

**PENNINGTON BOROUGH  
HISTORIC PRESERVATION COMMISSION MINUTES  
AUGUST 18, 2026**

The meeting of the Pennington Borough Historic Preservation Commission (HPC) was held on August 18, 2026, at 7:30 pm via Zoom.

**ROLL CALL:**

Members Present: Eric Holtermann, Chair; Robert Chandler, Vice-Chair; David Coats; Jack Davis; Katrina Homel; Natalie Shivers (arrived 7:37pm); George Ford, Alt I; Craig Wallace, Alt II

Member Absent: Mary Baum

Staff Present: Robin Tillou, HPC Secretary

Absent: Amy Kassler-Taub, Council Liaison

**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**

**June 16, 2026**

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

**APPLICATIONS**

**#26-004 - 24 N. Main Street, Block 205, Lot 19 - Storefront Fills**

Eric Holtermann recused himself from consideration of Application #26-004 regarding 24 N. Main Street and disabled his video feed.

Scott Purvis, MAWLT, was present and is the applicant/owner of 24 N. Main Street storefront fills.

Brian Stevens, HMR, was present and is the architect/representative for the applicant of 24 N. Main Street storefront fills.

Mr. Stevens introduced the application, explaining that the proposal would replace the existing first-floor stucco infill, windows, and door at 24 N. Main Street with a new aluminum-and-glass storefront.

The infill proposed is primarily glass with an aluminum frame system. The glass will be clear.

There will be a door on either side of the center brick pier. This could house one or two tenants.

The product is a YKK 4 ½” deep thermally broken white aluminum frame. It is 2” wide with insulated glass panels. The muntin bars will be an applied 1/8” flat bar that will create the grid pattern shown on the elevation provided. The door will be the same system of the 2” wide frame and 4 ½” deep white aluminum frame with a 10” bottom rail.

The hardware will meet the accessibility requirements for the first-floor entrance.

All the other divisions will be made from the flat 8” aluminum bar to create the grid pattern.

Right underneath the canopy will be a flat fascia board.

The canopy is staying. And signage would be hanging on the canopy as it currently is.

The brick is staying as is.

The mullions on either side of the door, either side of the opening and the horizontals on top of the door are 2”. The bottom is 4 ½”. The 2” is divided pane and everything else is an applied muntin bar. The applied muntin bar is 1” wide x 1/8” thick flat bar.

Ms. Homel made a motion to approve Application #26-004 24 N. Main Street, Block 205, Lot 19 - Storefront Fills as presented and Mr. Coats offered a second.

ROLL CALL:

AYES: Mr. Chandler, Mr. Coats, Ms. Homel, Ms. Shivers, Mr. Ford, Mr. Wallace

NAYS: None

ABSTAIN: Mr. Davis

MOTION PASSED

### **Pennington School - Old Main Update (For Discussion Only)**

Chair Holtermann – A letter was sent to the Planning Board under Chair Holtermann’s name representing HPC.

There were trees being removed that were not per the previous approved plan. The plan that was submitted to the building department did not indicate tree removal either.

The Board Planner did advise that there was tree removal indicated on the updated Planning Board plans when raising the concern at the Planning Board meeting on August 3, 2026.

The updated drawings were not sent to HPC. The HPC should be given updated plans for Planning Board applications.

There was discussion that since Ms. Tillou is the administrator of the Planning Board and the HPC secretary the process will be more seamless going forward.

In the future HPC will put on their agenda any Planning Board applications within the Historic District.

The Borough should ensure that the Land Use Administrator covers HPC as well to prevent what happened at Pennington School again.

### **SIGNAGE INITIATIVE**

Mr. Ford – The signage subcommittee met on July 28, 2026 with Richard Hunter, Historian, and his colleague Patrick Harshbarger. They gave input on the next steps to be taken.

The signage subcommittee will visit the Lawrence Hopewell Trail signage for examples. The subcommittee will then start developing a strategy for the content and narrative.

Background information on the NJ Historic Trust funding will be provided.

Gather preliminary supplier and designer estimates to get a cost range.

The follow-up report will then be sent to HPC.

Chair Holtermann – HPC will be speaking with the Economic Development Commission in early September to coordinate with what their plans are for signage.

### **OTHER BUSINESS**

#### **Certified Local Government**

Chair Holtermann – Table this to the September 16, 2026 meeting.

#### **Street Trees in the Historic District**

Chair Holtermann – Ms. Shivers, Vice-Chair Chandler and Chair Holtermann have received information on the street trees.

There is a streetscape plan that has been budgeted. That will bring in trees that were approved.

Kit Chandler, Borough Council Member, has surveyed a section of trees on South Main Street (from Academy Court to Laning Avenue). The survey identifies where there were trees, replacement trees for the removed trees and where it may make sense to put additional trees. There are formulas and guidelines to identify locations and trees.

Ms. Chandler is waiting to hear back from the county arborist.

Ms. Shivers did a survey on East Delaware Avenue that was displayed at the meeting.

Ms. Shivers - HPC should get the county arborist involved to get their feedback.

Mr. Ford – Will follow up with Rutgers Cooperative Extension, part of the New Jersey Agricultural Experiment Station.

**Communication to Property Owners - New Homeowner Letters**

There was no new homeowner letters sent.

Tabled - communication to property owners regarding sending information to the properties that are in the historic district.

**Hopewell Valley Historical Society History Awards for Historic Preservation**

Mr. Davis believes that the Historical Society is done with the awards for this year.

**Designation of Additional Properties**

Chair Holtermann – HPC will follow up in the Fall.

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

Chair Holtermann – Coming up soon is the requirement that HPC members will be required to do a certain number of hours of training which will be available online. That will be coming up next year.

**Land Use Ordinance Amendments**

Chair Holtermann – Ms. Kassler-Taub, Council Liaison, advised Chair Holtermann of the housing rehabilitation program.

**DISCUSSION**

Chair Holtermann – Saturday, September 12, 2026, is Heritage Day and Mr. Davis and Chair Holtermann will be doing a walking tour.

**ADJOURNMENT OF MEETING**

There being no further business, Ms. Homel made a motion to adjourn the meeting with Mr. Wallace offering a second. By unanimous vote, the meeting was thereupon adjourned at 8:46 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 four (4) pages, constitutes a true and correct copy of the minutes of the regular meeting held on August 18, 2026.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of September 16, 2026.

Robin Tillou, Historic Preservation Commission Secretary