



HISTORIC PRESERVATION COMMISSION MEETING - DECEMBER 16, 2025 AGENDA

Tuesday, December 16, 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. *November 18, 2025 Minutes

APPLICATIONS

2. *#25-006 221 S. Main Street, Block 801, Lot 28 - Windows

OTHER BUSINESS

3. Street Trees in Historic District
4. Review 2025 Master Plan - Affordable Housing Plan
5. Certified Local Government
6. New Homeowner Letter
7. Newsletter / Communication to Property Owners
8. Preservation NJ Membership - Annual Budget
9. Council Liaison

ADJOURNMENT

*Indicates Action May be Taken

Application Number: _____
Application Date: 12/08/2025

Item 2.

Borough of Pennington
HISTORIC PRESERVATION COMMISSION APPLICATION

Location: Street Address: 221 S Main St Pennington NJ 08534
Block: 801 Lot: 28 Zone: R-80

Application Type: Certificate of Appropriateness
 Minor Work Application
 Development Application

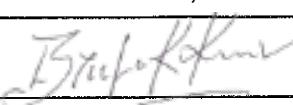
Proposed Work: New Construction
 Addition
 Alteration
 Demolition
 Other: _____

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 12 window inserts that is currently in place to a Pella lifestyle wood Clad double hung windows, White in color, SDL on the face of the glass, double pane.
Please see the contract attached and the specs of the windows.

Owner / Applicant: Deepak Kumar Bangalore Nagaraj

Phone number / email: 9082472999, dkbn07@gmail.com

Owner Signature:  date: 12/08/2025



Pella® Lifestyle Series

#1 performing wood window and patio door
for the combination of energy, sound and value.¹

Aluminum-Clad Wood Windows & Patio Doors





Why You Can Trust Pella.

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

Rated #1

by homeowners for highest craftsmanship²

We are continually striving to improve what we do and how we do it. That drive has earned us 150 patents and counting for amazing innovations. In 1925 we opened our doors with the patented Rolscreen® retractable screen, a time-tested innovation that is still one of our most desired features today.

Rated #1

by homeowners for highest quality²

We make products specifically for you and your comfort with meticulous care and attention. Our wood craftspeople have been honing their skills, on average, for over 14 years — that's longer than it takes most to earn their PhD. And it doesn't stop there. Our product designs are tested beyond industry standards, so you can trust them to perform. Door designs are tested to 100,000 open and close cycles, and double-hung and casement window designs are tested at least 6,000 times.

The Best Limited Lifetime Warranty for wood windows and patio doors³

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our products with a limited lifetime warranty.⁴

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

² Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2023.

³ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.

⁴ See written warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



Why Choose Wood?

Get the beauty and warmth of natural wood, our most customizable designs and exceptional energy efficiency. All Pella wood products are made with high-quality wood, metal and manufacturing processes, regardless of the product line.

Exclusive Wood Protection

Pella's exclusive EnduraGuard® wood protection is applied after the pieces have been cut and milled, but prior to final assembly, providing advanced protection against the elements.

Designed for Long-Lasting Durability

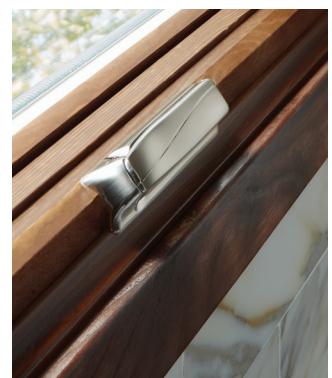
Intentional jamb-on-sill design helps seal the end grain of the wood and elevates it off the rough opening, reducing the potential to absorb moisture. For added strength and durability, our three-way corner joints are made up of mortise-and-tenon, metal fasteners and commercial adhesive.

Quality Exterior and Interior Finishes

EnduraClad® finish is a tough, protective aluminum finish for the exterior of your home. The overlapping, watershed cladding resists chalking and fading. Interiors can be factory prefinished to save time. The interior finish is applied prior to final assembly and kiln-cured for a quality aesthetic.

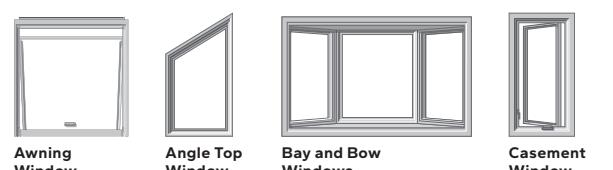
Solutions for Real Life

- Four optional performance packages
- Integrated blinds and shades for added privacy
- Backed by the best limited lifetime warranty for wood windows and patio doors¹
- Innovative Hidden Screen provides easy and convenient access to fresh air and natural light without compromising your view



Available in these window & patio door styles:

Special shapes also available.



Why Choose Pella® Lifestyle Series?

Pella Lifestyle Series products are the #1 performing wood window and patio door for the combination of energy, sound and value.²

Style Flexibility

No matter the style of your home, these beautiful wood windows and patio doors offer the most desired features and options. With your choice of beautiful interior and exterior paints or stains, you have the style flexibility to match other finishes throughout your home.

Redefining Performance

Make your home more comfortable and help keep outside noises out and inside noises in. To make things easier, we've created performance packages to highlight what's most important to you. Upgrade from a dual- to a triple-pane glass design with the available packages to meet the unique needs of each room in your home.³

Room-by-Room Solutions

Packed with unique solutions like the Hidden Screen, TuffScreen® by Phifer and integrated blinds and shades, we designed windows and patio doors to work for your project room by room.⁴



The Best Limited Lifetime Warranty for Wood Windows and Patio Doors¹

You can be confident in your investment. At Pella, we are committed to designing and building wood products with exceptional quality and durability. This is supported by:

EnduraGuard® Wood Protection
Advanced protection for wood against the effects of moisture, decay, stains from mold and mildew — as well as termite damage.

Exterior Aluminum Cladding
Exceptionally durable aluminum cladding with EnduraClad exterior finish helps protect windows and patio doors for years.

Insulating Glass Seal
A long-lasting insulating seal provides a clear view and exceptional energy efficiency.

¹ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service at 877-473-5527.

² Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

³ Double-hung window available only with dual-pane glass.

⁴ All trademarks are property of their respective owners.

Designed for Real Life.

The best limited lifetime warranty.¹

Pella wood products are covered by the best limited lifetime warranty for wood windows and patio doors.

Patented triple-pane design.

Pella's patented triple-pane glass design gets you products that provide excellent energy efficiency and sound reduction.

Superior energy efficiency.

Our patented triple-pane design helps make your home more comfortable. Available performance options deliver 79% more energy efficiency than standard single-pane windows.²



¹Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

²Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

³Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

⁴Available on triple-pane products only.

Noise reducing windows for a healthier home.

Varying glass thicknesses disrupt sound waves and help give you exceptional sound control. With available performance options, they cancel 52% more indoor and outdoor noise than standard single-pane windows.³

Increased privacy and security.

Integrated blinds and shades were intentionally designed to be accessible.⁴ They are tucked between panes of insulating glass and protected from dust, pets and little hands.

Trusted innovations.

Pella® Lifestyle Series windows and patio doors with integrated blinds and shades have been recognized by Parents for Window Blind Safety and have been certified as Best for Kids.



Durable Hidden Screen

Black Pella Lifestyle Series double-hung windows with the Hidden Screen allow convenient access to fresh air without compromising the view.



Grilles

Grille Types

Choose the look of true divided light or make cleaning easier with grilles-between-the-glass.

Dual-Pane:



Simulated-Divided-Light with Spacer 7/8"

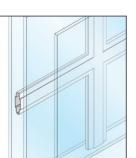


Simulated-Divided-Light without Spacer 7/8"



Aluminum Grilles-Between-the-Glass 3/4"

Triple-Pane:

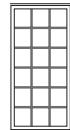


Aluminum Grilles-Between-the-Glass 3/4"

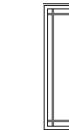
Item 2.

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.



Traditional



9-Lite Prairie



Top Row



Cross



Custom

Integrated Blinds & Shades

Integrated Blinds*

Raise blinds up for an unobstructed view or tilt to let in just the right amount of light.



White



Poplar White



Bisque



Golden



Mocha



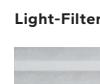
Storm



Black

Integrated Shades*

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street.



White



Maize



Silver



Cotton



Bamboo



Ash

Haven't landed on your final blind or shade color yet? No problem.

With our patented triple-pane design, you can make the decision later in the process. Our triple-pane products come with all of the hardware to add blinds or shades before they arrive to your home or later in the building or remodeling process.

Screens²

Hidden Screen

The exclusive, easy-to-use Hidden Screen appears when you open a double-hung window and folds away when the window is closed. It allows 44% more natural light into your home when a window is closed than a standard screen.³

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows.

TuffScreen® by Phifer

Keep bugs out and enjoy more fresh air with one of the most durable screen options on the market. The heavy-duty vinyl-coated screen is tear, puncture and damage resistant, standing up to pets, children and harsh weather. The TuffScreen by Phifer is 2.5x stronger than a standard screen.⁴ Available on sliding patio door only.

Flat

InView™ screens are clearer than conventional screens and come standard.



InView™

Window Hardware

Essential Collection

Our most popular design with finishes to suit every style.



Fold-Away Crank



Cam-Action Lock

Finishes:



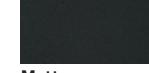
Champagne



White



Brown



Matte Black



Satin Nickel



Satin Brass

Patio Door Hardware

Essential Collection

Elevate your style and transform your home with elegant selections.



Hinged Patio Door Handle



Sliding Patio Door Handle

Finishes:



Champagne



White



Brown



Matte Black



Satin Nickel



Satin Brass

¹ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

² Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

³ Based on calculated screen cloth openness.

⁴ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening. All trademarks are property of their respective owners.

⁵ Available on triple-pane products only.



THE CONFIDENCE OF A STRONG WARRANTY.

Pella® Lifestyle Series products are backed by the best limited lifetime warranty for wood windows and patio doors. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

NOTE: Product specifications may change without notice.

Actual colors may vary from those shown and products may vary slightly from illustrations and photos.

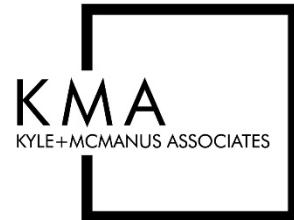
WANT TO LEARN MORE? CALL US AT 833-44-PELLA OR VISIT PELLA.COM

* Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.



December 8, 2025

Borough of Pennington Mayor and Council and
Pennington Borough Planning Board
30 N. Main Street
Pennington, NJ 08534



POLICY
PLANNING
DESIGN

**Re: Affordable Housing Plan
Summary of Compliance Mechanisms**

Dear Mayor and Council and Planning Board Members:

In advance of our joint session on December 17th, this correspondence summarizes compliance mechanisms proposed for inclusion in an amended Fair Share Plan to be considered by the Planning Board in January of 2026. The compliance mechanisms identified are based on specific proposals that have been submitted by property owners as well as discussion by the Master Plan Committee and Planning Board in conjunction with preparation of the Borough's new land use plan.

Pennington's Affordable Housing Obligation

The Borough's affordable housing obligation includes the prior round obligation (first and second round), the third round obligation and the fourth round obligation. Each is summarized in the table below and is broken down as RDP (Realistic Development Potential) and Unmet Need as we have received or proposed a Vacant Land Adjustment for each compliance round. It is important to note that the currently adopted housing plan proposed no Unmet Need mechanisms for the third round, which would have likely been required through the settlement process. Fair Share Housing Center's challenge to the Borough's adopted housing plan specifically requested that additional mechanisms be included to better address third round unmet need, and that is addressed in this proposed compliance scheme. In fact, the Borough will now meet its entire fourth round obligation and provide a total of 46 credits towards the third round obligation, including projects already constructed and occupied.

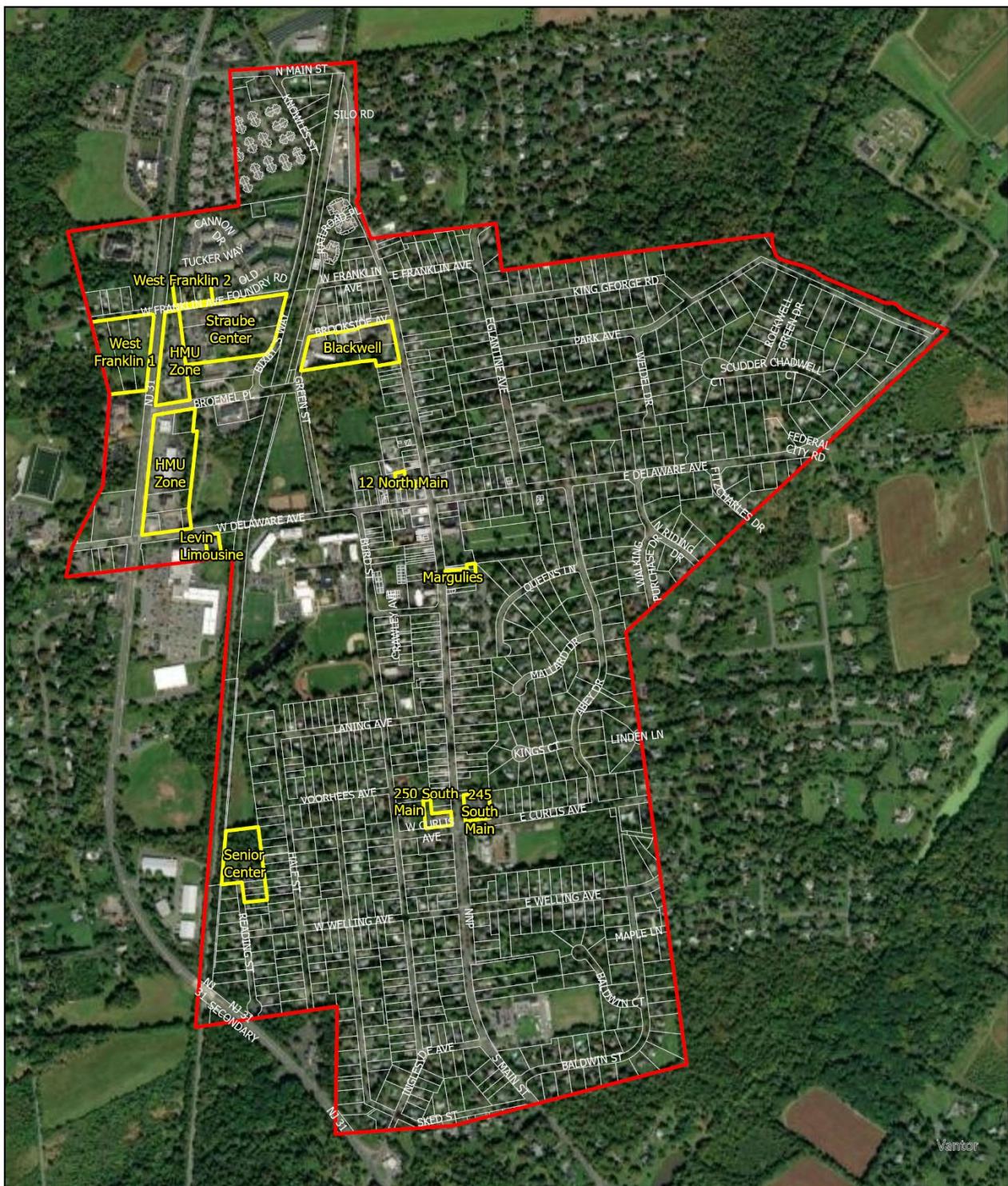
Summary of Pennington's Affordable Housing Obligation			
Round	Obligation	RDP	Unmet Need
Prior Round (1987 to 1999)	52	20	32
Third Round (1999-2025)	134	9	125
Fourth Round (2025-2035)	58	3	55
Totals	244	32	212

Summary of Proposed Compliance Plan

The table below summarizes proposed compliance mechanisms for the prior, third and fourth rounds and includes details on the total number of new units as well as the number of affordable units anticipated. The map on the following page shows the location of each mechanism and a brief summary is provided following the map, with concepts included where they have been submitted. As the majority of these mechanisms address unmet need, in accordance with the still operative portions of the Council on Affordable Housing's (COAH) second round rules, a 20% setaside will be required.

Borough of Pennington Summary of Fair Share Plan December 2025

Prior Round – 52 Unit Obligation - RDP 20				
Project	Market Rate Units	# AH Units	Bonus	Total
Pennington Point – Existing Senior Units	6	0	0	6
Heritage (Capital Health) – Family For-Sale	8	0	0	8
Accessory Apartments	6	0	0	6
Unmet Need	32	0	0	32
Total	52	0	0	52
Third Round – 134 Unit Obligation – RDP 9				
Project	Market Rate Units	# AH Units	Bonus	Total
Heritage (Capital Health) – Family For-Sale	8	0	0	8
Accessory Apartment - Rental	1	0	0	1
Highway Mixed-Use (Route 31) – Family Rental	106	22	0	22
Howe Commons – Family Rental	40	8	0	8
Margulis – Family Rental	7	2	0	2
Levin Limousine -Family Rental	1	0	0	1
245 and 250 South Main St. – Family Rental	16	4	0	4
Total	169	46	0	46
Fourth Round - 58 Unit Obligation – RDP 3				
Project	Total Units	# AH Units	Bonus	Total
Senior Center Supportive Housing Bedrooms	6	6	6	12
12 North Main Street – Family Rental	16	4	0	4
Levin Limousine – Family Rental	12	2	0	2
Straube Center – Family Rental	75	15	7	22
West Franklin 1 – Family For-Sale	16	4	0	4
West Franklin 2 – Family Rental	30	6	2	8
Blackwell – Family Rental	30	6	0	0
Total	185	43	15	58



Margulies – 37 and 41-43 South Main Street

The property owner submitted a concept plan proposing development of a new 9-unit building at the rear of site, which would provide a total of 2 affordable units. Currently there are three existing units in two buildings fronting South Main Street with parking located to the side and rear of those buildings as shown in the aerial image below.

As shown on the concept below, the proposed 3 story building would be situated adjacent to a portion of Howe Commons, located directly to the east. While the owner submitted a plan for 9 units, based on the size of the building proposed, its location in the Historic District and the size and scale of surrounding buildings, it is suggested this site accommodate no more than 8 units and the



Borough work with the owner on the final configuration of the building so it is no more than 2 ½ stories. Historic Commission approval will be required.



245 and 250 South Main Street

As part of discussions related to the land use plan, the Planning Board will recommend rezoning of these two properties, currently zoned O-B, to MU- Mixed-Use. 245 South Main Street is a single-story medical office building with substantial existing parking and 250 South Main Street is an existing single-story building containing retail and service uses. Both properties have the potential to accommodate apartments on new upper floors to be no more than 3 stories in height. 245 South Main Street could likely support upper floors added to the existing one-story structure while 250 South Main Street could include additional stories on the existing one-story structure or the site could be redeveloped with a new mixed-use structure. The aerial image below shows the location of these properties in more detail. It is estimated that a total of 16 new units could be constructed, which would provide a total of 4 affordable housing units.



Senior Center – Reading Street

Once the Senior Center is relocated, this Borough-owned property has the potential to accommodate affordable housing. While redevelopment with inclusionary housing could certainly be accommodated, a less intensive option is to convert the existing building into supportive housing for individuals with developmental disabilities, with 6 bedrooms possible. Supportive housing units are eligible for bonus credits, with each bedroom producing two credits resulting in a total of 12 credits. Other than conversion of the building, no other site improvements would be necessary to accommodate this mechanism.

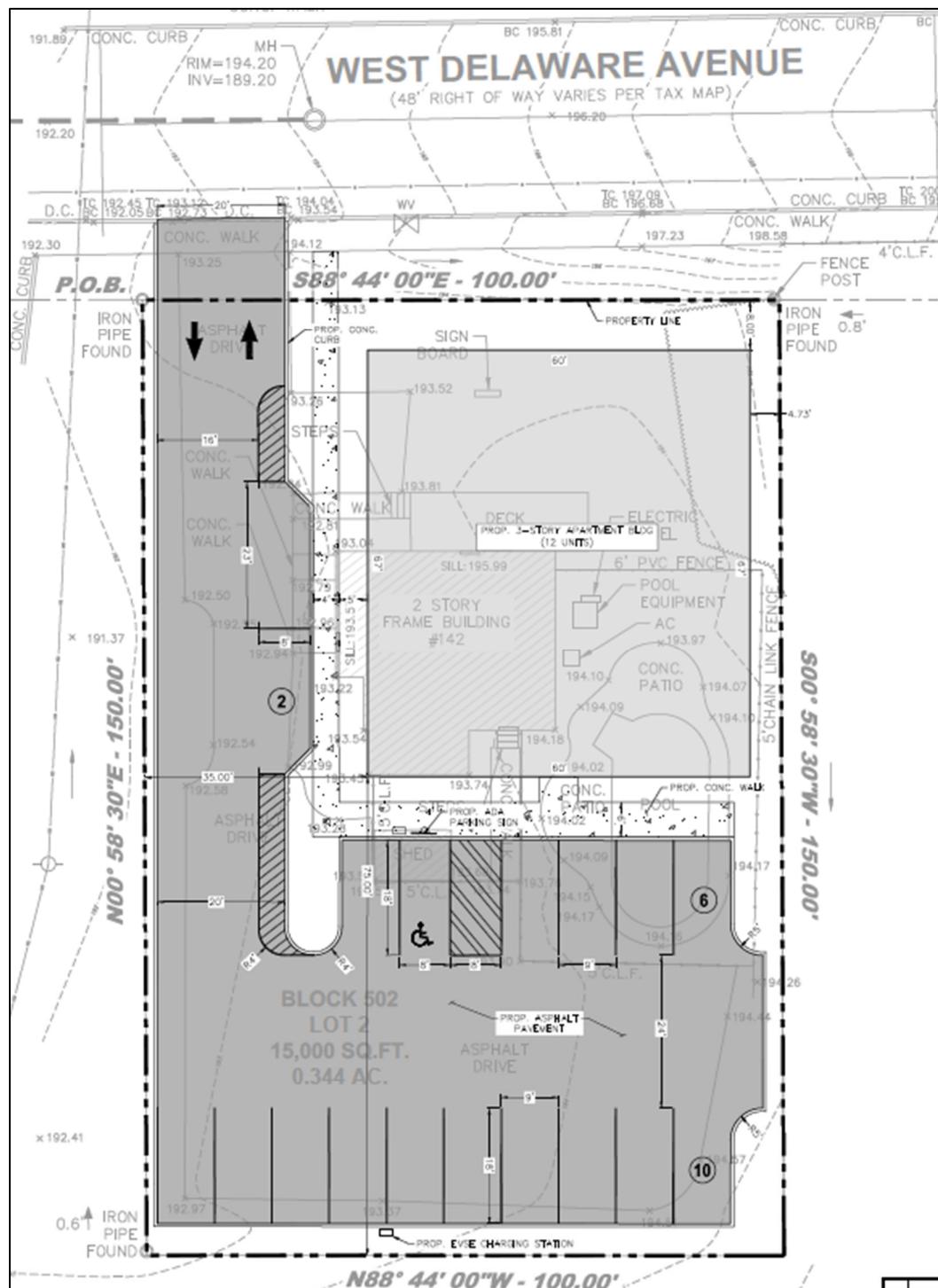
12 North Main Street

The owner of this property has recently perfected a subdivision that separated the existing retail storefront and second floor apartment from the office building that abuts the municipal parking lot. Based on discussion with the owner, a total of 16-20 units is possible through conversion of the existing office building and construction of an additional story, and a 20% setaside would yield 4 affordable units. As this is anticipated to be enabled through a redevelopment plan (redevelopment investigation is authorized by Mayor and Council), negotiation of a PILOT could potentially increase the number of affordable units. The aerial image below shows the site in more detail. We note the owner has deeded access to 16 parking stalls within the existing parking lot.



Levin Limousine

The owner of the property has submitted a concept plan that would provide a total of 12 apartment units in a new 3-story building, 3 of which would be affordable under the required 20% setaside. As shown on the concept below, a total of 18 parking stalls can be provided. The site is adjacent to shopping and commercial services and a short walk from Main Street.



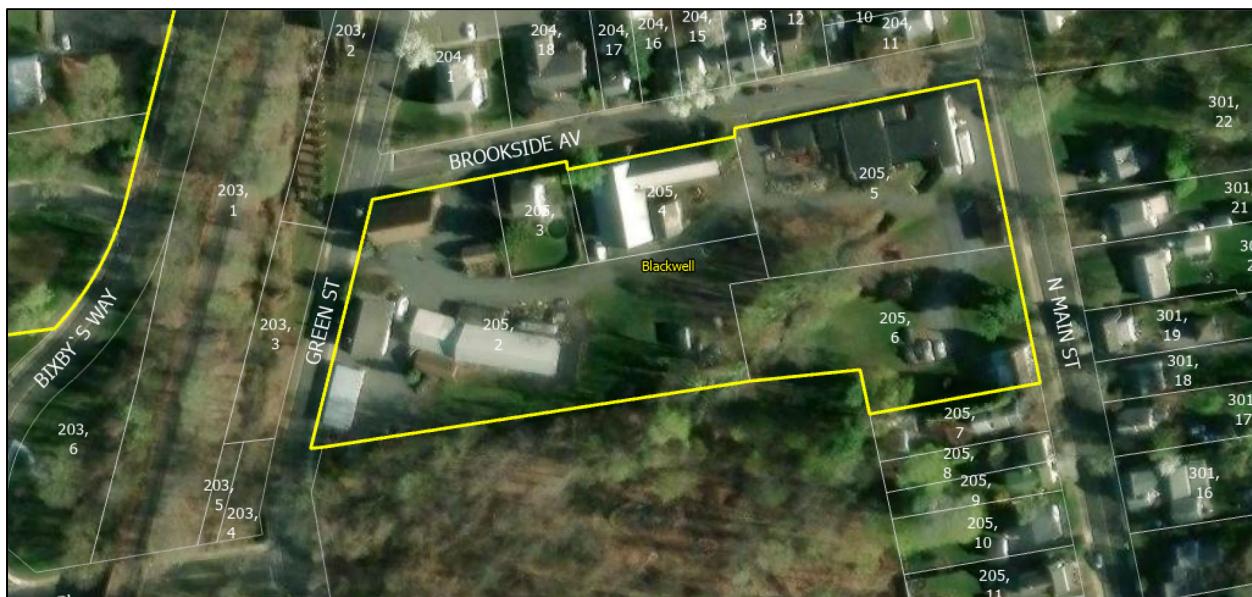
Straube Center

Recent conversations with the Straube's revealed a desire to reimagine the site, which presents the opportunity for inclusion of affordable housing. The concept plan shown below proposes a new three-story building with a total of 75 units at the corner of West Franklin Avenue and Bixby's Way, which would yield a total of 15 affordable housing units. This replaces an existing parking area and accessory building, and residential parking would be underneath the structure, taking advantage of the grade. This site is within walking distance of the NJ Transit bus stop on Broemel Place and is within walking distance of restaurants and shops. As discussed later in this memo, this area is proposed for inclusion in the new HMU Highway Mixed-Use district, which would permit standalone multifamily apartment structures provided they do not front on Route 31.



Blackwell – Brookside, Green Street and North Main Street

Although these properties are encumbered by flood hazard area associated with the Lewis Brook and regulated by NJDEP, County capital and other improvements contemplated along the stream are likely to reduce the regulated area in the future. There may also be other creative solutions to meet dry access requirements in NJDEP's flood hazard control act rules related to residential multifamily development. Areas on the west side of the site could potentially accommodate residential units with parking located off-site along Green Street or on-site if delineation of the flood hazard area is more favorable and dry access can be achieved. Conservatively and considering the opportunity for off-site parking, a total of 30 units could be built, with 6 deed restricted for low and moderate income households. The property is already within a designated area in need of redevelopment, and redevelopment efforts could include a PILOT to provide financial incentives to a redeveloper. Below is a recent aerial showing the properties.



West Franklin 1 – Block 201, Lots 2 and 9

While the property owner has submitted a concept plan proposing a total of 90 units on this 3.2 acre property, consistent with discussions as part of the land use plan update, higher density housing is not recommended for the west side of Route 31. Given the challenges of the location for nonresidential uses and surrounding residential development, it is appropriate for moderate density residential development and the Master Plan Committee has recommended it be included in the R-A Apartment-Townhouse Residential Zone. With a permitted density of 8 units per acre in this district, a total of 25 units could be built, yielding up to 5 affordable housing units. Although Block 201, Lot 1 is not formally part of the proposal submitted, the Master Plan Committee recommends this property be included in the R-A zone. The aerial photo on the following page depicts the 3 properties to be rezoned from R-100 and O-B to R-A.

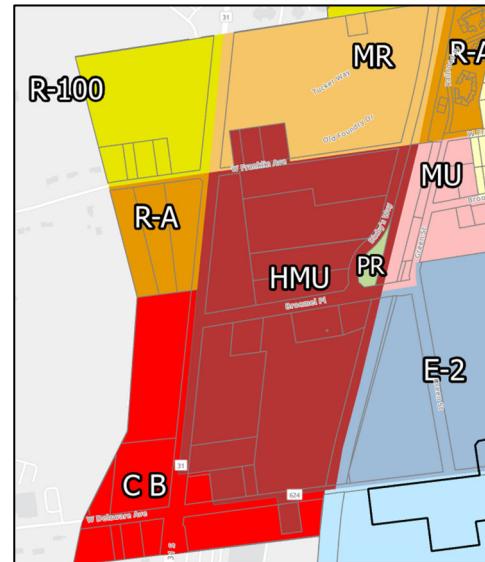


HMU – Highway Mixed-Use District

The Economic Development Committee, in the Economic Development Plan Element conditionally adopted by the Planning Board, recommends zoning along Route 31 be consolidated into a single mixed-use zone permitting retail, retail service, restaurant and office uses in combination with residential multifamily apartments. This concept has been discussed by the Planning Board in public meetings and will be incorporated into the forthcoming update to the Land Use Plan. One exception is the area west of Route 31, and the general consensus is that higher density multifamily housing is not appropriate for this area which should continue to

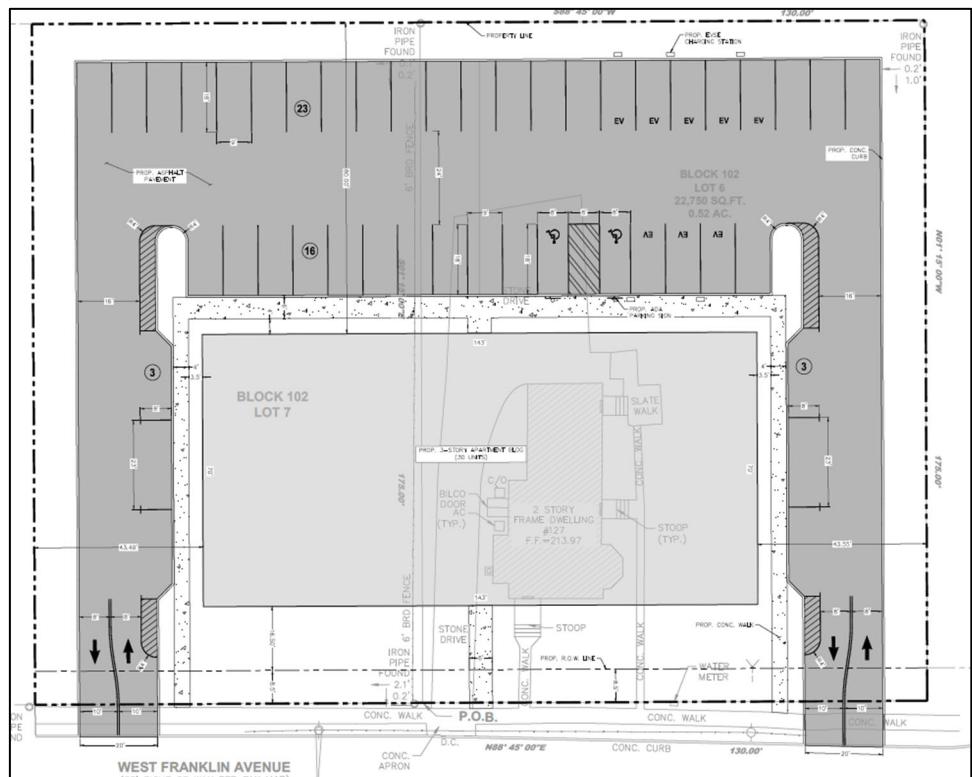
permit nonresidential uses that will also be permitted in the proposed Highway Mixed Use district. Broadening of permitted uses in this proposed district, as recommended by the Economic Development Committee, will provide more business opportunity within the Borough.

The HMU district, the proposed extent of which is shown on a portion of the draft Land Use Plan Map to the right, would permit nonresidential uses on the ground floor and residential uses on upper floors. In areas of the district that do not front directly on Route 31, multifamily apartment buildings will be permitted and encouraged. While it's difficult to predict the number of units that could be realized and whether wholesale redevelopment of sites is likely with this change in zoning, it is a mechanism sufficient to demonstrate a realistic opportunity for affordable housing in the context of Unmet Need. Conservatively a total of 106 units is possible, which would result in 22 affordable housing units under the required 20% setaside for Unmet Need mechanisms.



West Franklin 2

The property owner has submitted a concept plan (shown at right) proposing a total of 30 units on this 1.17 acre property, which would yield a total of 5 affordable housing units. A 3-story building is proposed along with 45 total parking stalls, which is appropriate. The Master Plan Committee has recommended these properties be included in the HMU Highway-Mixed Use district which is intended to permit multifamily apartment buildings without ground floor commercial uses provided the building does not front directly on Route 31.



We will attend the joint session with Mayor and Council and the Planning Board on December 17th to present and discuss these sites. In summary, the compliance mechanisms outlined in this memo allow the Borough to meet its entire fourth round affordable housing obligation and reduce its third round unmet need to 88 units where previously unmet need remained in the fourth round and only 9 units of unmet need were addressed for the fourth round.

Should you have any questions in the meantime, please feel free to contact our office.

Sincerely,



James T. Kyle, PP/AICP
Borough Planner

Attachments

Cc: Betty Sterling, Borough Clerk, for distribution to Council
 Robin Tillou, Land Use Administrator, for Distribution to Planning Board and public posting