

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

**MINUTES**

*November-12-2008*

**Present**

J. BIANCO, CHAIR  
P. EVANS, VICE CHAIR  
B. SHOEMAKER  
M. STEWART  
N. STAMLER

**Absent**

B. KRONENBERGER  
B. PLUMLEY  
J. FRAZER  
J. FORTUNA

**Also Present**

M. WACKERS  
J. SARBAUGH  
C. JOHNSON

The meeting commenced at 5:35 PM.

Jeff Bianco called the meeting to order and asked the Board to review the minutes from last month's meeting.

Patricia Evans motioned to approve the October minutes. Nancy Stamler seconded and the motion was approved. Jeff Bianco abstained.

Motion to approve the October 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		X			
Jim Fortuna						X
John Frazer						X
Brian Kronenberger						X
Bruce Plumley						X
Ben Shoemaker			X			
Nancy Stamler		X	X			
Matt Stewart			X			
<u>TALLY</u>			<u>4</u>	<u>0</u>	<u>1</u>	<u>4</u>

Motion approved.

Jeff Bianco called for public comments for items on the agenda. Seeing none, the first item on the agenda was called.

First, Darcie Roy of National Sign Corporation presented a signage proposal fro Aldi food stores. Jeff Bicano motioned to approve the signage proposal with the change that the Adli logo sign be externally illuminated. Matt Stewart seconded the motion and the motion was approved.

Motion to approve the signage proposal with the change that the Aldi logo sign be externally illuminated.						
<u>MEMBER</u>	<u>Author</u>	<u>Second</u>	<u>YEA</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
Jeff Bianco	X		X			
Patricia Evans			X			
Jim Fortuna						X

John Frazer						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.						

Second, Mr. Vega representing the proposed new structure for 29 Magnolia Avenue presented the new two family house. The Board discussed the context and neighborhood. Ben Shoemaker motioned to approve the proposal as presented. Patricia Evans seconded and the motion was approved.

Motion to approve the proposal for 29 Magnolia Avenue 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>5</u>	<u>0</u>	<u>0</u>	<u>4</u>
Motion approved.						

Third, Michiel Wackers reported on the situation with 48-50 Main Street, where William Reavis Real Estate has requested alterations to the exterior of the building. An historic preservation easement exists on the property that prevents many of the proposals from being implemented. Jim Sarbaugh, President of the Greater Middletown Preservation Trust, has toured the properties and has made a number of recommendations. Michiel Wackers reported that he forwarded the recommendations to William Reavis Real Estate. The Board decided not to make any motions since the property easement prevents much of the work and strongly suggested that Jim Sarbaugh's recommendation be implemented.

Fourth, Michiel Wackers presented a proposed replacement of an existing sign for Woodgate apartments on Washington Street. The sign had to be taken down due to the construction on Route 66. Woodgate apartments wants to replace the same sign but add external illumination with spot-lighting. Ben Shoemaker motioned to approve the proposal as presented. Matt Stewart seconded and the motion was approved.

Motion to approve the 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
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.						

Sixth, Michiel Wackers presented a new proposal from Nationwide for 438 Main Street. In the past the Board approved a smaller hanging bracket sign to go over the upstairs entrance. The new proposal was to have a sign that matched the Mikado's sign but went on the right side of the building face. Matt Stewart motioned to deny the proposal

Motion to deny the Nationwide proposal of having a box sign on the face of the building.						
<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.						

There being no further business, the meeting adjourned.

Respectfully submitted,

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Michiel Wackers, Deputy Director of Planning, Conservation & Development