



HISTORIC PRESERVATION COMMISSION SPECIAL MEETING AGENDA

Monday, September 22, 2025 at 7:30 PM

Online via Zoom

CALL TO ORDER

OPEN PUBLIC MEETINGS STATEMENT

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.

ROLL CALL

PUBLIC COMMENTS

Meeting open to public for comments.

Please raise your hand and when the secretary acknowledges you state your name and address for the record. There will be a total of 15 minutes allotted for public comments.

APPROVAL OF MINUTES

1. *September 16, 2025 Minutes

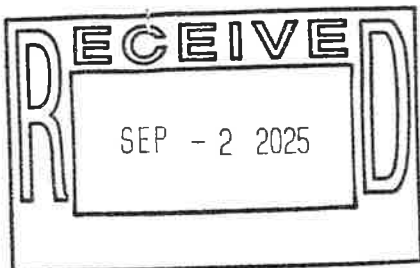
APPLICATIONS

2. *25-005 12 N. Main Street - Block 205, Lot 22 - Windows and Doors - Tabled from the September 16, 2025 HPC Meeting

OTHER BUSINESS

ADJOURNMENT

*Indicates Action May Be Taken



Application Number: 25-005
Application Date: 9-2-25

Borough of Pennington
HISTORIC PRESERVATION COMMISSION APPLICATION

Location: Street Address: 12 N. Main St.
Block: 205 Lot: 22 Zone: TC

Application Type: ☒ Certificate of Appropriateness
☐ Minor Work Application
☐ Development Application

Proposed Work: ☐ New Construction
☐ Addition
☒ Alteration
☐ Demolition
☐ Other: _____

Describe proposed work. Identify materials and product manufacturers. Provide photographs, drawings and catalogs cuts as needed to describe proposed changes. Submit 2 hard copies + 1 electronic copy.

Replacing windows and doors - front facade.

Owner / Applicant: Bruce Vinci

Phone number / email: [REDACTED] / [REDACTED]

Applicant Signature: [Signature]

I certify that

my

date: 9-2-25



786 EAST 27th STREET, PATERSON, NJ 07504 PHONE: 973-684-0030 FAX: 973-684-4454

BILLING INFORMATION

G. Parker & Associates

Address 1

Address 2

City/State/Zip

attn: Graham Parker

609.901.1391

gparker@parkerassociatesnj.com

JOBSITE INFORMATION

Jobsite Name

12 N. Main Street

Pennington, NJ

Contact Name

Phone

Email

PROPOSAL

Date: 8.12.2025

<u>#</u>	<u>Description</u>	<u>Price</u>
1	Remove existing storefront and dispose of debris . Furnish and install new black anodized aluminum storefront with 1" tempered low-e insulated glass. 1 side light 56"x 88", 1 at 98"x 88" each split into 4 sections . 1 pair of doors 6'x7' with transom, butt hinges, m-s lock, surface mount door closers, offset ladder style push and pull hardware, 1/4" clear tempered safety glass in doors.	\$16,090.00

SUBTOTAL

\$16,090.00

NJ Sales Tax 6.625%

1,065.96

TOTAL

\$17,155.96

Adds/Alternates/Deducts and Miscellaneous Notes as Follows:

Inclusions:

1. Applicable taxes
2. All necessary standard insurance certificates and requirements (5 million dollar umbrella cap)
3. All OSHA safety program requirements
4. Daily clean up of manufacturer's debris and crating center piled or brought to containers supplied by others
5. Acceptance of deliveries and distribution to all floors, handling
6. Final adjustments
7. All necessary tools, safety harnesses, ladders, baker scaffolds for installation
8. Daily field supervision
9. Any phasing and come back time due to out of sequence work for
10. One year installation warranty
11. Field measurement
12. AAA to provide all installation material including PVC shims, anchorage and metal to metal caulk within the system
13. All necessary submittals, product data and test reports
14. Single row of exterior backerrod and caulk at entire window/door perimeter (primary seal)

Exclusions:**This list is not exhaustive**

1. Blocking
2. Demolition
3. Electrical work
4. Permits, bonding fees
5. Prevailing wage/union labor
6. Protection of installed material
7. Replacement of broken glass, hardware and vandalism/additional attic stock (includes damages by other trades)
8. Cleaning of all commercial metal and glass
9. Overtime/weekend premium time costs incurred by our labor force or any other trade on project due to scheduling conflicts
10. Welding and/or steel structural posts
11. Damages to landscaping and grounds when using booms/lifts, etc. for required work.
12. Vapor barrier/air moisture barrier/poly protection of any kind/waterproofing membranes
13. Metal flashing not in our system
14. Interior air seals/caulking (interior metal to masonry, metal to wood sill, metal to Gyp. board return, caulking at interiors of frames to any substrate)
15. Therma-fiber fire safing and smoke shield or batt insulation
16. Labor allowances for extra straight time or premium time
17. Engineering calculations, structural calculations, anchor embedment calculations
18. Leed specifications and reports
19. Project specific on-site or off-site testing costs. Preconstruction testing
20. Accessories not bid including panning, miscellaneous trim both interior and exterior, soffits, jamb receptors, miscellaneous break metal, aluminum closures, jamb extensions etc.
21. Stools or aprons
22. Metallic, clear coat or exotic XL paint finish, Kynar 70% resin finish

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from specifications below involving extra costs will be executed only upon written orders, and will become an extra charge, over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. AAA Metal & Glass is fully covered by comprehensive auto liability and Workman's Compensation Insurance. AAA Metal & Glass Inc. is the sole owner of the goods delivered to and received by the buyer until payment in full of the purchase price has been received. Should AAA Metal & Glass Inc. have to enforce or defend the terms of this agreement, the buyer is responsible to pay all our costs of collection, including attorneys fees, whether suit is brought upon AAA Metal & Glass Inc. or not. Upon failure to pay the purchase price in full, AAA Metal & Glass, its representatives or assigns, shall have the right to enter into and upon the place where the goods have been installed and repossess them. The terms of AAA Metal & Glass are as follows: Net 10 days 2% per month (24% annum) finance charges will be added to accounts not paid with 15 days of delivery date.

Acceptance of Contract- the above estimate, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. This is only an estimate and not a guarantee of the final price.

Acceptance: _____

Date: _____

Authorized Signature: Evan Feather

Company Representatives: Evan D. Feather

Vincent Tsilevich

Gleidis Cuello

Terrence Edwards

Note: This proposal may be withdrawn by AAA Metal & Glass Inc. if not accepted within (30) days.



AAA METAL AND GLASS INC.

786 East 27th Street Paterson, NJ 07504

Tel: (973) 684-0030 Fax: (973) 684-4454

Customer: PARKER
Job Name: PENNINGTON 25E-0286

Date: 9-8-25

Sketch

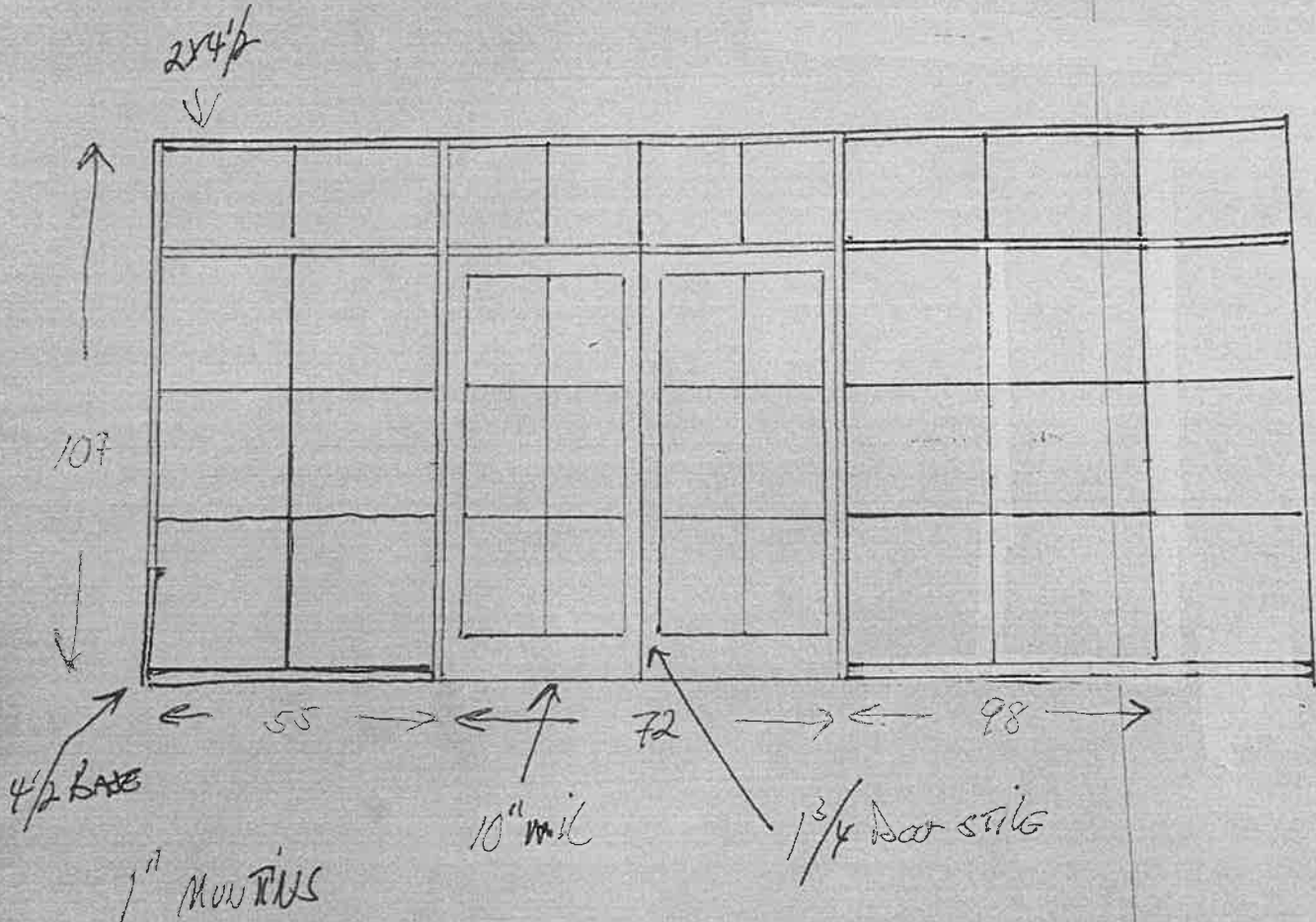


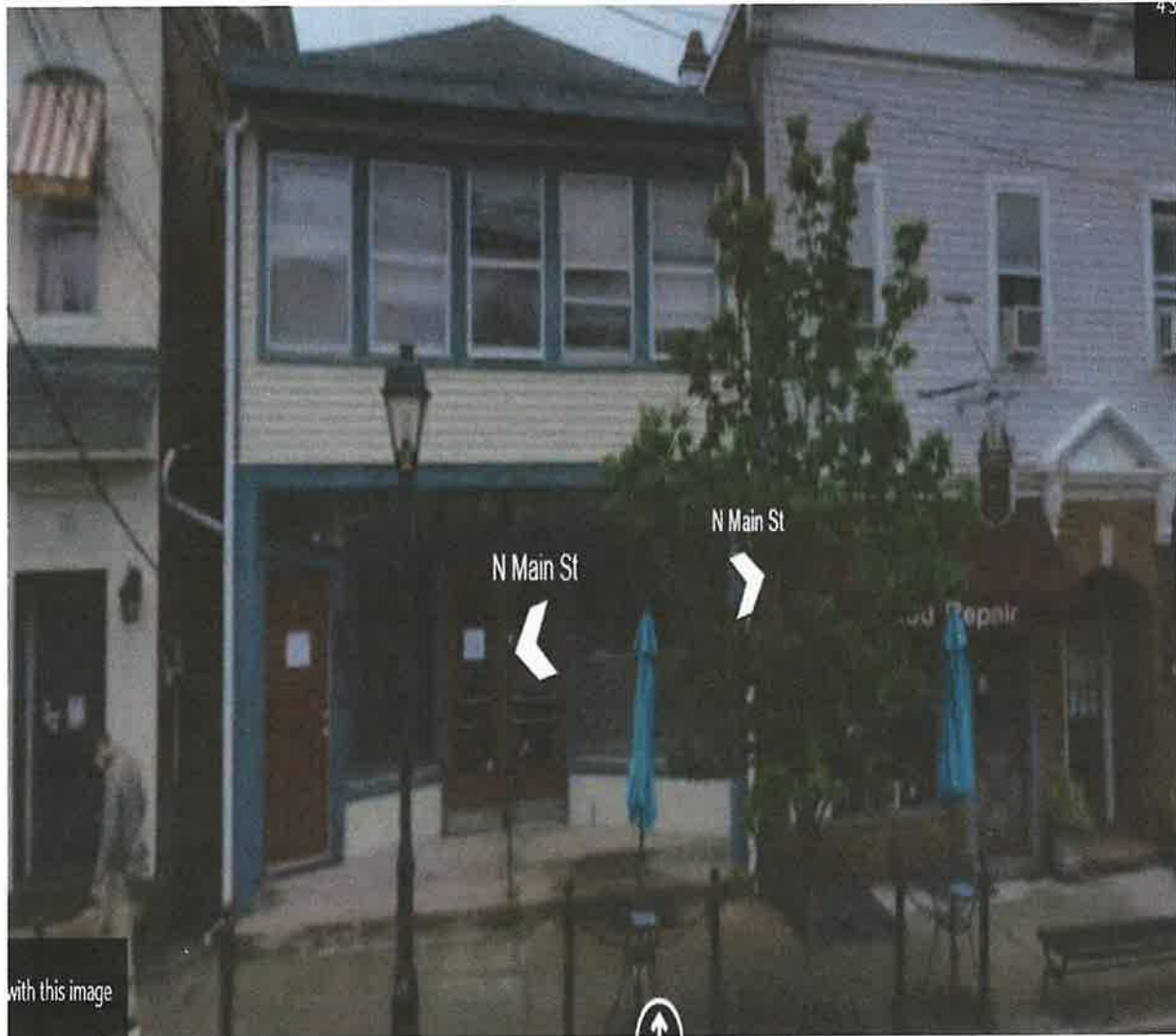


Image capture: Aug 2019 © 2025 Google





12 NORTH MAIN STREET PENNINGTON

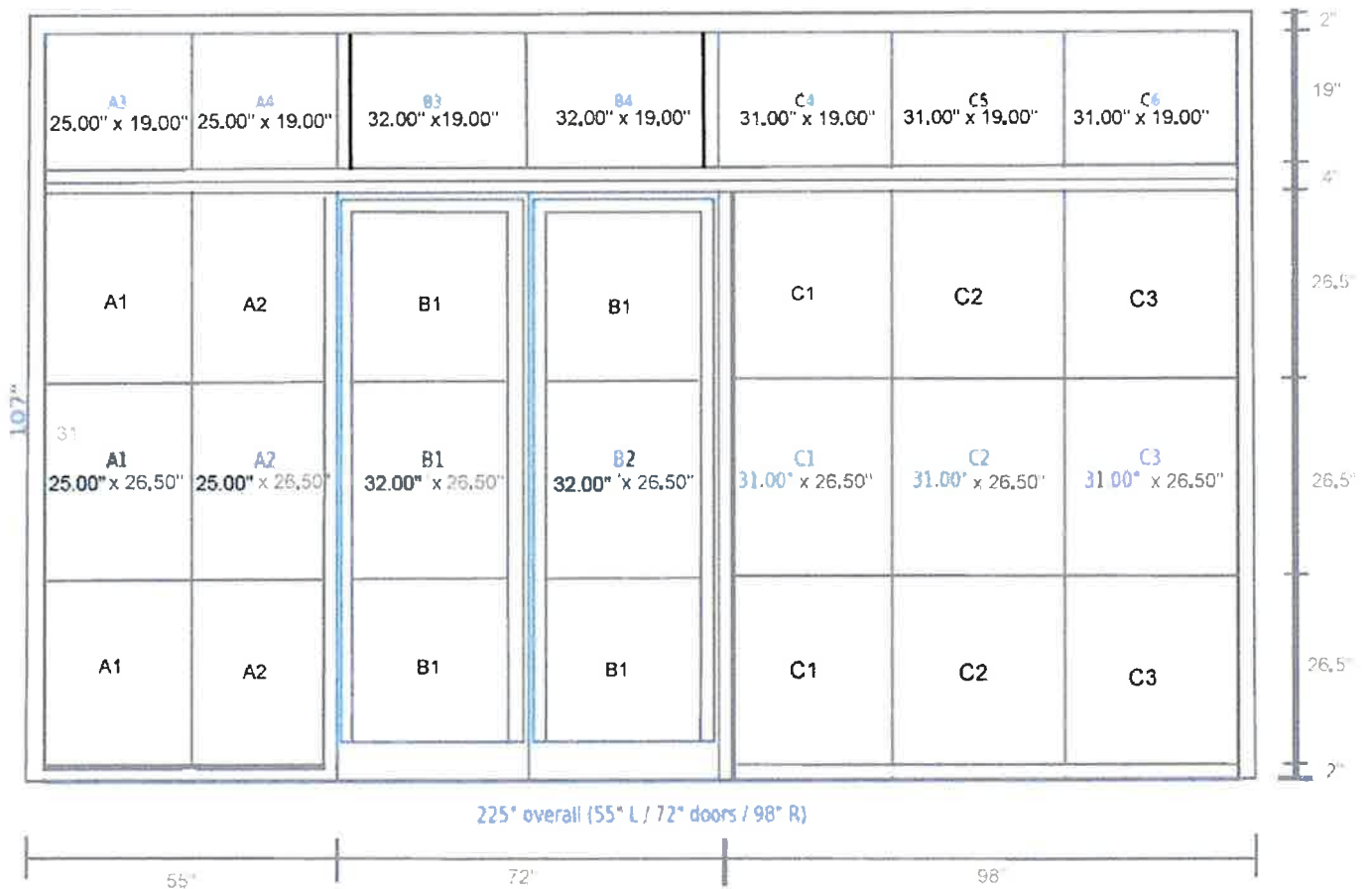


CONTENT

1. PROPOSED STORFRONT LAYOUT
2. GLASS SCHEDULE
3. CUT SECTION OF WINDOW AND DOORS
4. RENDERING OF STOREFRONT

PROPOSED STORFRONT LAYOUT

Elevation (Transom @ 84" AFF) - All lites labeled with nominal glass sizes



GLASS SCHEDULE

Glass Cut Schedule (Nominal sizes — glass shop to allow edge clearance)

Tag	Location	Width (in)	Height (in)	Notes
A1	Left bay below transom - left	25.00"	26.50"	Applied muntins both faces
A2	Left bay below transom - right	25.00"	26.50"	
A3	Left bay transom - left	25.00"	19.00"	
A4	Left bay transom - right	25.00"	19.00"	
B1	Door left leaf glazing	32.00"	26.50"	Verify door pocket
B2	Door right leaf glazing	32.00"	26.50"	Verify door pocket
B3	Door transom left	32.00"	19.00"	
B4	Door transom right	32.00"	19.00"	
C1	Right bay below transom - left	31.00"	26.50"	
C2	Right bay below transom - center	31.00"	26.50"	
C3	Right bay below transom - right	31.00"	26.50"	
C4	Right bay transom - left	31.00"	19.00"	
C5	Right bay transom - center	31.00"	19.00"	
C6	Right bay transom - right	31.00"	19.00"	

Applied Muntin Specification

- Applied muntins (both faces) to be aluminum snap-on profile with 1/8" projection from glass face.
- Recommend muntin face width: 1" (alternative: 5/8" for slimmer look).
- Muntins to align vertically with structural mullions and horizontally at the 84" transom line.
- Muntin layout: use consistent vertical divisions to visually align across left, door, and right bays.
- Glass sizes listed are nominal — glass shop to deduct setting clearance per practice (typ. 1/8" - 3/8" each edge).

CUT SECTION OF WINDOW AND DOORS





IRISIONTM
by **GAMCO**

40-66 College Point Blvd., Flushing, N.Y. 11354

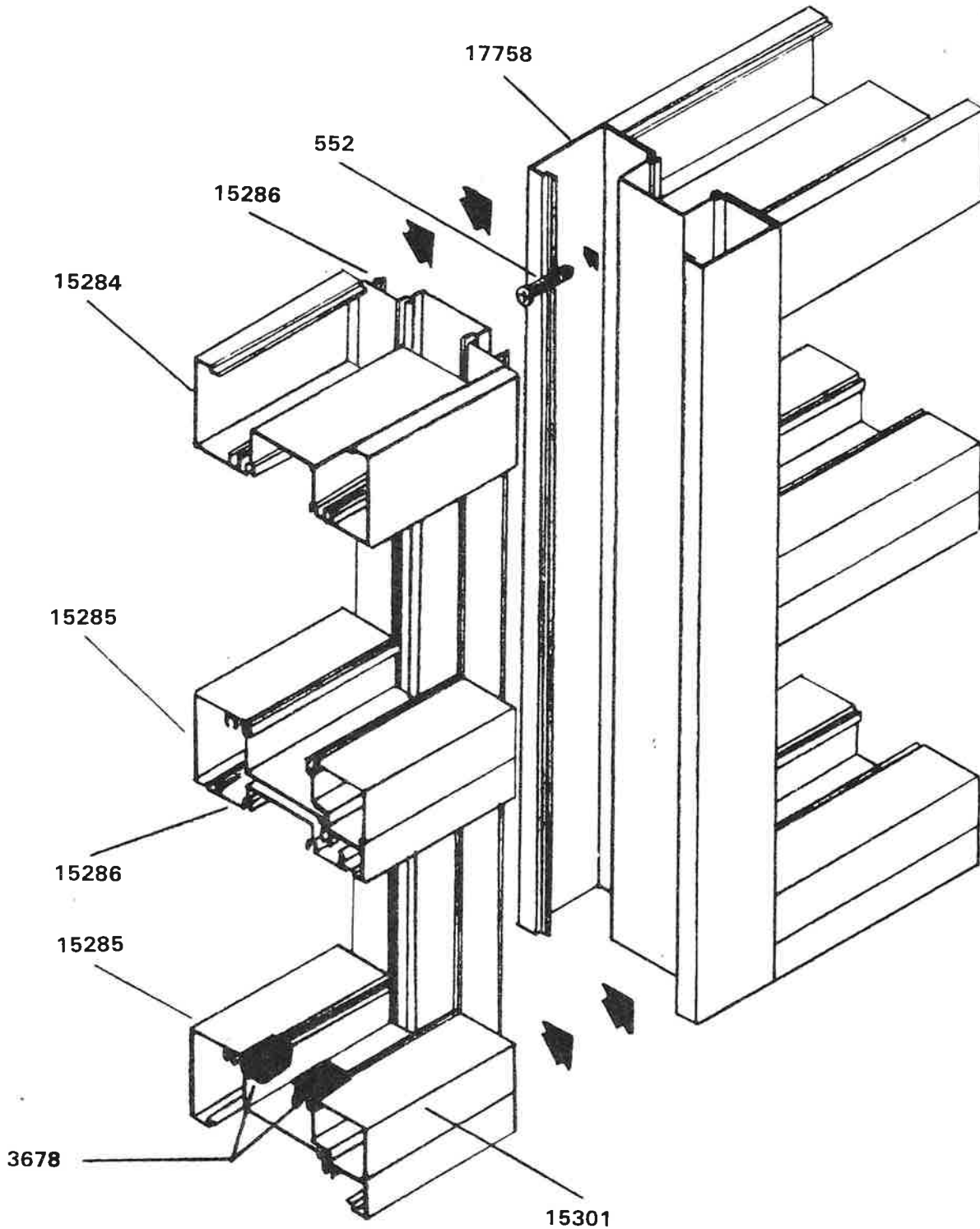
Tel: (718) 359-8833

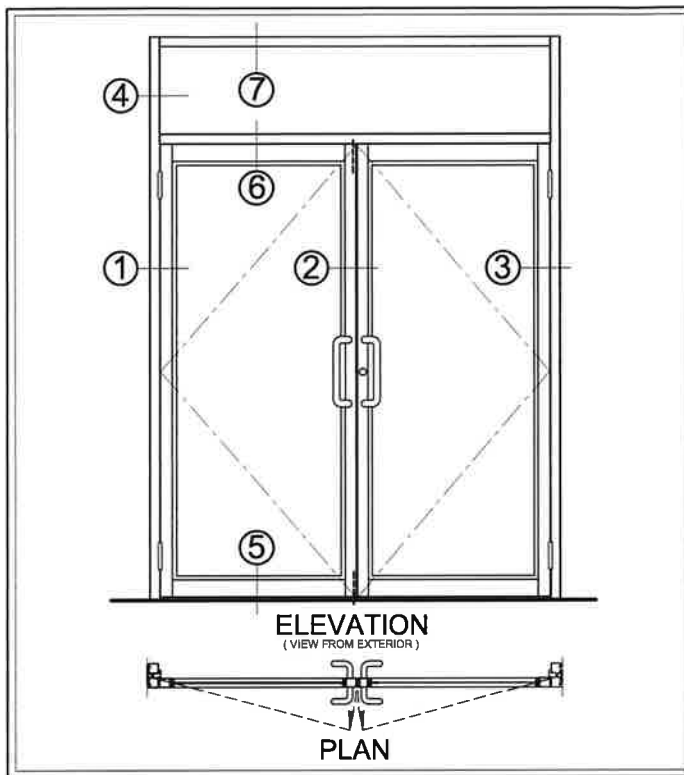
Fax: (718) 359-8661

Item 2.

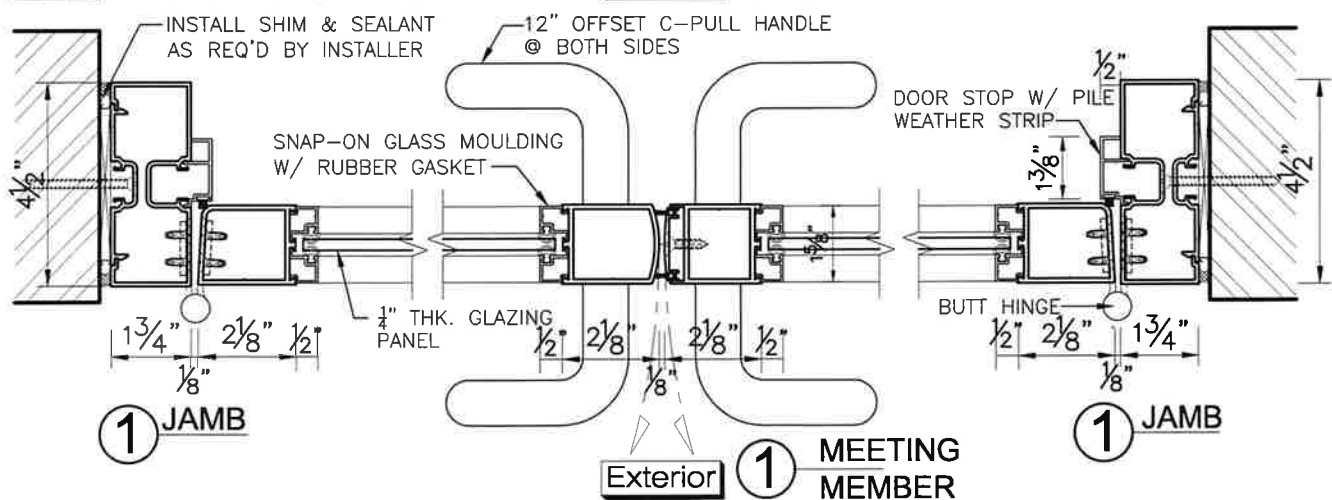
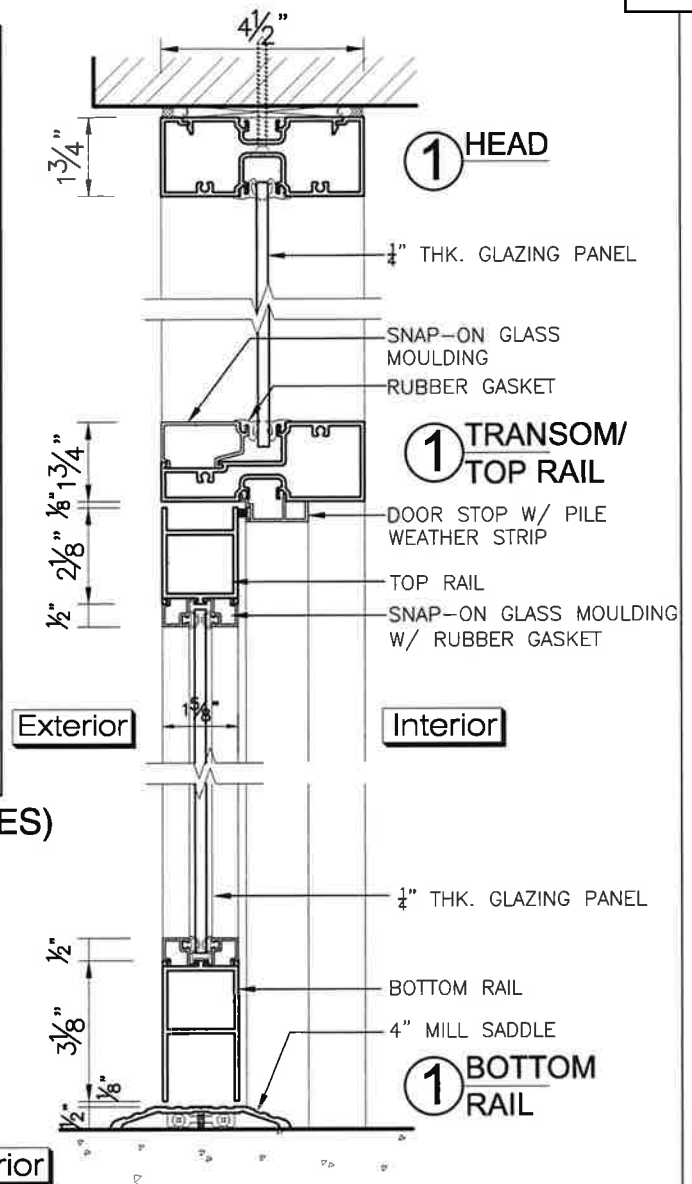
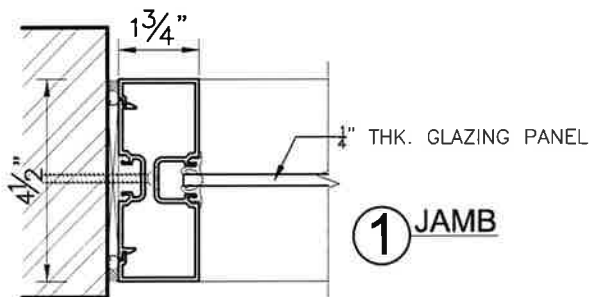
FG-451 PICTORIAL VIEW


2" X 4-1/2" SYSTEM, 1" GLAZING (SCREW SPLINE FABRICATION)





NARROW STILE PAIR DOOR (D200 SERIES) W/ TRANSOM PANEL



SHEET #	Drawn by:	Customer	Revisions			 GAMCO CORPORATION MANUFACTURERS OF FENESTRATION PRODUCTS 131-10 MAPLE AVE. FLUSHING, N.Y. 11355 TEL: (718)359-8833 FAX: (718)359-8661 info@gamcocorp.com www.gamcocorp.com
	Checked by:		No.	Date	Description	
	Date:					
	Scale:					

RENDERING OF STOREFRONT

