

**CITY OF MIDDLETOWN
DESIGN REVIEW & PRESERVATION BOARD**

MINUTES

April-11-2007

Present

J. BIANCO, CHAIRMAN
M. STEWART
B. SHOEMAKER
J. FRAZER
J. FORTUNA

Absent

B. KRONENBERGER
P. EVANS
N. STAMLER
B. PLUMLEY

Also Present

M. WACKERS
J. SARBAUGH
R. CARELLA
C. JOHNSON
J. SAINES-PINCH
C. BUGBEE
M. STONE
D. ROY

The meeting commenced at 5:30 PM.

Jeff Bianco called the meeting to order and asked for the Board to review the minutes

Matt Stewart motioned to approve the March minutes. John Frazer seconded and the minutes were approved.

Motion to approve the March meeting minutes.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans						X
Jim Fortuna			X			
John Frazer		X	X			
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker			X			
Nancy Stamler						X
Matt Stewart	X		X			
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

Jeff Bianco called for public comments.

Jennifer Saines-Pinch updated the Board that the Friends of the Village District have met with Habitat for Humanity and have come to an agreement on changes for the proposed house.

Jeff Bianco called for the first item under old business, 182 Court Street, Young's Printing façade and sign improvements.

See no one to represent the applicant and given the fact that 65 day review period was coming to an end, Ben Shoemaker motioned to deny the proposed brick faced for 182 Court Street. Matt Stewart seconded and the Board approved the motion.

Motioned to deny the proposed brick faced for 182 Court Street						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>

Jeff Bianco			X			
Patricia Evans						X
Jim Fortuna			X			
John Frazer			X			
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker	X		X			
Nancy Stamler						X
Matt Stewart		X	X			
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

Jeff Bianco called for the second item under old business, 318 Main Street. See no one to present to represent the proposal, the Board moved to the next item.

Jeff Bianco called for the third item under old business, 955 Washington Street signage. Attorney Richard Carella representing the owners of the Beverage Mart Plaza presented a proposed new freestanding sign to be located at the newly created entrance to the plaza at the intersection of Washington Street and Camp Street. This new entrance will also primarily sever the new tenant space that is being constructed on the site. The freestanding pylon will be 25 feet high with stencil cut illumination. The color of the sign will be the same color as the buildings with a cornice at the top. This new sign will not advertise any of the business advertised on the other freestanding pylon. Jeff Bianco asked what is the height of the existing freestanding sign. Richard Carella replied that it is also 25 feet high. Jeff Bianco stated that this proposal conforms with the guidelines that the Board has created. Matt Stewart commended the applicant for adding the cornice at the top of the sign.

Matt Stewart motioned to accept as presented. John Frazer seconded. Ben Shoemaker expressed concern about the height of the sign as be seen by traffic coming down the hill on Washington Street. Jeff Bianco called for a vote and motion was approved.

Motion to accept the 955 Washington Street proposal as presented						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans						X
Jim Fortuna			X			
John Frazer		X	X			
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker			X			
Nancy Stamler						X
Matt Stewart	X		X			
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

Jeff Bianco called for the fourth item under new business, the proposed new AT&T sign at 105 Main Street. Carol Bugbee of Philadelphia Sign Co. presented the proposed channel letter sign to replace the Cingular sign at that location. The proposed sign is smaller than the existing sign.

Ben Shoemaker motioned to approve as presented. John Frazer seconded and the motion was approved.

Motion to accept the AT&T proposal as presented.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans						X

Jim Fortuna			X			
John Frazer		X	X			
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker	X		X			
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

Jeff Bianco called for the fifth item under new business, the proposed new signage for Schaller Suburu at 1138 Newfield Street. Carol Bugbee of Philadelphia Sign Co. presented the proposed freestanding sign, wall mounted signs and façade renovations. The freestanding sign is proposed to be 19 feet high and would require a variance. Ben Shoemaker motioned to approve as presented. Jim Fortuna seconded. The Board had a discussion on the number of variances to exceed the maximum allowed height for signage. Jeff Bianco called for a vote and motion was approved.

Motion to accept the proposed Schaller Suburu proposal as presented.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans						X
Jim Fortuna		X	X			
John Frazer			X			
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker	X		X			
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

Jeff Bianco called for the sixth item under new business, the proposed new signage for Rite Aid at 100 Main Street. Darcy Roy of National Sign Corp. presented the proposed sign to replace the existing Brooks Sign with Rite Aid. The new signage would reduce the total square footage from what previously existed. The new signage would be channel letter illumination. Ben Shoemaker motioned to approve what was presented. John Frazer seconded and the motion was approved.

Motion to accept the proposed Rite Aid proposal as presented.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans						X
Jim Fortuna			X			
John Frazer		X	X			
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker	X		X			
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

Jeff Bianco called for the seventh item under new business, the proposed new signage for Gibson & Behman P.C. at 190 Washington Street. The proposed sign will not be illuminated and will 10 feet tall in

order to be high enough to be visible over the existing hedge. Matt Stewart motioned to accept as presented. Ben Shoemaker seconded and the motion was approved.

Motion to accept the proposed Gibson & Behman PC proposal as presented.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans						X
Jim Fortuna			X			
John Frazer		X	X			
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker	X		X			
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

Jeff Bianco called for the eighth item under new business, Main Street Market at 366-388 Main Street. Michael Stone presented the proposed façade and signage changes. The proposal would reinstall the awnings with black cover and logo in gold. The awning would be backlit with the logo illuminated as a stencil cut. The detailed wood elements of the building would be painted to highlight them. The KGA sign on the rear of the building will be replaced with the Main Street Market logo.

John Frazer motioned to accept the proposal as presented. Jim Fortuna seconded. Jeff Bianco called for comments on the motion.

Catherine Johnson stated that black awnings will be defaced with bird droppings, and the numerous signs on the awnings will be loose the impact that the signage intends to create. John Frazer commented that the awning signs provide the public with a sense of what is in the building.

Jeff Bianco called for a vote and motion was approved.

Motion to accept the proposed Main Street Market proposal as presented.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco			X			
Patricia Evans						X
Jim Fortuna		X	X			
John Frazer	X		X			
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker			X			
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

Jeff Bianco moved to Other business and asked the Board to consider projects for awards. The Board discussed possible recipients, but was unable to come to a decision. The Board decided that awards should only be given to worthy projects, and this year there is not a compelling argument to present awards to anyone, therefore there will be no awards for 2007.

Jeff Bianco called for public comments for items not on the agenda.

Jim Sarbaugh reported on Greater Middletown Preservation Trust business with the Redevelopment Agency. The Trust and Broad Park Development Corporation are conducting a study regarding the feasibility of renovating properties included in the Homeownership development for the final two properties to be decided on, 49 Ferry and 51-55 Ferry Street. Jim Sarbaugh also reported that a person has responded to moving the property on Old Mill Street and will preserve the property on another location.

There being no further business, the meeting adjourned at 7:15 PM.

Respectfully submitted,

Michiel Wackers, Deputy Director of Planning, Conservation & Development