

**TOWNSHIP OF WYCKOFF  
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)  
AUGUST 7, 2018 MEETING MINUTES**

Regular Meeting: Tuesday, August 7, 2018– 6:00 p.m.  
Location: Court Room, Second floor, Memorial Town Hall

**Board Member(s) Present:** Susan Farcy; Linda Amerman; Ed Natale; Melissa Rubenstein, Township Committee Representative to the Design Review Committee.

**Board Member(s) Absent:** Rick Bandazian, Jr.; Chairman; Connie Harper; Maureen Margaritis; James Higgins

**Staff Present:** Susan McQuaid, DRAC Secretary; 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 August 7, 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](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 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.

**FRANKLIN MONROE REALTY, LLC**  
BLOCK 239 LOT 2 (B1); 345 Franklin Avenue

*The applicant proposes to renovate and rehabilitate the existing structure for bank use with a drive thru on the ground floor and 2 residential apartments on the second floor).*

**Applicant Representation:** Hank Groenewal, applicant

Hank Groenewal, 390 Pinewood Drive, Wyckoff, NJ said he would like to demolish the left side of the building and replace it with a bank drive through. The second floor will be 2 apartments. The exterior of the building will be fieldstone, the siding will be Hardy Siding in cobblestone and the roof color will be charcoal with copper accent panels in the dormer gables. Committeeperson Natale asked if the exterior stairs to the basement will be removed. Mr. Groenewal said the stairs will be relocated to the opposite side of the building which is the east

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side elevation. Acting Chair Farcy asked about the landscaping. Mr. Groenewal said that new landscaping will be planted in the front of the building. Ms. Farcy asked about the parking spaces. Mr. Groenewal said there will be 9 parking spaces for the bank and 4 parking spaces for the second floor tenants. Committeeperson Natale asked if the sign will be affixed to the front of the building. Committeeperson Amerman asked if the sign will be lit. Mr. Groenewal said it will be attached to the front of the building and will be code compliant with regards to lighting and size.

The Design Review Advisory Committee utilizing the Code of the Township of Wyckoff Chapter 186-31 has reviewed the 14 criteria and in summary the applicant proposes to renovate the existing building using James Hardy cobblestone siding with fieldstone at the base of the building, the roof will be a mix of charcoal shingles with copper on the lower section of the dormers. The windows will be colonial in style with divided lights. Based on this discussion it appears your proposals are generally in line with what we would like to see. Committeeman Natale then made a motion to refer this application to the next level of review which is at the Planning Board. Second, Committeeperson Amerman. Voting in favor: Ms. Amerman, Mr. Natale and Acting Chair Farcy.

There being no further business the meeting adjourned at 6:18 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary  
Design Review Advisory Committee