

**PENNINGTON BOROUGH
HISTORIC PRESERVATION COMMISSION
MINUTES OF REGULAR MEETING
APRIL 15, 2025**

The regularly scheduled meeting of the Pennington Borough Historic Preservation Commission (HPC) was held on April 15, 2025 at 7:30 pm via Zoom.

ROLL CALL:

Members Present: Eric Holtermann, Chair; Robert Chandler, Vice-Chair; Jack Davis; Katrina Homel; Natalie Shivers; George Ford, Alt I

Members Absent: Mary Baum; David Coats; Craig Wallace, Alt II

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

HPC 2025 CHAIR AND VICE-CHAIR

The nominations for 2025 Chairperson were as follows: Eric Holtermann

NOMINATION TO ELECT ERIC HOLTERMANN AS CHAIRPERSON: Mr. Davis

ROLL CALL:

AYES: Mr. Holtermann, Mr. Chandler, Mr. Davis, Ms. Homel, Ms. Shivers, Mr. Ford

NAYS: None

ABSTAIN: None

MOTION PASSED

The nominations for 2025 Vice-Chairperson were as follows: Robert Chandler

NOMINATION TO ELECT ROBERT CHANDLER AS VICE-CHAIRPERSON: Ms. Shivers

ROLL CALL:

AYES: Mr. Holtermann, Mr. Chandler, Mr. Davis, Ms. Homel, Ms. Shivers, Mr. Ford

NAYS: None

ABSTAIN: None

PUBLIC COMMENT

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

MINUTES

March 18, 2025

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

APPLICATIONS

Pennington School Porch Follow Up

Chair Holtermann advised that the builders built the porch and gable as what is known as a pork chop. It is a suburban house treatment to the end of the gable which was not agreed on in the

plans. An email was sent to Michael Nelson of CCH Architects, the architect on the project, and the architect agreed to be in line with the original drawings that were sent. The work has been done as per the drawings and it is an improvement.

Vice-Chair Chandler stated the stairs are steeper than what was in the drawings.

Chair Holtermann will look further into the stairs.

OTHER BUSINESS

Historic Preservation Master Plan Elements in Relation to Borough Master Plan Elements

Mr. Ford stated that the drafts of the Borough's Land Use, Housing, Utilities, and Economic Development elements are still pending, while the others have been conditionally adopted. Chair Holtermann stated that Land Use and Housing will be the most important in relation to the historic preservation's interface elements.

HPC requested to be sent the draft of the elements mentioned by Mr. Ford once they are drafted.

Updated HPC Ordinance

Chair Holtermann requested that the updated HPC code be put on the HPC webpage.

Ms. Tillou will ensure the updated HPC code be posted on the HPC webpage.

Update to Area in Need of Redevelopment – Blackwell Property – 79 Green Street, Block 205, Lot 2; 20 Brookside Avenue, Block 205, Lot 3; 6 Brookside Avenue, Block 205, Lot 4; N. Main Street, Block 205, Lot 5; 74 N. Main Street, Block 205, Lot 6

Chair Holtermann attended the Redevelopment Committee meeting on March 26, 2025 and Mr. Kyle, Board Planner, advised the Redevelopment Committee that housing cannot be built in a flood area and it seems that 98% of the property is in the flood area. Mr. Kyle explained the steps for proposed development in flood areas. The only area that was not in the flood area were next to Mark Blackwell's house and the corner where the Cheroot Barn is.

The next Redevelopment meeting will be April 30, 2025.

Certified Local Government (CLG)

HPC will pursue being a certified CLG HPC through the end of the year. A subcommittee will be formed for the CLG to get the process going. This will be discussed at the next meeting.

Upcoming and Past Events:

Pennington Day – HPC will put out a sign-up sheet for three (3) Historic Walking Tours at 10:00 am, 12:00 pm and 2:00 pm. Emails will be sent confirming the date and time for the attendees. It was mentioned to possibly go to where "Jaws" was written. Mr. Ford will follow up on confirming the whereabouts of where "Jaws" was written.

New Jersey History and Historic Preservation Conference June 4 -5, 2025 in Burlington County. Any member that would like to sign up should contact Ms. Tillou. One of the classes does cater to Historic Preservation Commission members.

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 8:05 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 April 15, 2025.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of May 21, 2025.

Robin Tillou, Historic Preservation Commission Secretary