

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

**MINUTES**

*October-10-2007*

**Present**

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

**Absent**

N. STAMLER  
B. KRONENBERGER  
B. PLUMLEY

**Also Present**

M. WACKERS  
DARCIE ROY  
JASON PIKE  
CATHERINE JOHNSON

The meeting commenced at 5:33 PM.

Jeff Bianco called the meeting to order and moved to the first item on the agenda, 62 Washington Street signage application.

First, Darcie Roy of National Sign Corporation represented a signage application for 62 Washington Street for three new signs and awnings for three storefronts. The three businesses are Labor Ready, Dance Outfitters, and the former Laguana Florist space. The proposal is for a uniform design for all three storefronts, with flat aluminum Blue panels with gold lettering and awning over the windows.

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

Motion to approve the 62 Washington Street application as submitted						
<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>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved, application approved.						

Jeff Bianco moved to the second item on the agenda, 583 Newfield Street signage application.

There was no one present to represent the application. Since the Board's opinion that the application did not meet the minimum guidelines for a suitable proposal, Patricia Evans motioned to deny the application. Ben Shoemaker seconded and the motion was approved.

Motioned to deny the 583 Newfield Street application.						
<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		X			
Jim Fortuna			X			
John Frazer			X			
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker		X	X			
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved., application denied.						

Ben Shoemaker motioned to strongly advise against granting a variance for the proposal. Matt Stewart seconded and the motion was approved.

Motion to advise against the granting of a variance for 583 Newfield 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>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved, variance not recommended.						

Jeff Bianco moved to the third item on the agenda, 651 South Main Street signage application.

Jason Pike representing Sperian presented a proposed reface of existing signage for the current Biosystems building at 651 South Main Street.

Patricia Evans motioned to approve the sign as presented. Ben Shoemaker seconded and the motion was approved.

Motion to approve the 651 South Main Street signage application 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		X			
Jim Fortuna			X			
John Frazer			X			
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker		X	X			
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved, application approved.						

Jeff Bianco moved to the fourth item on the agenda, 1436 Millbrook Road Street signage application.

Michiel Wackers presented the 1436 Millbrook Road application at the request of the applicant. This is a 2 sq. ft. sign for a legal residential business pursuit (home business), with no illumination.

Matt Stewart motioned to approve the sign as presented. Ben Shoemaker seconded and the motion was approved.

Motion to approve the 1436 Millbrook sign 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		X			
Jim Fortuna			X			
John Frazer			X			
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker		X	X			
Nancy Stamler						X
Matt Stewart			X			
<u>TALLY</u>			<u>6</u>	<u>0</u>	<u>0</u>	<u>3</u>
Motion approved, application approved.						

Jeff Bianco moved to the fifth item on the agenda, Car Wash signage for South Main Street. Seeing no one present to represent the application and seeing that the application was incomplete, the Board tabled the application by consensus.

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

Catherine Johnson commented on issues concerning the proposed 2 Main Street Planning and Zoning application . She was concerned primarily with the Union Street elevation.

Jeff Bianco stated that the Board reviewed and approved the application and that Union Street was a concern for the Board. The Board asked for some follow concerning a few key aspects of the project.

There being no further business, the meeting adjourned at 6:57 PM.

Respectfully submitted,

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