

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
JULY 18, 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; James Higgins; Timothy Shanley; John Haboob; Doug Christie, Township Committee Representative to the Design Review Committee.

Board Members Absent: Connie Harper; Maureen Margaritis; Ed Natale.

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

The meeting was called to order by Mr. Madigan at 6:00 p.m. He read the following into the record:

“The July 18, 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 29, 2013 minutes. Mr. Shanley made a motion to approve the January 29, 2013 minutes. Seconded by Mr. Haboob. Voting in favor: Mr. Higgins, Mr. Shanley, Mr. Haboob and Chairman Madigan.

Chairman Madigan asked the applicant to introduce themselves and present to the Committee their proposal. 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. Chairman Madigan thanked the applicant for taking the time to invest in the enhancement of the community.

765 WYCKOFF AVENUE, LLC – Stone House Nursery
BLOCK 204 LOT 11 (RA-25 zone); 765 Wyckoff Avenue

Applicant Representation: Jeff Schultz, co-owner of Stone House Nursery; Jane Slavin, the architect for this project.

Mr. Schultz said that this property was purchased the end of February 2013. During remediation of the soil that was in the hoop houses that used to exist on the property half of the northwest corner of the existing garage wall collapsed. The Wyckoff Building Inspector was called to the site and he determined the building was structurally unsound and not safe for occupation. He said that he is currently working with his insurance company for the repair of

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this garage. He said this building was used as a warehouse. The building will need to be rebuilt. He said that when the building collapsed the trusses fell and crushed the front and the back corner. The building is 50% compromised and during some digging footings were not found. He said this is affecting his wholesale business since this building cannot be used.

Chairman Madigan said he would like the existing trailer removed once this building has been reconstructed. He asked that this proposed building look more like it will fit into the existing residential neighborhood.

Mr. Schultz said the trailer will be removed once the building has been constructed. He said he cannot operate wholesale out of the trailer. He said he would like the Board's feedback on the design of the building while we wait to hear from the insurance company.

Ms. Slavin said a full replacement of the building will be better since she has determined currently there are hollow core block and no footings. She said the new building will need to meet Wyckoff's construction code. She said the height of the roof will be at 28' and the height to the eave will be 18'.

Tom Gensheimer, Wyckoff Building Inspector, said that the corner is the highest point 28' and will slope away to 18'.

Commissioner Haboob asked what will be stored in the mezzanine area inside the building.

Mr. Schultz said Christmas/seasonal items will be stored in the mezzanine and the area below will be the wholesale checkout.

Ms. Slavin said the exterior of the building will be standing seam siding with a metal roof. Stone veneer will be 8' on the bottom of the building to match the existing stone buildings on the site. The doors will be tan, the windows will be bronze and gutters bronze and leaders tan to match the siding on the building. The dormers will be fake. She added that HVAC unit will be in the office.

Tom Gensheimer, Wyckoff Building Inspector said he had no issue with the proposed structure or the pitch of the roof but was concerned with the 28' height of the building in that one corner which can be seen from Woodbury Drive.

Mr. Schultz said that he needs the 28' roof height for storage.

Ms. Slavin said that mature evergreen trees can be planted.

Commissioner Haboob asked that windows be placed in the mezzanine area to soften the look of the building.

Ms. Slavin said that 3 triple transom windows, approximately 30" tall by a total of 10' wide could be installed in this area.

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Chairman Madigan agreed with Mr. Gensheimer that 12' evergreens can be planted in the corner of the property to mask the residents on Woodbury Drive and soften the look of the proposed building. Chairman Madigan said the applicant could raise the roof to 35' and be within building code.

Commissioner Haboob said he liked the red roof color.

Chairman Madigan summarized the meeting by stating that the trailer is temporary and will be removed upon completion of the warehouse renovation; the roof will be rustic red by Vulcan; the siding is brownstone color by Vulcan; the base of the building is 8' high with look alike stone of the stone house; the doors will be tan to match the brownstone type siding; the windows will be bronze; the gutters will bronze; the leaders for the gutters will be tan to match the siding; the windows on the side that faces Woodbury Drive will be a triple transom 10' wide by 30" tall, or a standard window size, in the color of bronze; on the side by the door entrance to the warehouse there will be an outside light for safety and on each corner of the building there will be security cameras; in the back corner of the property there will be evergreens planted to soften the impact of the view of the warehouse from Woodbury Drive and will be finalized by the town. We have reviewed the new proposed roof height of 28' height at its peak with a 5 1/2" per foot pitch; there will no additional roof ornaments on the roof.

Commissioner Higgins agreed with this summarization. Second, Commissioner Shanley. Voting in favor: Mr. Haboob, Mr. Shanley, Mr. Higgins and Chairman Madigan.

There being no further business the meeting adjourned at 7:18 p.m.

Susan Schilstra, Secretary
Design Review Advisory Committee