

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
OCTOBER 22, 2018 MEETING MINUTES**

Regular Meeting: Monday, October 22, 2018– 6:00 p.m.
Location: Court Room, Second floor, Memorial Town Hall

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

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

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

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

“The October 22, 2018 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 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.

FOUR GEMS, LLC

BLK 237 LOT 8 (B1A CORNER); 244 Everett Avenue.

The applicant proposes to expand the current building and to completely renovate the exterior and interior of the enlarged building for office use.

Applicant Representation: Bruce Whitaker, applicant’s attorney; Chris Canzani, applicant’s architect.

Bruce Whitaker, from the law firm of McDonnell & Whitaker, representing Four Gems. An application was submitted before the Planning Board for minor variance relief. And on the basis of that we were recommended to come before the Design Review Advisory Board. He said the building will be owner occupied and an addition will be constructed onto the building to expand it

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for office use. He said the applicant will provide 10 parking spaces which are conforming and a variance is being requested for front yard setback on this corner lot.

Chris Canzani, the applicant's architect, said the house will be gutted and converted to a modern farm house look with hardiplank siding, a stone water table half the height of the building, with black Andersen window accents and white trim, a black metal roof and a castle gray faux slate roof. The entry will be done in blue stone with white columns and a vision panel door. The water table will be either Nantucket Blue from Braen or Independence Stone from Connecticut.

Acting Chair Farcy said the Committee welcomes the enhancements to this building and property. The Design Review Advisory Committee utilizing the Code of the Township of Wyckoff Chapter 186-31 has reviewed the criteria in Section 186-31 E and in summary the applicant proposes to greatly enhance this building with the faux slate roof, the hardiplank siding, the stone water table and the modern farm house look. Based on this discussion it appears your proposals are generally in line with what we would like to see. Committeeman Margaritis 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, Ms. Margaritis, Mr. Natale and Acting Chair Farcy.

A brief discussion ensued regarding Susan Farcy's offer of leadership of the Design Review Advisory Board as Chairman. It was a unanimous consensus by the Board that Ms. Farcy become Chair. There being no further business the meeting adjourned at 6:12 p.m.

Respectfully Submitted,

Susan McQuaid, Secretary
Design Review Advisory Committee