

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
JANUARY 29, 2013 MEETING MINUTES REPORT**

Regular Meeting: Tuesday, January 29, 2013 – 7:00 p.m.
Location: Court Room, Second floor, Memorial Town Hall

Board Members Present: Michael Madigan, Chairman; Connie Harper; Maureen Margaritis; Ed Natale; James Higgins; Timothy Shanley; John Haboob; Doug Christie, Township Committee Representative to the Design Review Committee.

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

The meeting was called to order by Mr. Madigan at 7:00 p.m. He read the following into the record:

“The January 29, 2013 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 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 Schilstra.

Chairman Madigan then asked for a vote on the accuracy of the January 22, 2013 minutes. Mr. Shanley made a motion to approve the January 22, 2013 minutes. Seconded by Mr. Haboob. Voting in favor: Ms. Harper, Ms. Margaritis, Mr. Higgins, Mr. Natale, Mr. Shanley, Mr. Haboob and Chairman Madigan.

Chairman Madigan asked the applicant to introduce themselves and present to the Committee the revisions of the previous rendering. He said this meeting is an open discussion of the applicant's project and the Committee is here to give suggestions and recommendations of what we would like to see with this building at this location.

WYCKOFF WASH, LLC

BLOCK 259 LOT 2 (B1zone); 322 Franklin Avenue

Applicant Representation: Christopher Boel, Jason Robinson and Mike Cardaci, members of Wyckoff Wash, LLC were present.

Chairman Madigan said at the last meeting the Committee was in agreement of the roof in the color green in an aluminum material with a matching green gutter system. The existing cupola will be painted green and the canopies will mimic the footprint of where they are now but in a green material.

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Mr. Robinson showed a rendering of the building, the gasoline pump location and the location of the vacuum system. He said the granite has been eliminated and a border stone veneer will be used up to 42".

Mr. Gensheimer recommended that the border stone be no higher than 48".

Mr. Boel said the plans show 42" to 48" as previously discussed at the last meeting.

Mr. Robinson said that hardiplank material will be placed above the stone veneer.

Mr. Boel said the stone will be golden white and the hardiplank color will be Navaho beige.

Mr. Robinson said where the hardiplank ends the green roof will begin. He said that potted plants have been added and the plants will be changed seasonally.

Mr. Natale asked what material the planters will be.

Mr. Boel said the free standing planters will be either plastic or concrete and not attached to the building.

Mr. Robinson said the windows will be white Anderson 400 series colonial windows with dividers inside the window. He added that the existing vacuum system will be replaced with the same brand system which is J.E. Adams.

Chairman Madigan asked if the gas pumps will remain the same as they look today.

Mr. Boel said the Getty sign will be changed to Lukoil.

Chairman Madigan asked the applicant to address the proposed signage and the block lettering over the car wash awning in the front of the building.

Mr. Boel said 40 square footage of signage is allowed according to Wyckoff Town Code. He said that Wyckoff Car Wash will be place in the front awning is 12 square feet and one sign on the right side of the building between the two windows will remain which is under 40 square feet.

Chairman Madigan asked if the instructions signs on the rear of the building, inside the rear canopy and menu signage will remain the same.

Mr. Robinson said all the rear signage will be replaced but will remain the same size and in the same location. He added that a service menu will be handed out to vehicles that are waiting on line as a customer service.

Chairman Madigan asked if any parking will be allocated for the convenience store.

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Mr. Boel said the parking will be in the rear of the lot and he also has in his lease agreement parking where the Christmas trees are sold.

Chairman Madigan asked if the dumpster which is currently located in the middle of the lot can be moved to the left rear of the property.

Mr. Robinson said that the existing dumpster must remain on the lot and will be moved to a less conspicuous place on the property.

Chairman Madigan asked where the mechanicals or HVAC will be located.

Mr. Boel said there is an interior supply room where the mechanicals will be located.

Committee Member Shanley asked if the applicant will have a generator on site in case of a power failure.

Mr. Boel said they will have a generator and it will be wheeled outside and plugged in when needed.

Committee Member Harper asked what color is the roll up door.

Mr. Boel said the roll up door is metal and will be painted to match the color of the hardiplank.

Mr. Robinson said the Wyckoff Car Wash on the canopy is depicted in black. He asked if he can go with a white color.

Chairman Madigan said it could be white or black.

Committee Member Harper said white is a better color for the lettering on the canopy will be.

Committee Member Margaritis said white lettering will be more eye appealing.

Chairman Madigan summarized the points of this evening's discussion as statement of findings and recommendations:

1. The exterior of building was reviewed and the base of the building will be no higher than 48" with real stone in the color golden white. The remainder of the siding will be hardiplank in Navaho beige with a green roof and green gutter system.
2. Potted plants will be placed on the side of the building to dress up the property.
3. The colonial windows will be the Anderson 400 series in white.
4. The vacuum system will be a direct replacement of the vacuums by J.E. Adams with a newer model.
5. The gas pumps will remain the same as they presently are with Getty logo changing to the Lukoil logo.
6. The dumpster on the property will be placed in the rear of the parking lot away from the street view.

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7. No mechanicals will be on the exterior of the building.
8. A generator will be temporary in the event of an outage and rolled outside as needed.
9. Signage of Wyckoff Wash will be white in color
10. The side of the building signage will be replaced with fresh signage which will serve as your name and part of your menu.
11. The large Getty logo sign on the corner of the property will remain the same but will be replaced with Lukoil logo which is Lukoil issue to be discussed with the town as to when this will be done.
12. Metal doors of the wash exit will match the hardiplank color of Navaho Beige
13. Parking for the convenience store will be in the rear of the property.
14. Roof will be the color hunter green in a metal material with a green gutter system and green cupola.
15. The existing canvas will be replaced and will match the roof and gutter system in Hunter Green.

Committee Member Shanley made a motion to recommend the 15 items based on a thorough and careful review of the findings and recommendations and to forward this report to the Construction Code Official. Second, Committee Member Margaritis. Voting in favor: Ms. Harper, Ms. Margaritis, Mr. Higgins, Mr. Natale, Mr. Shanley, Mr. Haboob and Chairman Madigan.

There being no further business the meeting adjourned at 7:38 p.m.

Susan Schilstra, Secretary
Design Review Advisory Committee