

Pennington Historic Preservation Commission
Meeting Minutes
9/20/22

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, Eric Holtermann, Natalie Shivers, Mary Baum, Barbara Kirsch

Also attending, Katrina Angarone, Council Representative, Katie Ronollo, Secretary, Amy Kassler-Taub, liaison to the Master Plan committee.

Open time for public address

Eric opened the meeting for public address. There being no public comments, the open address period was closed.

Minutes

The July minutes were approved via a motion by Mary and a second by Bob. All were in favor via voice vote.

APPLICATIONS

241 South Main Street

Work is proceeding at this location. Eric and Bob have reached out many times and continue to work with the owner. Eric has made it clear to the owner that he will need to get the window trim approved prior to proceeding. Bob reports that exterior work has stayed the same for a while. Interior work is ongoing. Katie will check on which permits have been issued. (*Building and Electric permits have been issued)

Rakki plans to complete a zoning application for installation of a driveway to the left of the home.

147 South Main Street

New siding is going up. On behalf of the HPC, the construction official reached out and spoke with the contractor and the contractor completed the HP application.

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The siding looks like it is in compliance with the ordinance and the project is going well.

New Business

Meet with Construction Official

Eric would like to set up a meeting with the construction official regarding the Historic Preservation ordinance. There are questions about how the construction department will know about non-permitted work that is being done and if the construction official can issue a violation for work that does not require a construction permit. In order to stay up to date on what work is being done in the historic district Historic Preservation Commission members are encouraged to keep an eye out for changes/construction.

Hopewell Historical Society House Lineage Program

Jack reported that the Historic House Lineage Program has been reinvigorated. There are a few levels available including a write-up including title search, historical background of residents and other information gathered through research. More information on the program can be found here: [hvhs-research-services-2021.pdf \(hopewellvalleyhistory.org\)](https://hopewellvalleyhistory.org/hvhs-research-services-2021.pdf)

2023 Budget

The current budget is \$500.00 a year. Eric would like to ask for the same amount in 2023.

Eric will be meeting with Katrina Homel to discuss ordinance revisions with the possible next step being seeking Certified Local Government (CLG) approval. CLG grant money is available for towns that have CLG status. In the future it might be necessary to ask for an increase in the budget to hire a consultant to assist with the CLG application process.

Master Planning Update

Jeanne Van Orman has stepped down from the Planning Board and Amy Kassler-Taub has graciously agreed to be the liaison between the Historic Preservation Commission and the Master Plan Committee.

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Ordinance Review

Natalie asked if more regulations on windows, for example to discourage the black sashes that are trendy right now, could be added to the ordinance. Eric noted that the ordinance has tried to steer away from dictating color. He also noted that “patchable” material has often been suggested as the best to use for historic preservation purposes. If the use of “patchable” materials is added to the ordinance it might be a way to discourage the black sashes and other trendier, less historically accurate changes.

Bethel AME Church

There is a question as to whether or not the church remains in use. If the building is in need of preservation it would be great to gather information on what is feasible for the site with the aim of protecting the structure and its history.

Old Business

Pennington Railroad Station

Eric is hoping to gather some more information to consider the feasibility of preservation.

Pennington School Application

The Pennington School came before the Planning Board on September 14 with a very limited application. The application requested changes to the athletic facilities including the press box, bleachers and stadium entrance. These requests were approved by the Board. The remainder of the site plan is currently on hold.

1 North Main Street

The application to the Planning Board for a dentist office at 1 North Main Street has not been withdrawn but there has not been any action since mid-summer. A jeweler met with the Zoning Officer to discuss the possibility of having a store there. A jewelry store is an allowable use in the TC Zone.

Web-site updates

Once the description/information section is complete it will be added to the web-site. Mary and Natalie will work together on this.

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Unauthorized Work Notice

The notice is still in progress. Eric has incorporated edits. Eric will share the most recent version and has asked that members please share feedback.

Communication

A suggestion is to send an annual notice to residents in the district or to all Borough residents to educate and remind people about the district. The intent is to make this a friendly and informative outreach to remind residents of the goals and intentions of the Historic Preservation Commission and to let people know that Commission members are available as a resource.

Kait mentioned that the Mayor is looking for newsletter items. She also mentioned that council members will meet with committee/commission chairs to discuss the best way to make sure key information about their group's work is getting out to the public.

The next meeting is scheduled for 7:30pm on October 18.