

Pennington Historic Preservation Commission
Meeting Minutes
1/17/2023

Opening Statement

Adequate public notice of this meeting has been posted in Borough Hall and sent to the officially designated newspaper, the Hopewell Valley News. This meeting was held via Zoom.

Attendance

Robert Chandler, Jack Davis, Dave Coats, Eric Holtermann, Natalie Shivers, Katrina Homel, David Stevens
Katie Ronollo, Secretary

New Commission Member

David Stevens introduced himself and was welcomed by Commission members.

Open time for public address

Eric opened the meeting for public address. There were no members of the public participating thus the period for public comment was closed.

Minutes

The October, 2022 minutes were approved via a motion by Katrina and a second by Natalie. All were in favor via voice vote.

2023 Budget

The budget for 2023 is \$500. Katie R. has submitted an application to Historic Preservation NJ. 10 members will have access to HPNJ benefits. The conference cost remains an extra charge.

APPLICATIONS

15 West Delaware Avenue-Front window replacement

Eric shared survey information for the site.

Max Gargione, Camella Construction, testified on behalf of the application. He reports that the original plan did not include alterations to the front of the building. The existing windows were not safety glass, were cracked and had to be replaced. Currently there are no windows only plywood in place and a bronze-colored aluminum mullion cover separates each front window. Max shared images of the windows as they were and as they are currently. He shared complications in construction due to the whole building

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and window frames being out of plumb. Max also shared a mock-up of a handrail and images of the interior work that has been completed.

Questions from the Commission included whether the perpendicular framing material could be changed to give the appearance of one large window on each side, would the front door be replaced, and whether a light could be added to the central part of the mosaic glass area. Mr. Gargione responded that there are no plans for the door to be replaced, he will look into alternate materials for the framing and lighting the central area of mosaic glass. It was noted that the handrail may need to be horizontal to the ground to be ADA compliant.

Bob and Eric are able to meet Mr. Gargione on site and are available for consultation when new materials are discussed.

1. Applicant will consult with Glazing Subcontractor and meet with HPC Chair and Vice-Chair to review options for reducing visual impact of center mullion at 2 large storefront windows. Current mullion condition is not approved.
2. If entry door is replaced it will be replaced with a wood door, not aluminum. Door may match existing with single large lite, or refer to historic 1881 photo with lower panel and upper glass lite.
3. If faux stone below storefront is painted, it should not be painted black as noted on plans. A gray color similar to shingles at second floor is recommended.
4. Applicant will verify code compliance of handrail configuration and submit any design changes to the Borough Land Use Administrator for final review by Commission.

Dave made a motion seconded by Katrina to approve a certificate of appropriateness with these 4 conditions. All were in favor via voice vote.

241 South Main Street

The property has been purchased and the new owner is re-doing the flooring on the first floor as well as some electrical work. It was confirmed that construction permits have been issued and the contractor has been made aware that the home is in the Historic District.

Pennington School

The bulk of the Pennington School's Planning Board application remains on hold.

Master Planning Update

The Master Plan Committee has asked for assistance in updating the Historic Master Plan Element. Eric, Bob and Katrina will work on updating the element as they review the ordinance.

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Ordinance Review

Katrina, Eric and Bob have met once and will continue to meet to review the ordinance. The language around what constitutes a minor and major application and appropriate materials to be used needs to be clarified.

Certified Local Government

One goal of the HPC is to get CLG certification. This process may include hiring a consultant to assist with completion of the application. If extra funds are needed to complete the application process, the HPC can request more funding.

Website Updates

Natalie and Mary have reviewed area Historic Commission websites and found Cranbury and Haddonfield to be exemplary. The goal is to share more information and educate people on the Commission and the process. They have compiled a list of proposed updates for Pennington's Historic Preservation page which Natalie will share with members for review and discussion at the February meeting. Once priorities are established Natalie and Mary will work on the details.

Publicizing the Historic District

Ways to inform residents that their home is in the Historic District were discussed. Katie R. has added the information to the Zoning application with the intent of highlighting whether or not the home is in the district. Eric has discussed with the Master Plan Chair adding a historic overlay to the zoning map. Other mechanisms to inform new residents were discussed. The location and size of the signs noting the historic district were discussed. The size of the signs may be limited by the ordinance. Bob suggested sharing the 125 anniversary pamphlet with the new resident bag. Eric will speak with Maureen, the chair of the Friends of Pennington Library, about including this information in the new resident packet. Bob has a box of the pamphlets to share.

Notice of Unauthorized Work

Tabled to February meeting.

The next meeting is scheduled for 7:30pm on February 21.

Meeting was adjourned at 9:26.