

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
OCTOBER 29, 2019 MEETING MINUTES**

Regular Meeting: Tuesday October 29, 2019 at 6 p.m.
Location: Court Room, Second floor, Memorial Town Hall

Board Member(s) Present: Susan Farcy, Committee Chair; Jennifer Saxton, Linda Ammerman and Melissa Rubenstein, Township Committee Representative to the Design Review Committee.

Board Member(s) Absent: Drita McNamara, Maureen Margaritis, Edward Natale and James Higgins

Staff Present: Maureen Mitchell, Design Review Advisory Committee Secretary.

The meeting was called to order by Ms. Farcy at 6:10 p.m. She read the following into the record:

“The October 29, 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 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.

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.

John Ringer - The Henry A. Green Building 385 Clinton Avenue

The applicant is proposing to replace the shingled mansard roof with metal roofing materials and replace the siding surrounding the windows and peak over the entrance.

Applicant Representation

Christopher Frey, of ABC Building Systems, provided the Committee Members with a visual reference booklet which detailed the materials and colors to be used for this project. He explained that the existing shingles on the mansard roof will be removed and replaced with clay red Kynar metal roof panels. Mr. Frey stated that the proposed roofing material will have a Kynar 500 finish which will prevent the color from fading and could last for a minimum of 50

years. The light gray siding around the dormers will be replaced with charcoal gray hardie board siding. The proposed new trim around the windows will be a product called Veritex which is a maintenance free, solid, white, recyclable material which is considered a "Green" building material. Lastly, Mr. Frey stated there is an entry awning in the rear of the building which will also be resurfaced with the clay red Kylar metal roofing material.

Ms. Ammerman commented that the colors of the metal roofing and new siding will nicely complement the existing brick exterior.

Ms. Farcy asked if anything is proposed for the landscaping on the property. Mr. Frey stated that there are a few trees very close to the front of the building which will need to be trimmed to facilitate the cosmetic renovation however there are currently no plans to remove any trees or bushes. He added that if any landscaping should be disturbed during the project, it will be replaced.

Ms. Farcy asked if the clay red metal roofing is similar to the color of the roofing material used at the Wyckoff Shopping Center. Mr. Frey said that it is the same and that he worked on that project as well.

Ms. 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 replace the shingled roof with the red Kynar metal roof, replace the light gray siding on the dormers with charcoal gray hardie siding and install white Versitex trim around all of the windows. Based on the presentation, it appears that the proposals are generally in line with what we would like to see. Ms. Ammerman made a motion to refer this application to the next level which is the Building Department for permits if necessary. Second, Ms. Saxton. Voting in favor: Chairman Farcy, Ms. Ammerman and Ms. Saxton.

The meeting was adjourned at 6:20 p.m.

Respectfully Submitted,

Maureen Mitchell, Secretary
Design Review Advisory Committee