

**PENNINGTON BOROUGH
HISTORIC PRESERVATION COMMISSION
MINUTES OF REGULAR MEETING
MARCH 18, 2025**

The regularly scheduled meeting of the Pennington Borough Historic Preservation Commission (HPC) was held on March 18, 2025 at 7:30 pm via Zoom.

ROLL CALL:

Members Present: Eric Holtermann, Chair; Mary Baum; Robert Chandler; David Coats;
Jack Davis; Katrina Homel; Natalie Shivers; George Ford, Alt I;
Alt II Vacant
Staff Present: Robin Tillou, HPC Secretary
Staff Absent: Nadine Stern, Council Liaison

HPC Secretary

Chair Holtermann stated HPC has selected Robin Tillou to be the secretary for the remaining of 2025.

HPC Member

Chair Holtermann also welcomed Craig Wallace who will be filling in the Vacancy II position starting at the next HPC meeting on April 15, 2025. Mr. Wallace will be appointed by the Mayor at the April 7, 2025 Council meeting.

PUBLIC COMMENT

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

MINUTES

February 18, 2025

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

APPLICATIONS

2024-03: Minor Work Application follow up –15 – 17 North Main Street, including Styleworthy. Applicants: Carl Fucello and Philip Dillon

HPC had a discussion regarding the existing approved application for 15-17 North Main Street.

Chair Holtermann advised that he had spoken with Mr. Fucello and had been advised that the building in the front is a multifamily home with 2 units. No discussion was had regarding what will happen with the Styleworthy building except that they will be getting a commercial tenant and will proceed with repairing the building according with the Certificate of Appropriateness application.

Pennington School Porch

The Pennington School is currently building eave ends that have a pork chop detail where a gable end comes down to the eave and finishes off at the bottom corners of a gabled end. The pork chop eave detail is not a historic detail but is a suburban detail. Chair Holtermann will advise the applicant of this due to that being a different detail than what the drawings showed in the Certificate of Appropriateness application.

OTHER BUSINESS

Historic Preservation Master Plan Element – Draft #5 Conditionally Adopted by the Planning Board

Ms. Shivers will send the HPC secretary her comments on the Historic Preservation element of the Master Plan to distribute to the HPC members to discuss at a later meeting.

Letter to Redevelopment Committee: Area in Need of Redevelopment

Chair Holtermann went over the drafted letter to the Redevelopment Committee that Mr. Ford had edited and was distributed to the HPC for their discussion.

Regarding the bullet point of “Lewis Brook - Daylight the Brook, possibly re-route to separate North Main & Brookside housing types and enable individual buildable lots at North Main”, Ms. Shivers asked if once you daylight a stream does that change the buffer area needed around that stream and change the wetland transition zones.

Chair Holtermann stated the Watershed encourages daylighting streams because it prevents flooding upstream.

Chair Holtermann reviewed further his Redevelopment Committee letter with the HPC.

Ms. Homel referred to the old furnace store. She was informed that this was where Peter Benchley wrote “Jaws.” A plaque should be suggested to be there. Can a bullet point be put in the letter for a historical marking that “Jaws” was written at this site?

Chair Holtermann will put a bullet point in the letter to the Redevelopment Committee.

The exact site that “Jaws” was written should be confirmed as well.

Chair Holtermann displayed the Blackwell site sketch which is working within the lines of what the Board Planner had done. Chair Holtermann explained that he worked with the stream in the sketch to make it ok there. When discussing that with the Board Planner, the Board Planner advised that the stream could work.

HPC members had the following comments on the sketch:

Mr. Chandler asked if the stream setback will interfere with the proposal.

Ms. Baum stated that the Lewis Brook has flooded significantly which may be a concern. It is not HPC’s concern but the environmental committees may have an issue. Chair Holtermann will mention the riparian concerns in the letter.

Mr. Ford inquired if the one home on Green Street will be removed and what will happen to the home on Brookside. Chair Holtermann replied that he believes the Green Street home in question will be removed.

Adding in what direction the Lewis Brook goes.

Green Street should be identified.

HPC agreed that the development should be 2 ½ stories on the sketch and should be consistent with the height limit of the land development ordinance.

Mr. Ford had written correspondence regarding the ripple effect for the impact of existing homes on North Main and Brookside due to the redevelopment of the Blackwell property. The correspondence includes HPC partnering with the Borough to support homeowners through an advisory program offering design principles or technical assistance and/or advisory of the architectural and historical character.

HPC agreed to hold off on the initiatives in Mr. Ford's correspondence until after the Redevelopment Committee meeting on Wednesday, March 26, 2025.

Updated HPC Ordinance

Chair Holtermann stated the updated ordinance of HPC will be posted in the Pennington Borough website once the Clerk does update the code portion of the website as discussed with her.

Upcoming and Past Events:

Chair Holtermann and Mr. Ford had went to the NJHT Historic Commission Workshop on March 15th from 9 am – 4 pm. NJHT will be doing more of those events in the future.

Chair Holtermann stated that Pennington is interested in HPC leading a tour. Mr. Chandler, Mr. David and Chair Holtermann will have a sign up sheet at Pennington Day on May 17, 2025 to get those that are interested. The HPC members leading the tour will work on a date to have the tour.

Chair Holtermann advised that the New Jersey History and Historic Preservation Conference will be held on June 4 -5, 2025 in Burlington County.

ADJOURNMENT OF MEETING

There being no further business, the meeting was adjourned at 8:55 pm.

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 18, 2025.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of April 16, 2025.

Robin Tillou, Historic Preservation Commission Secretary