TOWNSHIP OF WYCKOFF
DESIGN REVIEW ADVISORY COMMITTEE (DRAC)
OCTOBER 26, 2015 MEETING MINUTES REPORT

Regular Meeting: Monday, October 26, 2015 – 6:30 p.m.
Location: Court Room, Second floor, Memorial Town Hall

Board Member(s) Present: Rick Bandazian, Jr., Chairman; Connie Harper; Ed Natale; Linda Amerman; Susan Farcy; John Carolan, Township Committee Representative to the Design Review Committee.

Board Member(s) Absent: Maureen Margaritis; James Higgins

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

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

> "The October 26, 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."

Chairman Bandazian welcomed new Committee Member Susan Farcy. She is a great neighbor and productive member of the community as well as an accomplished and respected interior designer and has extensive experience with both design and restoration.

Roll call was taken by Secretary McQuaid.

Chairman Bandazian said 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.

Bergen Brick, Stone & Tile
BLOCK 202 LOT 78.01 (B1); 685 Wyckoff Avenue

Applicant Representation: Todd Zecher, the applicant and owner of Bergen Brick, Stone & Tile, was present.

Mr. Zecher said he would like to update the existing building by updating the existing cupola on top of the building with two (2) new 6 over 6 windows, placing white trim around the windows and doorways, new dental molding will be installed, apply synthetic stucco to the areas where needed which will match the existing colored stucco and replace the old roof with a new

standing seal dark bronze metal roof with snow racks and new matching gutters. Commissioner Harper asked if there will be a light in the cupola. Mr. Zecher said there will be one low key light. Commissioner Natale asked if there will be any new signage. Mr. Zecher there will not be any new signage installed.

Chairman Bandazian summarized the meeting by saying the Committee welcomes the enhancements to this building. 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 the applicant proposes to:

1. Update with existing building with white trim;
2. Synthetic stucco will be replaced where needed and the color will match the existing stucco;
3. The old roof will be replaced with a new Dark Bronze metal roof with snow racks and matching colored gutters'
4. The cupola will be redone with 2 new windows (6 over 6) and low key lighting inside the cupola;
5. The dental molding will be replaced.

Chairman Bandazian then made a motion to refer this application to the next level which is the Building Department for permits. Committeeman Natale made a motion to refer this application to the building department for permits. Second, Committeemen Harper. Voting in favor: Linda Amerman, Ed Natale, Susan Farcy, Connie Harper and Chairman Bandazian.

There being no further business the meeting adjourned at 6:52 p.m.

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Susan McQuaid, Secretary
Design Review Advisory Committee