

**PENNINGTON BOROUGH
HISTORIC PRESERVATION COMMISSION MINUTES
June 16, 2026**

The meeting of the Pennington Borough Historic Preservation Commission (HPC) was held on June 16, 2026 at 7:30 pm via Zoom.

ROLL CALL:

Members Present: Eric Holtermann, Chair; Robert Chandler, Vice-Chair; Mary Baum; David Coats; Katrina Homel (arrived 7:41pm); Natalie Shivers; George Ford, Alt I

Member Absent: Jack Davis; Craig Wallace, Alt II

Staff Present: Amy Kassler-Taub, Council Liaison; Robin Tillou, HPC Secretary

OPEN PUBLIC MEETINGS STATEMENT

Chair Holtermann announced the statement of adequate notice as such: Notice of this meeting was posted on the bulletin board at Borough Hall at 30 North Main Street and on the Borough website according to the regulations of the Open Public Meetings Act.

PUBLIC COMMENT

Chair Holtermann opened the meeting to the public. With no public comment Chair Holtermann closed the public forum.

MINUTES

May 19, 2026

Upon a motion from Ms. Baum and Mr. Ford offering a second, the minutes were unanimously approved with amendments by those eligible to vote.

APPLICATIONS

Discussion Only

236 S. Main Street, Block 703, Lot 24 – Siding

Vice-Chair Chandler – Chair Holtermann and Vice-Chair Chandler met with the owner of 236 S. Main Street, John Sowinski, and they all knew the home has no sheathing, and there are foundation and water issues. Mark O’Dea from Signature Builders, has done a similar project to Mr. Sowinski and tried to help. Mr. Sowinski decided that he will not be doing anything to his home because of the state his home was in and the expense.

12 N. Main Street - Block 205, Lot 22 Frontage

Chair Holtermann – There has been no reply from the Owner regarding the frontage for 12 N. Main Street project. This will be tabled until we hear back.

SIGNAGE INITIATIVE

Mr. Ford – The signage subcommittee is in the process of scheduling a zoom meeting with Richard Hunter to get his views for the signage.

Chair Holtermann – will follow up with Economic Development Commission with their signage initiative.

OTHER BUSINESS

HPC Annual Report to Council

Chair Holtermann will present the HPC Annual Report to the Council on July 6, 2026.

Certified Local Government

The State Historic Preservation Office (HPO) will follow up after the Historic Preservation Conference on June 17 – 18, 2026.

Street Trees in the Historic District

Chair Holtermann – Ms. Shivers and Chair Holtermann followed up on contacting a landscape architect. The landscape architect, Steven Lederach of Arnold Associates in Princeton, advised of the work that would be done. Chair Holtermann went over the details involving the work to be done for the street trees including the cost of \$13,000.00 for that work. Ms. Chandler, Borough Council Member, advised that there are trees included in the next phase of the streetscape project continuing south on S. Main Street near the church. The next step will be Ms. Shivers and Chair Holtermann to get with Ms. Chandler to ensure coordination. They will calculate the cost for this and if any grants could be considered. And investigate areas along each of the access points where trees would be appropriate and how much the space is between the street and the sidewalk.

Vice-Chair Chandler – There needs to be a delineation where the tree would be appropriate for the space between the street and sidewalk and the height limitations.

Ms. Shivers – The best place for trees may not be in the same place that the existing trees are/were. Professional expertise will help determine the best approach and locations to ensure the trees have the greatest chance of success.

Ms. Baum – The complications for this street tree initiative stem from the fact that the historic district is located on County roads.

Ms. Kassler-Taub – The Master Plan initiative includes a sidewalk replacement program and a right-of-way initiative, in coordination with the EDC. The street tree discussion could be incorporated into those initiatives.

New Homeowner Letter

Ms. Tillou – new homeowner letter has been sent to 228 S. Main Street.

Hopewell Valley Historical Society History Awards for Historic Preservation

Mr. Davis will follow up at the next HPC meeting regarding the Hopewell Valley Historical Society History Awards for Historic Preservation if he speaks with Hopewell Valley Historical Society.

Designation of Additional Properties

Chair Holtermann will follow up with the NJ HPO to determine whether the Railroad Station, Toll Gate School, and School Administration Building should be listed as separate properties or as non-contiguous properties within the district.

NJ History and Historic Preservation Conference - June 17 & 18, 2026

Mr. Ford, Ms. Shivers and Chair Holtermann will be attending the NJ History and Historic Preservation Conference this year.

Land Use Ordinance Amendments

Chair Holtermann – There was a meeting with Ms. Kassler-Taub, Mayor, Economic Development Commission, Environmental Commission and HPC regarding ordinance updates related to Land Use that involves historic and environmental. The main point that HPC will look at is land use plan including the historic district as an overlay district.

DISCUSSION

Chair Holtermann and Vice-Chair Chandler will come into Borough Hall to review the plans for The Pennington School through the building department to ensure what was proposed to the Planning Board is in the plans and being constructed regarding the removal of trees and the entranceway.

ADJOURNMENT OF MEETING

There being no further business, Ms. Homel made a motion to adjourn the meeting with Ms. Shivers offering a second. By unanimous vote, the meeting was thereupon adjourned at 8:18 p.m.

CERTIFICATE OF SECRETARY

I, the undersigned, do hereby certify that I am the duly selected secretary of the Pennington Borough Historic Preservation Commission, and that this document, consisting of three (3) pages, constitutes a true and correct copy of the minutes of the regular meeting held on June 16, 2026.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of August 19, 2026.

Robin Tillou, Historic Preservation Commission Secretary