

**PENNINGTON BOROUGH
HISTORIC PRESERVATION COMMISSION MINUTES
NOVEMBER 18, 2025**

The Special meeting of the Pennington Borough Historic Preservation Commission (HPC) was held on November 18, 2025 at 7:30 pm via Zoom.

ROLL CALL:

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

Members Absent: Jack Davis; Craig Wallace, Alt II

Staff Present: Nadine Stern, Council Liaison, Robin Tillou, HPC Secretary

PUBLIC COMMENT

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

MINUTES

October 21, 2025

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

APPLICATIONS

25-006 - 221 S. Main Street, Block 801, Lot 28 - Windows

At the October 21, 2025 HPC meeting 221 S. Main Street presented and the HPC determined a sample of the composite window proposal would be needed. The applicant dropped off a sample of the composite window proposal to Borough Hall for the Commission members to view.

Chair Holtermann asked for input from HPC members on the composite window sample for 221 S. Main Street.

HPC agreed that the window is still a vinyl window that would not be acceptable in the historic district.

Chair Holtermann explained that he had met with the homeowners and advised of the options for their window replacement. He advised they can skip replacing the windows and put in storm windows. Other options for those windows seen from the street are to replace with clad windows or any of the fiberglass or fibrex windows by Anderson, Marvin or other manufacturers.

The applicant will follow up.

OTHER BUSINESS

Mercer County – Municipal Historic Preservation Projects Inquiry

Emily Blackman, Mercer County Planning Office – Historic Preservation Planner, was present to speak about this new role she has taken on for Mercer County. She stated she has reached out to all of the county municipalities to inquire what they are working on for historic preservation and the projects they would like the County to take on. The County's historic preservation plan is from 2001 and that will be updated in the near future. The county would like input from all of the Mercer County towns. They are working on and/or have been able to preserve certain properties on county roads. The parks department will continue to be worked with for historic preservation in Mercer County due to managing the county properties.

Chair Holtermann explained that the items on the list for Pennington Borough to work on in the future are as follows: CLG status, street trees, historic guidelines, expanding public interaction and expanding protection to properties in Pennington Borough that are not currently protected.

Ms. Homel added to expand signage to historic events or buildings around town so the public is aware of what Pennington's history is.

Street Trees in the Historic District

Ms. Shivers stated that she, Chair Holtermann and members of the Shade Tree Committee attended the Borough Council work session on October 27, 2025 to speak about street trees on county roads.

The Borough Council endorsed the idea of the Borough Council, HPC, Economic Development Commission and Shade Tree Committee to come up with a program to replace the street trees on the county roads. Kit Chandler, Borough Council member, had organized a working group to formulate an approach before working with the county.

Ms. Baum stated it should be encouraged for residents to plant trees on their private property to deter the issues of planting trees in the right of way.

Ms. Chandler came onto the Zoom meeting stating that she will contact Jason from Mercer County Shade Tree and arrange a meeting with Mercer County and Shade Tree to discuss a plan going forward. The types of trees and where need to be discussed.

Hopewell Valley Historical Society's History Awards Criteria for Historic Preservation

Ms. Baum stated she has not heard anything from Karl Niederer of Hopewell Valley Historical Society regarding the Hopewell Valley Historical Society's History Awards Criteria for Historic Preservation.

Review the Master Plan Initiative Process

Ms. Stern stated the updates for the Master Plan <https://www.penningtonboro.org/1260/Master-Plan-2025-Under-Development>. They will also be publishing the results of the Land Use plan element survey from the public. They are tentatively looking at a date of December 17, 2025 for a public hearing for the public to have the opportunity to discuss the drafted elements.

Update to Areas in Need of Redevelopment

Chair Holtermann advised that there are no new updates to the areas in need of redevelopment.

Ms. Stern to informally inquire with the Council about the status of the Brookside Redevelopment Area.

Certified Local Government (CLG)

Ms. Homel, Mr. Ford and Chair Holtermann met and went through the CLG requirements and determined HPC should be able to submit the application. Cassidy Deegan from the state Historic Preservation Office recommended sending her the ordinance and survey form at the beginning of December 2025. Chair Holtermann will send that to her so they can begin the initial review.

New Homeowner Letter

Ms. Tillou announced that she had sent 56 N. Main Street a new homeowner letter.

A discussion was had regarding more outreach to those in the historic district regarding reminder of requirements when in the historic district, a historic district newsletter and signage.

Other Business

Ms. Stern announced the December 5, 2025 Holiday Walk and the 3rd Annual Menorah Lighting on Sunday, December 14, 2025 at 6:00 pm.

ADJOURNMENT OF MEETING

There being no further business, Ms. Baum made a motion to adjourn the meeting with Ms. Homel offering a second. By unanimous vote, the meeting was thereupon adjourned at 8:40 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 November 18, 2025.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of December 17, 2025.

Robin Tillou, Historic Preservation Commission Secretary