

PENNINGTON BOROUGH
30 North Main Street, Pennington, NJ 08534
HISTORIC PRESERVATION COMMISSION
MINUTES OF REGULAR MEETING
January 16, 2024

ROLL CALL:

Present: Mary Baum, Robert Chandler, David Coats, Eric Holtermann, Katrina Homel, Natalie Shivers, David Stevens, Yasmine Zein, Nadine Stern, Kaitlyn Macellaro

Absent: Jack Davis

I. OPEN TIME FOR PUBLIC ADDRESS (15 MINUTES)

No comments.

II. ACCEPTANCE OF PREVIOUS MINUTES

Ms. Baum made a motion to approve the November 21, 2023 minutes and were seconded by Ms. Homel. All were in favor via voice vote.

III. APPLICATIONS

2024-01 Certificate of Appropriateness: 141 South Main Street

Mr. Holtermann shared that he met on-site with Joe Kleber of the Pennington School, who said they are continuing to work on the building in compliance with conditions noted on the application.

2023-02 Minor Application: 35/37 West Delaware Avenue

Commission reviewed historic photos and proposed description of work and porch building section sketch prepared by Mr. Holtermann and approved the scope of work. It was suggested that a porch building elevation view should also be drawn and Mr. Holtermann said he would prepare an elevation to add to the package. Mr. Holtermann stated that in a phone call before the meeting, owner Richard Butterfoss said that he is ill and unable to visit the site currently, but is very concerned about it being rebuilt properly. He reported that due to his illness, construction would likely not start for a few months.

IV. OTHER BUSINESS

Introduce Council Liaison: Nadine Stern

Mr. Holtermann introduced Ms. Stern to the Historic Preservation Commission. Ms. Stern stated that she is eager to learn new things and happy to be on this Commission.

Planning Board Master Plan Update:

-Historic Preservation Element: Amy Kassler-Taub liaison, accomplish over next year

Ms. Kassler-Taub reported that it has been a process with gathering input from residents and with the help of the CAC to put together these visions and goals. She noted that she is going to address these goals and visions for the Historic Preservation Commission at the February 14, 2024 Planning Board meeting. She stated that Yasmine Zein did a great job writing the elements. Ms. Zein suggested to look at the Master Plan in Princeton to get inspiration from them. Mr. Chandler stated that Haddonfield is another town in the Historic District that has made some progression.

Ordinance Revision Update:

Ms. Homel shared the ordinance on the screen for everyone to see. Other than a few formatting errors, there were some suggestions to be made to the ordinance. Under historic resource and historic site, it needs to be verified and reviewed by the Borough attorney to see if there are statutory definitions. In the in-kind section, it needs to be checked by the Borough attorney to see if there is a legal definition that should mirror. Below the noncontributing buildings part, it needs to be verified by the Borough attorney if it aligns with the State's definition. Under the section of certificate of appropriateness, the ordinance needs to be included in the part where it talks about work related to any accessory structure in a rear yard. In the application review part, the Borough attorney needs to confirm if language can be added to accept services via email.

Borough Requirement to watch Minor Video

Mr. Holtermann reminded everyone to watch the video required by the Borough.

District Survey- Update Key/Contributing/Non-contributing on Survey Forms

Mr. Holtermann stated that he is looking for check marks in the boxes that are labeled key contributing, contributing and noncontributing. Ms. Macellaro said she is going to work on it. Ms. Stern asked if there was a list for the contributing and noncontributing buildings since there is

already one that exists for the key contributing. Mr. Holtermann said he is going to put together a list and circulate it to the group, so Ms. Macellaro can finish this project.

Borough Webpage: HPC introductory, info, further discussion

Ms. Shivers stated that the website looks good, but there are still some outstanding questions on it. She asked if we can add a brief introductory statement to all of the materials that are linked. Ms. Macellaro reported that her and Ms. Sterling are still working on that specific question. Ms. Shivers said that it would be helpful to post the agendas and minutes. Ms. Macellaro shared that we should be all up to date with the agendas and the minutes on the website. Mr. Coats stated that when you press on the link, it shows that the page is not found. Ms. Zein commented that the link on the Borough main page works, but the one on the Historic page does not. She suggested to remove the final slash at the end of the link on the Historic page to see if that will work. Mr. Holtermann recommended for Ms. Zein to go to the Borough Hall to help Ms. Macellaro with the website. Ms. Macellaro and Ms. Zein agreed to meet to figure out the website together. Ms. Shivers noted that Ms. Macellaro's contact information just shows her full name, but not a way to get in touch with her. Ms. Macellaro said she will also look into that and that her and Ms. Sterling have been working on the website diligently. Mr. Coats added that we should have a list of the addresses in the District on the website. Mr. Holtermann said he was going to look a list in his files and send over to Ms. Macellaro to add to the website.

Pennington Train Station Building

Mr. Holtermann stated that he met with the President of the Board, George Ford and he was made aware of the issues and appreciates the historic significance of the building. He asked Mr. Ford if there was anything the Town, his Board and the Historic Preservation Committee could do to help protect that building. Mr. Holtermann noted that Mr. Ford said that he didn't want to turn the Train Station into anything that is going to require a lot of parking and make a lot of noise, such as a restaurant. Mr. Holtermann said that an investor could buy one of those condominiums and rent it out as cheaply as possible and get what they can out of renting it. He asked Mr. Ford what he thought about separating that building from the property with an easement on the new title. He discussed how the Town could rezone it from a residential property to use it as professional offices. He stated that Mr. Ford was going to bring it up at the next meeting and he volunteered to attend it. Ms. Homel believes that you can have professional offices within the condominium.

Bethel AME Church:

Mr. Holtermann stated that he got an email forwarded to him from the zoning department where someone said they were interested in purchasing that house and turning it into a residence. Mr. Holtermann responded and said that it is a key contributing historic building and he would look closely to any proposed changes made to the exterior. He stated that he hasn't heard back from anyone yet.

Adjournment 9:27 PM