

**TOWNSHIP OF WYCKOFF  
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)  
JANUARY 22, 2019 MEETING MINUTES**

Regular Meeting: Tuesday January 22, 2019 at 7 p.m.  
Location: Court Room, Second floor, Memorial Town Hall

**Board Member(s) Present:** Susan Farcy, Acting Chair; Maureen Margaritis; Ed Natale; Drita McNamara.

**Board Member(s) Absent:** Jennifer Saxton, Linda Ammerman, James Higgins

**Staff Present:** Maureen Mitchell, DRAC Secretary; Tom Gensheimer, Township of Wyckoff Building Inspector

The meeting was called to order by Acting Chair Farcy at 7:00 p.m. She read the following into the record:

“The January 22, 2019 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 was taken by Secretary Mitchell.

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.

**403 GOFFLE, LLC. 403 GOFFLE AVENUE**

*The applicant is proposing to renovate the exterior of a strip mall located at the corner of Goffle and Wyckoff Avenues.*

**Applicant Representation:** Anthony DiTomasso representing Winfield properties; owner of the property at 403 Goffle Road. Mr. DiTomasso explained that Winfield is a real estate investment firm which focuses on mid-sized projects with redevelopment focus and value add focus. The firm looks for opportunities with buildings that may have some inefficiencies. This particular property is in a great location at a busy intersection however it is in poor condition which is why we are here tonight.

Mr. DiTomasso introduced Nancy Dougherty. She is a licensed Architect in the State of New Jersey with Studio 1200 Architects in Short Hills New Jersey. Ms. Dougherty stated that the goal

of the project is to greatly improve the curb appeal of the building. She provided a detailed description of the project for the Design Review Advisory Committee which includes replacing all of the storefronts glazing which is currently deteriorating. A new storefront system of dark bronze aluminum and clear insulated glass will replace the existing outdated system. There are four existing stores on the Wyckoff Avenue side of the building. The solid wooden doors will be replaced with the same dark bronze aluminum framed and clear insulated glass windows and doors as the seven stores on the Goffle Road side of the building. The existing cupola will be removed. Ms. Dougherty went on to say that all storefront signage will be uniform in shape, size and texture and will comply with Municipal requirements set forth for the B-2 zone. The aluminum and acrylic signs will be 2' tall by 10' wide and will be illuminated externally by individual fixtures mounted over each sign.

In addition, on both street front facades, a parapet will be added constructed of a combination of materials including fiber cement lap siding, new cellular PVC soffit and cornice, and asphalt shingle roofing. Air Conditioning units will be placed in the rear of the building on the ground.

Township Construction Code Official Tom Gensheimer advised Mr. DiTomasso that he will have to submit an application to the Planning Board for the parking lot and the A/C units as well as providing a landscape plan. Mr. Gensheimer also requested the model number of the light fixtures that are shown on the plans. Ms. Dougherty provided the Committee with a hand out which included the model number and lighting fixture specifications.

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 the appearance of this building with the new dark bronze aluminum and insulated glass windows and doors, the storefront glazing, parapet and uniform, code compliant signage. 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 approve the proposed exterior design. Second, Committeeperson McNamara. Voting in favor: Ms. Margaritis, Mr. Natale, Ms. McNamara and Acting Chair Farcy.

Respectfully Submitted,

Maureen Mitchell, Secretary  
Design Review Advisory Committee