

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

**MINUTES**

*September-20-2007*

**Present**

J. BIANCO, CHAIRMAN  
P. EVANS  
B. KRONENBERGER  
N. STAMLER  
M. STEWART  
J. FRAZER  
B. PLUMLEY

**Absent**

J. FORTUNA  
B. SHOEMAKER

**Also Present**

M. WACKERS  
J. SARBAUGH  
R. WILSON  
M. LOMBARDI  
P. BACHMANN  
R. GRADWELL

The meeting commenced at 5:30 PM.

Jeff Bianco called the meeting to order and moved to the first item on the agenda.

First Ralph Wilson, Michael Lombardi, Peter Bachmann and Gradwell representing Centerplan Development LLC, presented the proposed redevelopment of the Middletown Press property at 2 Main Street. Centerplan Development LLC was redeveloping the property in order to house their business on the second floor and provide retail space on the first floor for Rite-Aid Pharmacy and a potential restaurant. The Pharmacy would also have a drive-thru to the rear of the building that would require significant grading of the parcel. The project would be called Landmark Square.

Jeff Bianco expressed concern about a blank wall along Union Street. Matt Stewart suggested a retaining wall at the parking area at 3 feet then a 2 or 3 foot setback for planting and then the rest of the retaining wall being set at the necessary height.

The Design Review and Preservation Board was not concerned about the loss of the Middletown Press building.

Matt Stewart motioned to approve the submitted design with the request that they submit changes to the south facing elevations as discussed. Brian Kronenberger seconded and the motion was approved.

Motion to approve the submitted design with the request that they submit changes to the south facing elevations as discussed.						
<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	X			
Bruce Plumley			X			
Ben Shoemaker						X
Nancy Stamler			X			
Matt Stewart	X		X			
<u>TALLY</u>			<u>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

The Board moved to a discussion of the signage. The Board requested externally illuminates signage and would like them to resubmit signage on the drive-thru canopy. John Frazer motioned to approve the plan for signage as presented. Matt Stewart seconded and the motion was approved.

Motion to approve the plan for signage for Landmark Square 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>7</u>	<u>0</u>	<u>0</u>	<u>2</u>
Motion approved.						

There being no further business, the meeting adjourned at 6:20 PM.

Respectfully submitted,

\_\_\_\_\_  
Michiel Wackers, Deputy Director of Planning, Conservation & Development