

PENNINGTON BOROUGH
30 North Main Street, Pennington, NJ 08534
HISTORIC PRESERVATION COMMISSION
MINUTES OF REGULAR MEETING
February 18, 2025

ROLL CALL:

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

Absent: Robert Chandler, Jack Davis

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.

Mr. Holtermann announced that Ms. Macellaro is leaving the Borough and this will be her last meeting with the Historic Preservation Commission. Ms. Shivers thanked Ms. Macellaro for all of her work and Mr. Holtermann wished her luck.

II. ACCEPTANCE OF PREVIOUS MINUTES

Ms. Baum made a motion to approve the January 21, 2025 minutes and were seconded by Ms. Homel with the edits that were discussed. All were in favor via voice vote.

III. APPLICATIONS

Mr. Holtermann explained that there is a small update on the Pennington School porch and it is under construction. He explained that he gave MercerMe a quote about a story they are writing on it and Ms. Baum stated that it is already posted on Facebook.

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

Mr. Holtermann mentioned that he noticed that the shingles at the gable end of the main house were covered in Tyvek. He stated that Mr. Dillon said that the shingles were rotted out and they were replacing them with the wood shingles that will match the original pattern.

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

Mr. Holtermann explained that he spoke to Bryan Butterfoss, the son of Richard Butterfoss, and he stated that he wants to get that project going once the weather warms up. Mr. Butterfoss will submit drawings to the Borough Construction office for review so that work can proceed. HPC has already provided approval based on drawings for porch detail.

2025-01: 221 South Main Street: Minor Work Application, Porch Rail

Mr. Holtermann explained that the new owner has bought the house and the front porch needs to have a railing in order for her bank to finish the closing. He stated that she filled out an application and he approved it as a minor work order.

Mr. Holtermann stated that 27-29 East Delaware submitted a minor work order to replace the windows and he approved it. He noted that this is an example of the kind of work that does not require a building permit.

IV. OTHER BUSINESS

Annual Report to Council-Feb 3, 2025

Mr. Holtermann stated that he sent out the report to the Commission that he presented at the Council meeting on February 3, 2025. He described that Council is supportive of the work that the Commission is doing.

Ordinance Revision Update

Mr. Holtermann stated that they are still waiting for the ordinance revision to be put up on the website.

Historic Preservation Master Plan Element-Draft #5 provisionally approved by Planning Board

Mr. Holtermann stated that he joined the Planning Board meeting last week and they provisionally adopted the element. Ms. Stern stated that this was well received and commended upon. Ms. Shivers stated that she thinks it is important to use the term “Historic Preservation Commission” consistently throughout the element. She explained how there is only one cross-road when the element references two cross-roads. She expressed her concern about giving people the license to raise the roof of historic buildings. Ms. Stern stated that the intent is to allow potential flexibility in our downtown area for a structure that is higher than it currently is to meet the Borough’s goals of affordable housing. Ms. Baum asked if there was a restriction in the Borough on the building height. Mr. Holtermann stated that the zoning limit is two and a half stories and thirty five feet for a house. Ms. Shivers mentioned that the wording should be changed regarding the churches and we don’t want to repurpose churches that are still functioning. Mr. Holtermann stated that the Presbyterian Church is interested in expanding some of the uses in their building. Ms. Homel questioned the part in the mobility section where it states to discourage traffic flow on Main Street and West Delaware *and noted the historic nature of Pennington's downtown business district*. Mr. Holtermann explained that traffic management shouldn’t encourage shortcuts through Pennington. Ms. Shivers suggested to delete the sentence entirely and Ms. Homel agreed. Mr. Holtermann announced that he should be receiving the land use and housing elements from Jim Kyle shortly and it is important to coordinate and read those elements thoroughly.

Letter to Redevelopment Committee: Area in Need of Redevelopment

Mr. Holtermann shared the draft letter to the Pennington Redevelopment Committee. He explained Mr. Ford’s edits. Ms. Shivers asked if there is a sketch or a diagram for the section that talks about separating North Main Street and Brookside Avenue and Mr. Holtermann said that he will work on it. Mr. Holtermann asked Ms. Stern if the Redevelopment Committee is meeting soon and she replied that there is not a meeting scheduled yet. Mr. Holtermann asked the Committee what they think about adding the barn to the Historic District. Mr. Coats asked who owned the barn and Mr.

Holtermann stated that Cheroot is owned by Blackwell and the one across the street is owned by DiCiocco.

Upcoming Events:

Mr. Holtermann announced that the New Jersey Historic Trust is hosting an all day workshop on March 15, 2025. He encouraged everyone to attend and described how it was enormously valuable when he attended a couple years ago. He described that it is \$85.00 a person and the Commission has a small budget with the Borough, so the cost would be covered. Ms. Shivers read a description from the website and confirmed the location is at the Cambridge Rehab and Healthcare Center in Morristown, NJ.

Mr. Holtermann stated that Preservation New Jersey is hosting a HPC round table on March 8, 2025 from 10am-11:30am. He stated that he reached out to them to see if it was available by Zoom and he did not hear back yet.

Mr. Holtermann announced that Pennington Day is May 17, 2025. He suggested to use the Borough tent to have a sign-up sheet for the Historic tour for a couple days after Pennington Day.

Adjournment 8:52 PM