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

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**MINUTES**

*September-14-2005*

**Present**

J. BIANCO, CHAIRMAN  
J. FORTUNA  
P. EVANS  
B. SHOEMAKER  
J. FRAZER  
B. KRONENBERGER

**Absent**

D. BROWN  
B. PLUMLEY  
N. STAMLER

**Also Present**

M. WACKERS  
E. LIONG  
D. LAFO  
L. CAPUTO  
J. MILARDO  
M. KNOX  
T. KAVANAUGH  
M. WALSH  
P. EDWARDS

The meeting commenced at 5:34 PM.

J. Bianco motioned to table the minutes until the end of business. The Committee assented to the motion.

J. Bianco moved to Old Business.

First, Joe Milardo represented Harbor Park Restaurant for a proposed new animated sign for the restaurant's location along Harbor Drive. Joe Milardo reported that the animated sign would be used to announce holiday specials, events, and traffic advisories when the State needed to warn motorists. P. Evans asked what the blue and white element at the top of one of the designs was? Joe Milardo replied that he believed it was a small awning. J. Bianco stated that the sculpted sign was more pleasing. J. Frazer asked what the duration was for rotating announcements. Michiel Wackers replied that it was not less than 1 minute, as required by the Zoning Board of Appeals decision. J. Frazer motioned to accept as presented. P. Evans seconded and amended the motion to having the blue and white cap detail be removed, and that the top be either sculpted or flat. The Board approved the amended motion unanimously.

Second, Matt Walsh of KFC presented a proposal for new signage at the restaurants location on South Main Street. Michiel Wackers reported that the Board approved this application a year ago, but they were representing with some changes. J. Bianco stated that he would like to see different lighting, such as external or stencil cut signs. B. Shoemaker motioned that the proposal; be accepted, but that it not be internally illuminated. P. Evans seconded and the Board approved the motion unanimously.

Third, David Lafo of American Sign presented a new signage proposal for Bob's Store on East Main Street. P. Evans motioned to accept as presented. J. Frazer seconded and the Board approved the motion unanimously.

Fourth, Lisa Caputo of Lamar Outdoor Advertising represented a billboard upgrade at 1058 Newfield Street. B. Shoemaker motioned to accept as presented. B. Kronenberger seconded and the Board approved the motion unanimously.

Fifth, Paul Edwards of Liberty Bank represented a new signage proposal for Liberty Banks building on Main Street, known as the Old Post Office. The old Post Office sign will be covered in a way to preserve it if the Liberty Bank sign ever came down. P. Evans moved to accept as proposed. J. Frazer seconded and the Board approved the motion unanimously.

Sixth, Martin Know of To Design, LLC representing Citgo Gas Station presented proposed site improvements for the gas station. The improvements include: building a convenience store structure, replacing the existing canopy, new landscaping, and new lighting. The Board discussed possible aesthetic improvement to the convenience store structure, such as panels under the windows. B. Kronenberger motioned that the proposal be accepted conceptually and that the specifics of the signage and architectural detail of the building be represented. P. Evans seconded and the Board approved the motion unanimously.

Seventh, Eric Liong presented the new proposal for the new Forbidden City restaurant on Main Street. The owner reported that 11 small black awnings with the center one having Forbidden City written with gold lettering in Chinese characters. Forbidden City will be stenciled in English on the inside of the front windows. Illumination will include five gooseneck lights over the awnings. B. Kronenberger motioned to conceptually approve the design with eleven awnings, and five gooseneck lamps, but the final design should be submitted for final approval. P. Evans seconded and the Board approved the motion unanimously.

Eighth, Tim Kavanaugh of Middlesex Hospital presented proposed demolition of three buildings on Crescent Street allow for an expansion of the hospital's emergency services and increase on campus parking. The three buildings are 4, 8 and 60 Crescent Street. The Board came to a consensus that 60 Crescent Street no longer held its contextual surroundings and its removal was regrettable but understandable. The other two buildings contribute to the gateway of Crescent Street and the Hospital and their removal would change the character of the neighborhood. P. Evans motioned to approve demolition of 60 Crescent Street with the design of the addition to presented before the Committee and not approve the demolition of 4 and 8 Crescent Street with alternatives considered. J. Fortuna seconded and the Board approved the motion by a vote of five in favor and one abstention.

There being no further business, the meeting adjourned at 6:45 PM.

Respectfully submitted,

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Michiel Wackers, Deputy Director of Planning, Conservation & Development