

PENNINGTON BOROUGH
30 North Main Street, Pennington, NJ 08534
HISTORIC PRESERVATION COMMISSION
MINUTES OF REGULAR MEETING
January 21, 2025

ROLL CALL:

Present: Mary Baum, Robert Chandler, David Coats, Jack Davis, George Ford, Eric Holtermann, Katrina Homel, Nadine Stern, Kaitlyn Macellaro

Absent: Natalie Shivers

I. OPEN TIME FOR PUBLIC ADDRESS (15 MINUTES)

Mr. Holtermann asked if there was any member of the public who had joined the meeting and had comments on items not on the agenda. There being no member of the public wanting to comment, the open period for public comment period was closed.

II. ACCEPTANCE OF PREVIOUS MINUTES

Ms. Baum made a motion to approve the November 19, 2024 minutes and were seconded by Ms. Homel with the edits that were discussed. All were in favor via voice vote.

III. APPLICATIONS

Schematic Design Presentation Follow Up: Clarke Caton Hintz- New Porch at Old Main-The Pennington School-HPC Letter to Planning Board

Mr. Holtermann stated that he will send the letter to Ms. Macellaro and she can circulate it to the Planning Board.

2024-03 Minor Work Application Follow Up: 15-17 North Main Street, including Styleworthy; Applicants Carl Fucello and Philip Dillon

Mr. Holtermann stated that the applicant spoke to Ms. Macellaro and said that he had issues with the meeting minutes from June 18, 2024. Mr. Holtermann shared his screen and showed the sentence that is being changed. Ms. Macellaro read the original sentence and the changes that are being done. The minutes were approved unanimously via voice vote. Ms. Macellaro stated that she will follow up with the applicant the next day.

2024-01: 141 South Main Street: Application Follow-Up-Status of Permits and Construction

Mr. Holtermann reminded everyone that the applicant has an approved minor work application with approved sketches. He stated that the applicant's son, Brian Butterfoss, works as a project manager with Mercer General Works and will be taking over the project or hiring someone else to finish it. Ms. Macellaro said that the Construction Official is still waiting for the footing drawings and the applicant's son is aware.

IV. OTHER BUSINESS

A. Ordinance Revision Update

Mr. Holtermann announced that the ordinance went through and was approved by the Borough Council. Mr. Holtermann asked when we can replace the old ordinance on the website with the new one. Ms. Stern suggested that Ms. Macellaro find out the next steps from the Borough Attorney, Walter Bliss.

B. Borough Master Plan: Historic Preservation Element-Draft #4

Mr. Holtermann shared the fourth draft of the Historic Preservation Element and noted the revisions.

C. Borough Master Plan: Comments on Land Use, Housing and Mobility sections

Mr. Ford noted the suggestions that he had made to the section related to historic preservation. He stated a revision of the two out of the six interfaces, the housing and land use plan to reflect more on preservation. Ms. Homel asked if the occupancy status of the Hopewell Valley Regional School District building is official enough to put in the element. Mr. Holtermann confirmed that it is mentioned in other sections of the Master Plan. Mr. Ford asked what the plan is for new things in the Borough. Ms. Stern explained that there are redevelopment plans going on for properties that are not within the Historic District and should have a significant impact and improvement in our commitment to affordable housing once developed. She noted that there is not a draft of the housing and land use element yet and Jim Kyle, Pennington Borough's planner, will be preparing and presenting them as drafts in the early spring of 2025. She asked if we should wait for the new draft to be written to make suggestions and edits. Mr. Holtermann agreed and said he will submit this element stating that these six sections are a preliminary draft to be revised in coordination with the others. Mr. Ford asked what the drafts were on the website for the housing and land use plans. Ms. Stern stated that those are statements of goals that were written by the Citizens Advisory Committee to the Master Plan Committee that would need to be incorporated into the elements. She explained that the housing plan is effected by the new regulations that just came out about affordable housing and the land use plan will reflect on some of the redevelopment areas. Mr. Holtermann stated that him and Mr. Ford are going to take one more look at the revisions and then forward to Mr. Kyle for review.

D. Planning Board: Areas in Need of Redevelopment-

Mr. Holtermann stated that the Blackwell redevelopment area is critical to the Historic District. Ms. Stern suggested sending a letter to Mayor Davy with the questions and he can distribute it to the Redevelopment Committee. Mr. Holtermann shared the proposed outline of specifics for the Blackwell property. He noted that the North Main and Brookside sections should be treated differently and described what one could do in each section. Mr. Davis asked if the riparian issue is regulatory and Ms. Stern said that it is. Ms. Stern announced that the Redevelopment Committee should be having an open public meeting on the Blackwell property soon. Mr. Holtermann stated that he wanted to get this letter to the Committee before the public hearing. Ms. Homel asked if a developer would be asked to preserve the Cheroot Barn and who would be

responsible for maintaining that. Ms. Stern stated that it depends on who buys the property and what the redevelopment plan will entail. Mr. Davis stated that there was an interest from a member of the Cadwalder family in making sure that plans honor the family. Mr. Holtermann said that he will add it to the list. Mr. Ford suggested a cleaner street aesthetic by locating garages behind the new Brookside houses, in an alley accessible from Green Street. Mr. Chandler stated that this is a great idea if the stream wasn't there and you might run into some problems with the DEP. Mr. Ford asked if the barn is sacred to the Borough. Mr. Holtermann stated that it is listed in the element as a significant building that is of historical significance. Mr. Ford stated that is difficult to see around the corner where the barn is. Mr. Ford read the proposed objectives that he came up with for the Blackwell property.

E. Other Business-

Mr. Holtermann announced that the second alternate position is still open. He explained that this is a class C position, so they don't need any specific requirements other than being interested in the Historic District.

Adjournment 8:52 PM