TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
JUNE 30, 2015 MEETING MINUTES REPORT

Regular Meeting: Tuesday, June 30, 2015 – 7:00 p.m.
Location: Court Room, Second floor, Memorial Town Hall

Board Members Present: Rick Bandazian, Jr., Chairman; Connie Harper; Maureen Margaritis; Ed Natale; Linda Amerman; James Higgins; John Carolan, Township Committee Representative to the Design Review Committee.

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

The meeting was called to order by Secretary Susan McQuaid at 7:00 p.m. She read the following into the record:

> "The June 30, 2015 Meeting of the Wyckoff Design Review Advisory Committee is now in session. Although the Design Review Advisory Committee is advisory in nature and in 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."

Ms. McQuaid asked for any nominations for Chairman of the Design Review Advisory Committee for the year 2015. Committee Member Amerman recommended Rick Bandazian as Chairman to the DRAC for the year 2014. Second, Committee Member Natale. Voting in favor: Ms. Harper, Ms. Margaritis, Mr. Natale, Mr. Higgins and Ms. Amerman.

Roll call was taken by Secretary Schilstra.

Chairman Bandazian thanked the members of the Design Review Advisory Committee as well as Township Committeeman Rudy Boonstra and Township Committee Representative Carolan and staff for the nomination and appointment to serve the Township of Wyckoff. He said before he asks the applicant this evening to introduce themselves and their proposal he noted that 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. Chairman Bandazian thanked the applicant for taking the time to invest in the enhancement of the community.

T.S. Ma Chinese Cuisine (formerly the Hardware Station)
BLOCK 235 LOT 3 (B1); 637 Wyckoff Avenue

Applicant Representation: Eric Kiellar, Blue Line Architect and Thomas Ma, the applicant and owner of the restaurant T.S. Ma Chinese Cuisine, were present.

Mr. Kiellar said he is working with Mr. Thomas Ma to relocate his business into the former

Hardware Station storefront. Mr. Thomas Ma introduced himself and said he has been in the restaurant business for 35 years and is currently located in Upper Montclair since 2006. He said he has outgrown this facility and would like to relocate his business in Wyckoff. He said his food is geared toward healthy, fresh and authentic Chinese cuisine.

Mr. Kiellar said the original Wyckoff Shopping Center building dates back to the 1950's with modifications done during the 1970's to the current façade of the building. He said he has worked out a lease agreement with the owner of the property, John Ringer, and Mr. Ma will be funding the upgrades in the front and side of the building where his business is proposed. Mr. Kiellar added that Mr. Ringer has agreed to change the roof style of the entire building and paint the building to match the colors of the new façade in front of the T.S. Ma business. He said the front façade will match the brick piers with an arched colonnade similar to the brick colonnade on the northern end of the shopping center. The similar arched design will turn the corner as pilasters against the existing brick face along Highland Avenue. A new roof structure or pop out will act as a screen wall for any proposed rooftop units. A new hard-coat stucco finish will be applied to the bottom half of the existing concrete wall to simulate a sandstone block base. Existing landscaping in that area will be maintained and upgraded. Additionally, the existing planters, currently filled with concrete, will be converted back to their former use, increasing the landscaped area. The architectural dimensional roofing color will be "colonial slate" in color; the thin brick veneer will match the existing brick with a "Parchment" color grout; the simulated limestone base will be "Smoked Putty" with a fine sand finish; the windows will be Marvin clad ultimate double hung in Pebble Gray with a Marvin Pebble Gray multi slide door; the exterior PVC trim will be Marvin Pebble Gray with the accent color of Benjamin Moore "Sail Cloth". He added that a pop out dormer will be added above the front door of this proposed business.

Committeeman Harper opined that the multi-color roof will be too busy for the entire length of this shopping center. She asked Mr. Kiellar to explain the proposed lighting.

Mr. Kiellar said the lighting will consist of 3 LED lights above the proposed restaurant sign (the Code of the Township of Wyckoff 186-28C(9) prohibits LED signs). He added that there will be no lighting attached to the side of the building. He added that he was open to any changes to the color of the roof.

The Design Review Committeemen were in favor of the multi-color roof in "Colonial Slate".

Chairman Bandazian asked about the exterior railings.

Mr. Kiellar said the railing system will be protective barrier and rails in a color to match Marvin Pebble Gray and the balustrades and decorative panel will be the color "Sail Cloth".

Chairman Bandazian 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:

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1. The applicant proposes to convert the former Hardware Station into a high-end Chinese Restaurant including exterior renovations to the façade of the Wyckoff Avenue/Highland Avenue portions of the building;
2. The proposed paint colors will match across the entire length of the building;
3. The entire roof will be redone to match the "Colonial Slate" color possible open to further consideration;
4. The footprint of the building will be unchanged;
5. There will be a pop out dormer with the hip roof centered on the front façade of the tenant space;
6. A railing system and protective barrier will be installed in the front of the building along the sidewalk adjacent to the parking spaces;
7. The brick will remain on the side of the building and the new brick piers in the front of the building will be brick veneer to match the existing and will be sealed;
8. New Marvin windows and doors in "Pebble Gray" will be installed in the front of the building;
9. There will be a Marvin "Pebble Gray" single and double window installed on the side of the building on Highland Avenue;
10. LED strip lights will be installed for the sign above the door;
11. Landscaping will be according to the owner of the building;
12. The concrete planters will be reopened and used as a planter.

Chairman Bandazian then made a motion to refer this application to the next level which is the Building Department for permits. He said that Committeeman Harper will review the roofing material with Mr. Kiellar when the roof has been framed. Committeeman Harper and Mr. Kiellar agreed to this. Second, Committeeman Higgins. Voting in favor: Ms. Harper; Ms. Margaritis, Mr. Higgins, Mr. Natale, Ms. Amerman and Chairman Bandazian.

There being no further business the meeting adjourned at 7:46 p.m.

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Susan McQuaid, Secretary
Design Review Advisory Committee