided the following details of the renovation:

There are two (2) existing dormers on the building which we would like to convert to one (1)

dormer. We understand that there is a front yard setback issue with the existing dormers so our architect has redesigned the dormer and moved it back so that we are in compliance with the setback. An ADA ramp will be added opposite the side of the building where the driveway is located. The ramp will extend from the front porch to the parking lot where we will have a dedicated ADA parking space. The vinyl siding will be in the color flagstone, the trim will be white, and the roof will be charcoal. We are proposing white AZEK trim around the windows and no shutters. I would like to add two (2) skylights to the new dormer to let additional light into my office space. The interior of the building will be completely redone, and we are proposing small uniform plantings across the front of the building.

Ms. McNamara asked if any changes are being made to the front porch and steps.

Mr. Stillitano stated that the steps are not structurally sound, so they are going to do new steps in the front and on the side as well. He went on to say that the walls in the front, and the walkway leading down to the side walk will also be repaired. Mr. Stillitano said the dimensions of the porch will remain the same however it is currently not structurally sound, so we will reframe the entire porch. Currently there are eight (8) columns however our engineer said we will be fine with only three (3) columns.

Mr. Ebel asked what materials will be used for the steps. He also asked Mr. Stillitano if he would consider using Hardie board siding instead of vinyl, and strongly recommended using Hardie board at least on the front of the building.

Mr. Stillitano said the steps will be gray stone masonry with blue stone caps. With regard to the siding, he said it may be difficult to get the color he wants in Hardie board because they have limited choices. He also said he is planning to use vinyl shake shingles on the dormer and may be difficult to match the color with Hardie siding.

## OPEN TO THE PUBLIC

Joseph Cestaro, a Wyckoff resident, and owner of an Architecture business in Wyckoff, came forward. He suggested keeping the original gable dormers and filling in between to connect them.

Mr. Stillitano said the existing dormers are in the front yard setback, so if he adds to them, he will have to go to the Zoning Board for a front yard setback variance. By removing the existing dormers, and constructing the new dormer further back out of the setback, he can eliminate the need for a variance.

With regard to the proposed skylights, Ms. Saxton said she has never seen skylights on dormers and is having a difficult time visualizing it.

Mr. Cestaro said that aesthetically, that is a tough spot for a skylight and suggested adding a decorative window up above the dormer instead of the skylights.

Mr. Ebel agreed, saying he would rather not see the skylights and recommended adding a decorative vintage window above the dormer.

Mr. Stillitano agreed to adding a circular decorative window above the dormer instead of the skylights.

There was a discussion about the existing stone on the corners of the building. Mr. Stillitano stated that he intends to keep the stone and will try to match the stone in order to add it to the front stair risers on the house, and the steps leading down to the sidewalk.

Chairman Ebel summarized by stating that the Design Review Advisory Committee has made the following recommendations:

A circular window will be installed above the new dormer, the proposed skylights will be eliminated, no shutters will be installed, if the existing stone on the corners of the house can be matched, the front of the stair risers will be faced with stone and capped with blue stone treads, the color of the siding will be flagstone.

Mr. Natale made a motion to approve this renovation proposal for 646 Wyckoff Avenue. Second, Ms. McNamara. Voting in favor: Ms. Farcy, Mr. Natale, Ms. McNamara, and Mr. Ebel. Ms. Saxton and Ms. Ammerman had to leave the meeting before the vote was taken.

There being no further business, the meeting was adjourned at 6:50 pm.

Respectfully Submitted,

Maureen Mitchell, Secretary  
Design Review Advisory Committee