

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
MARCH 11, 2014 MEETING MINUTES REPORT**

Regular Meeting: Tuesday, March 11, 2014 – 6:30 p.m.
Location: Court Room, Second floor, Memorial Town Hall

Board Members Present: Timothy Shanley, Chairman; Connie Harper; Maureen Margaritis; Ed Natale; James Higgins; Rudy Boonstra, 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 Secretary Susan Schilstra at 6:30 p.m. She read the following into the record:

“The March 11, 2014 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.”

Township Committeeman Boonstra welcomed new members: Linda Amerman and Rick Bandazian, Jr.

Ms. Schilstra asked for any nominations for Chairman of the Design Review Advisory Committee for the year 2014. Committee Member Harper recommended Timothy Shanley as Chairman to the DRAC for the year 2014. Second, Committee Member Natale. Voting in favor: Ms. Harper, Ms. Margaritis, Mr. Natale, Mr. Higgins, Ms. Amerman and Mr. Bandazian.

Roll call was taken by Secretary Schilstra.

Chairman Shanley 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 Shanley thanked the applicant for taking the time to invest in the enhancement of the community.

STORK Management, LLC (505 Saddle River, LP)
BLOCK 291 LOT 9 (B1); 291 Franklin Avenue

Applicant Representation: Eric Kiellar, Blue Line Architect and Sue Kennedy, Property Manager for 291 Franklin Avenue, were present.

Mr. Kiellar said the applicant would like to modernize the front facade of the former Donnelly building. He said it is currently a brick building with a series of flat roofs. The main facade is a

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13' wall of glass with signage in the windows and there are 5 entrance to the 3 business. He said he would like to redesign the front of the building to be more in character with the colonial architectural style of Wyckoff and in conformance with the Wyckoff Master Plan. Mr. Kiellar said the existing roof is a flat roof and it will become a sloping roof during Phase II of construction. He said that each store front in the front of the building will get a new ADA entrance with white columns, a 16" stone veneer water table base, energy efficient glass and glazing with 3 surface lights that will shine down onto the new signage. He added that the new air conditioning units will be placed on the roof and screened from sight by the parapet wall. He said the highest roof line will is 32'. The color samples are as follows: metal roof is weathered copper; window frame is Kawneer and glass door frame is bone white; the stone is eldorado stone called Silverton mountain ledge.

Sue Kennedy said the European Petals business will take over the entire right side of the building by April 1 which used to house the Sock Company business. She said the front façade of the building will be completed during Phase I and Phase II will start in the fall of 2014 with the addition of the roof lines to the existing building and main entrance.

Tom Gensheimer, Wyckoff Building Inspector, asked if the free standing sign could be removed.

Mr. Kiellar said the free standing sign will be removed and relocated and attached to the front of the building and the size of the sign will be to township code. He added that the trim brackets will be a dark bronze or dragon's breath #1547.

Committee Member Harper asked if the parking will remain in the front of the building and whether there will be any landscaping in the front of the building.

Mr. Kiellar said the parking will remain and the landscaping will be hardscape only.

Chairman Shanley asked what color the front columns will be and how the roof water will be collected.

Mr. Kiellar said the columns will be a composite of white material to make them look colonial and the roof water will be collected on the roof and directed to the rear roof and dispersed.

Committee Member Amerman asked if the surface lights will be removed and will be recessed.

Mr. Kiellar said the proposed lighting will be recessed.

Committee Member Harper recommended that mullions be put on the top of the new windows on the second floor during Phase II.

Mr. Kiellar said that mullions can be added to the second floor windows for a more colonial style of window.

Chairman Shanley was concerned with the side of the building that will be white.

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Mr. Kiellar said the side of the building will be repainted with Jute AF-80 which is an off white finish.

Tom Gensheimer asked if the front of the building will be the same color as the side of the building.

Mr. Kiellar answered yes and there will be a darker accent color near the roof of the building. He added that the main entrance and store front glazing is also white along with white siding on the second floor to anchor the building.

Chairman Shanley summarized the meeting by saying the Committee welcomes the enhancements to the property. The Design Review Advisory Committee, utilizing the Code of the Township of Wyckoff, Chapter 186-31, has reviewed the 14 criteria in Section 186-31E, and in summary he offered the following:

1. The applicant is proposing a framed roof over the existing roof;
2. Recessed lighting will be installed which will not be visible from the street;
3. The roof will be a weathered copper metal roof;
4. Eldorado stone will be the color of the stone veneer which will be 30' and 20' on the front of the building;
5. There will be composite white square columns in the front of the building;
6. The existing free standing sign will be removed and relocated onto the façade of the building;
7. The air conditioning units that are sticking out the front windows will be relocated to the roof and will not be visible from the street or the side of the building due to architectural features on the roof which will hide them;
8. The front entrances to the businesses will be made ADA compliant;
9. Dark buff stamped concrete will be used on the front step platform to the businesses;
10. The design process will be done in Phase I in May 2014 and Phase II in November 2014
11. The applicant agreed that if there are any changes to the design plan this evening the applicant will return to the Design Review Board for approval.

Committeeman Harper made a motion to recommend this application to the Planning Board with the 11 suggestions listed above. Second, Committeeman Higgins. Voting in favor: Ms. Harper, Ms. Margaritis, Mr. Higgins, Mr. Natale, Ms. Amerman, Mr. Bandazian and Chairman Shanley.

There being no further business the meeting adjourned at 7:40 p.m.

Susan Schilstra, Secretary
Design Review Advisory Committee