

**TOWNSHIP OF WYCKOFF  
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)  
NOVEMBER 19, 2019 MEETING MINUTES**

Regular Meeting: Tuesday November 19, 2019 at 6 p.m.  
Location: Court Room, Second floor, Memorial Town Hall

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

“The November 19, 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.”

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.

Roll call was taken by Secretary Mitchell.

**Board Member(s) Present:** Susan Farcy, Committee Chair; Jennifer Saxton and Ed Natale.

**Board Member(s) Absent:** Drita McNamara, Maureen Margaritis, Linda Ammerman and James Higgins.

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

1. The owner of the building located at **385 Franklin Avenue (Corner of Wyckoff Ave), in the B-1A zone**, is planning to replace the shingles on the mansard roof with new shingles and replace the existing vinyl siding on the upper portion of the building with new siding in a different color. The representative will provide samples and/or photos of the roofing and siding at the meeting.

John Sahid, the property owner and Lou Polidori, the contractor were in attendance to present the proposal. They presented samples of the roof shingles, siding and shutters to the Committee Members. Mr. Sahid said that the color of the shingles is desert tan, the vinyl shake siding is cypress green and the shutters will be wineberry. Mr. Polidori presented a photo of a home that has the same color siding and shutters as are being proposed for this project.

Ms. Saxton stated that the proposal is for the upper portion of the building and she inquired about the façade on the lower half. Mr. Polidori stated that the lower half will be done at a later time. He said that working on the upper half was a necessity at this time because the roof is in

disrepair and the existing old windows need to be replaced. Once the exterior of the second story is completed, they will renovate the interior with the hope of getting new tenants for the space.

The Committee Members had a discussion about the colors of the siding and shutters and asked to see the samples again. The Members suggested that, in their opinion, the midnight green or forest green shutters would match better with the roof shingles and the siding than the proposed wineberry. Mr. Sahid and Mr. Polidori were amenable to the suggestion and said they will select midnight green #122 for the shutters with forest green #122 as a second choice in case there is a problem obtaining the midnight green.

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 desert tan roofing shingles, replace the siding on the upper level with cypress green vinyl shake siding and add midnight green or forest green shutters. The lower portion of the building will be renovated to match the upper level in the near future. Based on the presentation, it appears that the proposals are generally in line with what we would like to see.

Mr. Natale 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, Mr. Natale and Ms. Saxton.

**2. The owner of the building located at 345 Franklin Avenue in the B-1A zone**, is proposing to alter the previously approved design of the roof peak(s) on the building. The three “doghouse” peaks will be replaced by one overlay roof peak. Drawings will be provided.

Hank Groenewal came forward to present the proposed changes to the design which was previously approved by the Planning Board in August 2018. He stated that he is only changing the roof line because he wanted to do something prettier and more artsy.

The original design featured 3 small roof peaks which he will replace with 1 overlay roof peak. He is also proposing to change the type of front door from a solid double door to a glass double door. The trim around the window and doors will be white. Everything else will remain the same as what was previously approved.

With no further questions or comments, 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 revise the roof design which had been 3 roof peaks across the front and is proposing 1 overlay roof peak. A gable will be placed over the front door which will be a glass double door where originally it was proposed to be a solid door. Based on the presentation, it appears that the proposals are generally in line with what we would like to see.

Mr. Natale made a motion to recommend the application to the next level which is a Planning Board review. Second, Ms. Saxton. Voting in favor: Ms. Farcy, Ms. Saxton and Mr. Natale.

There being no further business, the meeting was adjourned at 6:35 pm.

Respectfully Submitted,

Maureen Mitchell, Secretary  
Design Review Advisory Committee