

**PENNINGTON BOROUGH
HISTORIC PRESERVATION COMMISSION MINUTES
April 21, 2026**

The meeting of the Pennington Borough Historic Preservation Commission (HPC) was held on April 21, 2026 at 7:30 pm via Zoom.

ROLL CALL:

Members Present: Robert Chandler, Vice-Chair; David Coats; Jack Davis; Katrina Homel; Natalie Shivers; George Ford, Alt I; Craig Wallace, Alt II

Members Absent: Mary Baum; Eric Holtermann, Chair

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

OPEN PUBLIC MEETINGS STATEMENT

Vice-Chair Chandler announced the statement of adequate notice as such: Notice of this meeting has been given to the Hopewell Valley News, Trenton Times and 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

Vice-Chair Chandler opened the meeting to the public. With no public comment Vice-Chair Chandler closed the public forum.

MINUTES

March 17, 2026

Upon a motion from Mr. Coats 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

Mr. John Sowienksi is the owner of 236 S. Main Street and will be proposing siding to his entire home. Mr. Sowienksi has not submitted an official Certificate of Approval application but wanted to discuss his proposal. The proposal is due to rodents getting into the siding and the siding deteriorating. The siding is currently aluminum siding.

Vice-Chair Chandler advised that the contractor Mr. Sowienksi is working with is Home Genius and they are proposing vinyl siding. HPC does not generally allow vinyl siding in any circumstance. In particular when all of the siding around the house is being replaced. Chair Holtermann discovered there are foundation issues. Chair Holtermann has had conversations with the contractor to go with Hardy Plank. The owner stated the estimate was too high.

The Commission suggested striping the aluminum and putting on wood siding.

The Commission concluded that Vice-Chair Chandler and Chair Holtermann will be meeting with Mr. Sowinski at the home with the contractor to go over alternatives.

120 S. Main Street, Block 505, Lot 15 – Letter to Architect and Contractor Regarding Unauthorized Removal of Chimney

The Commission went over the letters that were sent out that were written by Chair Holtermann. The letters were addressed to the architect and the contractor that removed the chimney for 120 S. Main Street that removed the chimney without HPC approval. The letter advised that no other exterior work shall be done without HPC approval.

13 S. Main Street – Block 601, Lot 20 – Wall in Front of Cemetery

The applicant submitted a Certificate of Appropriateness to repair the wall. Chair Holtermann's architectural firm, HMR Architects, advised the applicant of specifications and drawings on how to do the repairs to the wall.

Mr. Coats explained there are minor repairs being done. The application and reply from Chair Holtermann are on file and in the HPC packet for tonight's meeting online.

32 E. Delaware Avenue, Block 601, Lot 29 – Expansion of Cemetery

This application was determined to not be in HPC's purview.

OTHER BUSINESS

HPC Annual Report to Council

The annual report will be done by Chair Holtermann and be submitted to the Borough Council soon.

Master Plan Update – Land Use Plan Update

The Planning Board recommended HPC consider (2) school buildings to be historically preserved (the Toll Gate School and the Hopewell Valley School Administration Building).

Mr. Ford had recommendations to section 10 in the drafted Land Use plan to be implemented into the plan.

Certified Local Government

The ordinance review from the State was done and HPC will be implementing those changes soon.

Street Trees in the Historic District

Ms. Shivers stated that she and Chair Holtermann should meet with Kit Chandler, Council Member, to move forward and discuss what HPC can do about maintaining the street trees along the county roads in the Historic District.

Newsletter / Communication to Property Owners

Mr. Davis advised of HPC's insert into the Pennington Borough Spring 2026 Newsletter that went out and is on the Pennington Borough website.

Ms. Tillou advised a new homeowner letter has been sent to 229 S. Main Street.

The conversation of letters being sent to home and business owners regarding being in the historic district will be tabled.

Hopewell Valley Historical Society History Awards for Historic Preservation

Mr. Davis will follow up with the Hopewell Valley Historical Society History Awards for Historic Preservation.

Other Business

Ms. Shivers mentioned that she would like to attend the NJ History and Historic Preservation Conference this year which is occurring on June 17th and 18th.

ADJOURNMENT OF MEETING

There being no further business, Ms. Homel made a motion to adjourn the meeting with Mr. Ford offering a second. By unanimous vote, the meeting was thereupon adjourned at 8:54 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 21, 2026.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of May 20, 2026.

Robin Tillou, Historic Preservation Commission Secretary