

**TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
DECEMBER 30, 2014 MEETING MINUTES REPORT**

Regular Meeting: Tuesday, December 30, 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; Linda Amerman; Rick Bandazian, Jr.

Board Members Absent: James Higgins; Rudy Boonstra, Township Committee Representative to the Design Review Committee.

Staff Present: Susan Schilstra, DRAC Secretary.

The meeting was called to order by Chairman Tim Shanley at 6:30 p.m. He read the following into the record:

“The December 30, 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.”

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.

Chairman Shanley said the committee had received a letter from Blueline, the applicant’s architect.

Sue Kennedy said the front façade and roof of the building will now be completed in one Phase. She said they would like to change the roofing material and change the color of the window framing from white to bronze.

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Mr. Kiellar said the owner would like to substitute the roofing material from a standing seam metal roof in weathered copper to an architectural dimension all asphalt roof shingle by Certaineed, Landmark Series, Color Pewterwood. He said the window and door frame color will be bronze in lieu of bone white. He added that these changes will stay within the colonial style of Wyckoff.

Ms. Harper asked to see samples of the proposed materials.

Mr. Kiellar provided samples for the Committee.

Chairman Shanley summarized the meeting by saying the Committee welcomes the enhancements to the property and the design changes. 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 roof material will be changed from a weathered copper metal roof to an architectural dimensional asphalt roof shingle in the color Pewterwood;
2. The window and door frame color will be bronze in lieu of bone white.
3. The columns and siding will remain white.
4. The project will be performed in one Phase instead of 2 Phases.
5. All other conditions approved by the Committee on March 11, 2014 shall remain in effect

Committeeman Natale made a motion to recommend the changes provided in Items 1 through 5 as presented. Second, Committeeman Margaritis. Voting in favor: Ms. Harper, Ms. Margaritis, Mr. Natale, Ms. Amerman, Mr. Bandazian and Chairman Shanley.

There being no further business the meeting adjourned at 6:42 p.m.

Susan Schilstra, Secretary
Design Review Advisory Committee