

**PENNINGTON BOROUGH
HISTORIC PRESERVATION COMMISSION MINUTES
MARCH 17, 2026**

The meeting of the Pennington Borough Historic Preservation Commission (HPC) was held on March 17, 2026 at 7:30 pm via Zoom.

ROLL CALL:

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

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

OATH OF OFFICE

Mr. Davis and Mr. Wallace, Alt II was reappointed to the member and alternate II position by Mayor with the advice and consent of the Borough Council at the February 2, 2026 Council Meeting.

Chair Holtermann administered the Oath of Office to Jack Davis and Craig Wallace.

OPEN PUBLIC MEETINGS STATEMENT

Chair Holtermann 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

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

MINUTES

February 17, 2026

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

APPLICATIONS

#26-001 – 120 S. Main Street, Block 505, Lot 15 – Chimney Removal

Joanne Terogin was present and is the applicant and/or owner of the above said Certificate of Approval application.

Chair Holtermann explained that there is primarily interior work being done and they have submitted building permits. The permit mentioned the chimney on a drawing but did not mention it on a list of work being done. The chimney has already been removed. That was the only work that has been done on the exterior.

Ms. Terogin explained that she was not aware that the contractor was going to remove the exterior chimney (one of the two) while doing the interior work of adding a bathroom to an existing bedroom. No other exterior changes are being done. She will be repairing the windows but not replacing them.

Chair Holtermann advised the applicant of the importance of preserving the historic character of the Pennington Borough Crossroads Historic District and why applicants are required to go through the HPC before starting work.

After discussions of being disappointed in the contractor for removing the chimney before any HPC approval, it was determined a letter would be issued to the contractor.

No action was taken regarding 120 N. Main Street, Block 505, Lot 15 chimney removal.

The HPC was in agreement of Chair Holtermann writing a letter to the contractor advising the HPC acknowledges the application and it will be on file but the HPC will not be taking action.

OTHER BUSINESS

HPC Annual Report to Council

Chair Holtermann advised that he will be submitting the annual report for the Council soon.

Certified Local Government

Cassidy Deegan, NJ Historic Preservation Office, sent feedback via email regarding the HPC ordinance.

The HPC went over the items in that email and what can be improved in the HPC ordinances.

The HPC will implement in their ordinances the following recommendations from the State Historic Preservation Office: Section 119-1, A and B. It is recommended not to include language referencing archaeology unless you have a professional archaeologist as an HPC member, on staff, or are committed to hiring a consultant to provide this expertise to the commission. Per the Municipal Land Use Law, the Certificate of Appropriateness must be issued by the Administrative Officer, adding a definition for "Emergency Repairs," using the term landmark, and class C needing to be 4 members. The historic district zoning overlay is currently being worked on in the Land Use element of the Master Plan.

The feedback of the HPC ordinance from the NJ Historic Preservation Office can be found at <https://mccmeetings.blob.core.usgovcloudapi.net/pningtnnj-pubu/MEET-Packet-9493c0f4414e457385b0f7ff6378a8a1.pdf>.

County and Hopewell Valley Historic Society's Letter of Support from HPC

Mr. Ford drafted a letter of support from the Chair and the HPC for the County. It is regarding the County and Regional Planning Grant to update the County's Historic Preservation Element of the Master Plan. It was signed off on and sent to the NJ Historic Trust.

Mr. Ford also drafted a letter of support for the Hopewell Valley Historic Society. It is regarding the Historic Site Management Application for the preparation of a preservation plan and National Register nomination for the Burrowes/Oldis House at 218 Washington Crossing–Pennington Road, Pennington, NJ. It signed off on and sent to the NJ Historic Trust.

Street Trees in the Historic District

Ms. Shivers stated that some things that need to be worked on regarding the street trees are the Council previously voted to have the Shade Tree Committee take purview of the street trees on the county roads. The tree selection should be decided. The installation and maintaining of new trees needs to be decided. We also need to figure out how many trees are dead and how many were lost. Kit Chandler, Borough Council Member, should come to the next meeting to provide a Council update for the street trees.

Newsletter / Communication to Property Owners

The HPC portion for the quarterly Pennington Borough spring newsletter has been drafted. A blurb was taken from the Hopewell Valley Historic Society's 250th anniversary article by Larry Kidder. Larry's coverage of the year 1775 will be put in the newsletter. Mr. Davis advised he may add something in the beginning of the article.

Hopewell Valley Historical Society History Awards for Historic Preservation

Chair Holtermann advised that Karl Niederer, Hopewell Valley Historical Society, and Max Haden, the Hopewell Township HPC Chair, had a few minor text changes to the awards program. There will also be another award category that will be added to the existing six categories.

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 8:52 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 March 17, 2026.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of April 23, 2026.

Robin Tillou, Historic Preservation Commission Secretary