

HISTORIC PRESERVATION COMMISSION - MARCH 17, 2026 AGENDA

**Tuesday, March 17, 2026 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.

OATH OF OFFICES

Jack Davis, Craig Wallace

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.** *February 17, 2026 Minutes

APPLICATIONS

- 2.** *#26-001 - 120 S. Main Street, Block 505, Lot 15 - Chimney Removal

OTHER BUSINESS

- 3.** Annual Report
- 4.** Certified Local Government
- 5.** County and Hopewell Valley Historic Society's Letter of Support
- 6.** Street Trees in the Historic District
- 7.** Newsletter / Communication to Property Owners

8. Hopewell Valley Historical Society History Awards for Historic Preservation

ADJOURNMENT

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

The meeting of the Pennington Borough Historic Preservation Commission (HPC) was held on February 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

Members Absent: Craig Wallace, Alt II

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

NOMINATION AND APPOINTMENT OF HPC 2026 CHAIRPERSON

Ms. Homel moved to nominate Eric Holtermann for 2026 Chairperson and Mr. Ford offered a second. With no other nominations, by unanimous vote Mr. Holtermann was appointed Chairperson.

NOMINATION AND APPOINTMENT OF HPC 2026 VICE-CHAIRPERSON

Mr. Holtermann moved to nominate Bob Chandler for 2026 Vice-Chairperson and Ms. Baum offered a second. With no other nominations on the table, by unanimous vote Mr. Chandler was appointed Vice-Chairperson.

OATH OF OFFICE

Mr. Ford was reappointed to the alternate I 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 George Ford for the Alternate I position.

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.

COUNCIL LIAISON

Amy Kassler-Taub, 2026 HPC Council Liaison, was introduced and advised of her background in architecture.

PUBLIC COMMENT

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

MINUTES

December 17, 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.

OTHER BUSINESS

Master Plan Housing Element and Fair Share Plan & Affordable Housing Zoning Ordinances

Chair Holtermann advised that the Planning Board (PB) has found the ordinances 2026-4 through 2026-15 (Ordinance 2026-4 - West Franklin 1 Zoning Ordinance, Ordinance 2026-5 - West Franklin 2 - Zoning Ordinance, Ordinance 2026-6 - Levin Limousine 3 - Zoning Ordinance, Ordinance 2026-7 - 37 41 43 S. Main - AH4 - Zoning Ordinance, Ordinance 2026-8 - 12 N Main - AH5 - Zoning ordinance, Ordinance 2026-9 - HW MU - Chapter 215 Ordinance, Ordinance 2026-10 - MU - Chapter 215 Ordinance, Ordinance 2026-11 - Mandatory Set Aside ordinance, Ordinance 2026-12 - Affordable Housing Ordinance, Ordinance 2026-13 - Amending Fee Ordinance Affordable Housing, Ordinance 2026-14 - Adopting Revised Zoning Map, Ordinance 2026-15 - New Schedule of Area Yard and Building) as not having any inconsistencies with the Master Plan at their February 11, 2026 PB meeting.

There was a discussion regarding concerns of the Blackwell – Brookside Avenue property regarding the Housing Plan element that was adopted at the January 14, 2026 PB meeting. Some concerns mentioned were wanting to put the development towards the west side on Green Street and the amount of units. It was recommended to add language into the Master Plan that that property is adjacent to the Pennington Crossroads Historic District.

Ms. Kassler-Taub announced that the Land Use Plan Element may be going before the PB for conditional adoption at the March 11, 2026 meeting.

The marker signage was discussed regarding locations. Suggestions for locations were The Crane House at the Pennington School site and the Peter Benchley Jaws location.

Mercer County - NJ Historic Trust's 2026 Preserve New Jersey Historic Preservation Fund

Mercer County is looking to go through the NJ Historic Grant Trust HSR Historic Structure report to preserve the Smith Farmstead at 87 Valley Road, Lambertville, NJ.

The Hopewell Valley Historical Society is working on preserving the Burrows house in Hopewell Township. Amie Rukenstein of the Hopewell Valley Historical Society asked for a letter of support from Pennington Borough HPC.

A letter is needed for both in support of those initiatives. Mr. Ford will draft those two (2) letters.

Street Trees in the Historic District

No updates to report.

Certified Local Government

Cassidy Deegan from the State Historic Preservation Office has received the Pennington Borough HPC ordinances and they will be reviewing them soon and suggesting changes on them once reviewed.

Hopewell Valley History Award for Historic Preservation

Chair Holtermann stated that Karl Niederer advised there could be multiple awards for each category and he will post examples of those who were awarded in the past. They are looking for input from the HPC for nominations by June 2026 and present awards in the fall of 2026. The categories are 1) Distinguished Service, 2) Service, 3) Outstanding Support for Hopewell Valley History, 4) Student of Hopewell Valley History, 5) Public History, and 6) Historic Preservation. It was recommended that Bev Mills should be considered in one of the categories for preserving African American history in Hopewell Township.

Newsletter / Communication to Property Owners

There was a discussion regarding the newsletter for Pennington Borough that will be going out for the spring '26 edition. Mr. Davis mentioned that it was discussed that HPC should add historic content. Larry Kidder of the Hopewell Valley Historic Society is writing a column titled "250 years ago today" for their newsletter and he is willing to let his content be extracted for HPC's portion of the newsletter.

ADJOURNMENT OF MEETING

There being no further business, Ms. Homel made a motion to adjourn the meeting with Ms. Baum offering a second. By unanimous vote, the meeting was thereupon adjourned at 8:45 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 February 17, 2026.

IN WITNESS WHEREOF, I have hereunto subscribed my name on this day of March 18, 2026.

Robin Tillou, Historic Preservation Commission Secretary

Application Number: 26-001
Application Date: 3/5/26

Borough of Pennington HISTORIC PRESERVATION COMMISSION APPLICATION

Location: Street Address: 120 S Main Street
Block: 505 Lot: 15 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.

The project involves renovating a 4 bedroom, 2 bathroom single family residence that will undergo an interior renovation designed to enhance functionality. The scope of work includes removing one of the two chimneys, & ^{possibly} windows that are not operable. The layout of the home will remain the same, but one of the bedrooms on the 2nd floor will have a bathroom added to it.

Owner / Applicant: Joanne Terogin

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

Owner Signature: Joanne Terogin date: 3/4/2026

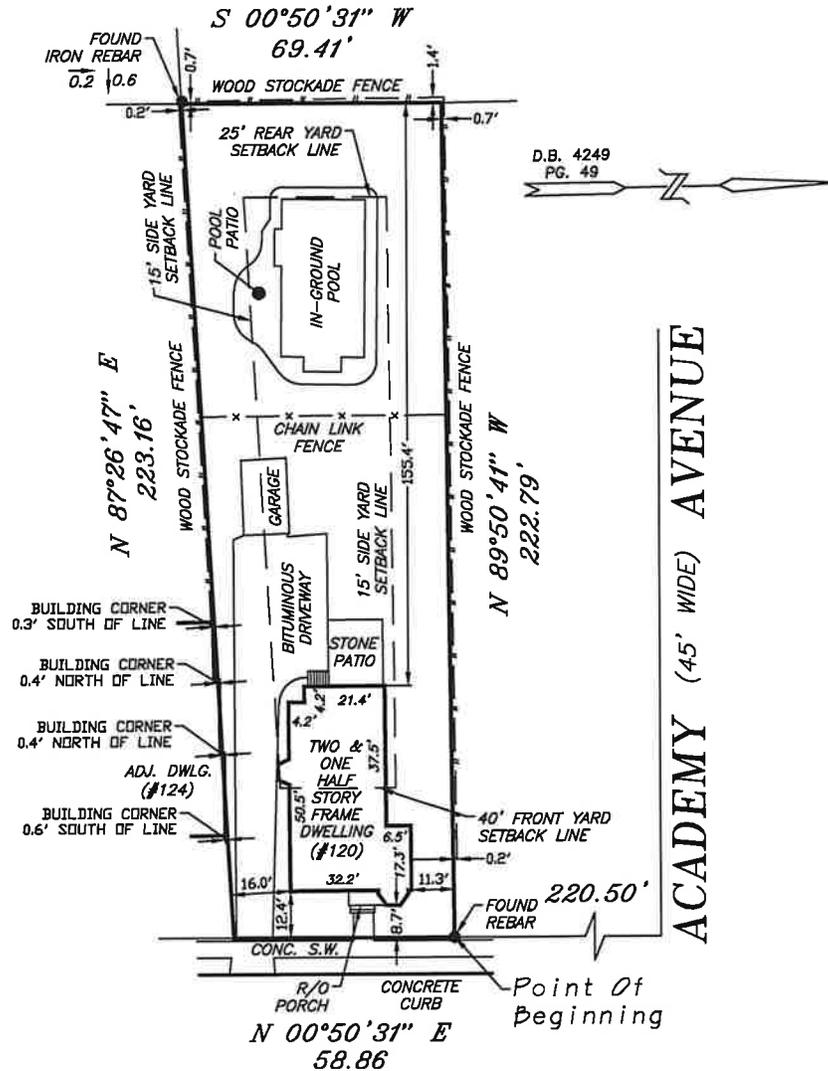
ZONING TABLE

ZONE R-80

EXISTING NON-CONFORMING *

PER NOTE 5 OF ATTACHMENT 2 OF CHAPTER 215 OF THE BOROUGH OF PENNINGTON GENERAL LEGISLATION THE MAXIMUM LOT COVERAGE ZONE R-80 IS CALCULATED AS FIFTY PERCENT OF THE FIRST 6,000 SQUARE FEET PLUS 30% OF THE NEXT 6,000 SQUARE FEET PLUS 20% OF ALL AREA OVER 12,000 SQUARE FEET.

ITEM	REQUIRED	LOT 16
MIN. LOT AREA IN SQ.FT.	12,000	14,286±
MIN. LOT WIDTH IN SQ.FT.	80	*58.86
MIN. FRONT YARD IN FT.	40	*8.7
MIN. ANY SIDE YARD IN FT.	15	*11.9
MIN. TOTAL SIDE YARD IN FT.	30	*24.7
MIN. REAR YARD IN FT.	25	165.4
MAX. LOT COVERAGE AS %	**96.8	*38.9
MAX. BUILDING HEIGHT IN STORIES	3	2.5
MAX. BUILDING HEIGHT IN FT.	35	<36



SOUTH MAIN (VARIABLE WIDTH) STREET

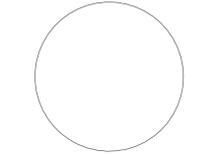
NOTES:

- 1) BEING LOT 15, BLOCK 505, SHEET 5 ON THE TAX MAP OF PENNINGTON BOROUGH
- 2) LOT AREA:
0.328± ACRES
14,286± SQ. FT.
- 3) ZONING INFORMATION IS BASED ON PRELIMINARY ONLINE RESEARCH OF PENNINGTON BOROUGH ECODE CHAPTER 215 ATTACHMENT 2. A ZONING REPORT HAD NOT BEEN PROVIDED.

A WRITTEN WAIVER AND DIRECTION NOT TO SET CORNER MARKERS HAS BEEN OBTAINED FROM THE ULTIMATE USER PURSUANT TO P.L. 2003, c.14 (N.J.S.A. 45:8-36.3) AND N.J.A.C. 13:40-5.1(d).

REVISED	DESCRIPTION
ROBINS ASSOCIATES LAND SURVEYING 9 EAST SCOTT ST. EVERSIDE NJ 08075 PHONE: 856-451-9494 <div style="border: 2px solid black; padding: 5px; display: inline-block;"> CWDD DRAFT 01/15/2026 WILLIAM J. ROBINS LAND SURVEYOR NJ LIC. No. 31663 </div>	
SURVEY FOR: JOANNE TEROGIN	
LOCATION: BOROUGH OF PENNINGTON	
MERCER COUNTY, NEW JERSEY	
DATE: 01/15/2026	SCALE: 1"=20'
DRWN: DR	CK'D: KR
DRAWING NUMBER: L25-0379	

any insurer or Title relying hereon and any other party in interest. In consideration of the fee paid for making this survey, I hereby certify to its accuracy (except such easements, if any, that may be located below the surface of the lands or on the surface of the lands and not visible) as an inducement for any insurer or Title to insure the title to the lands and premises shown hereon.



Consultants:

Submission:

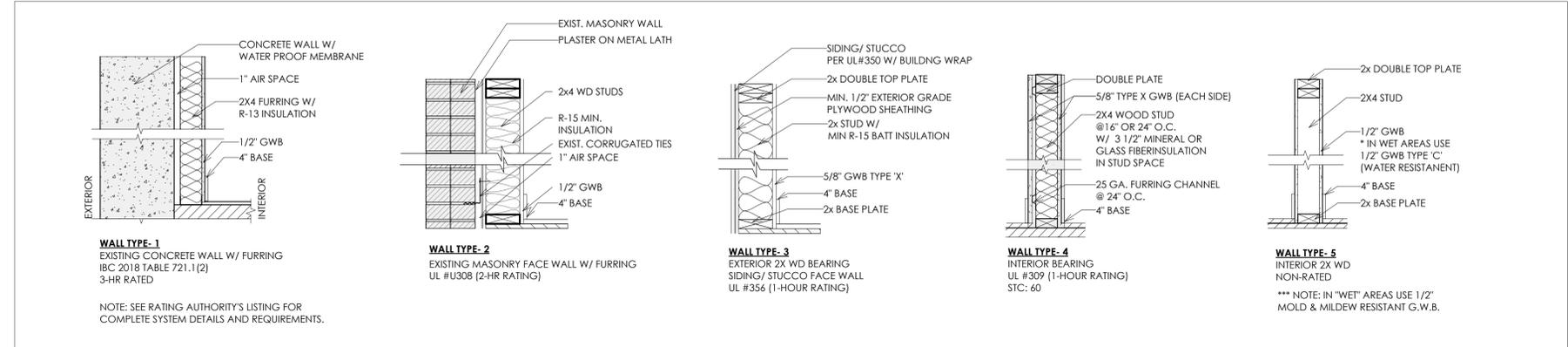
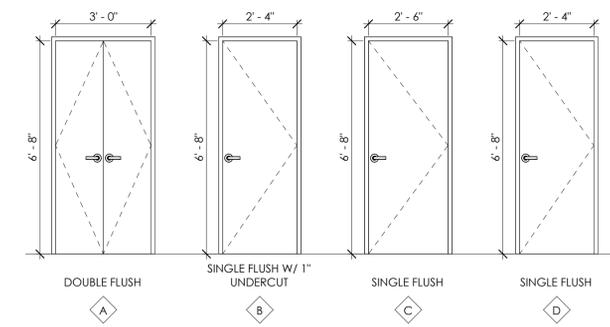
Project:
 120 S MAIN ST,
 PENNINGTON, NJ
 08534

Drawing Title:
DETAIL AND SCHEDULE

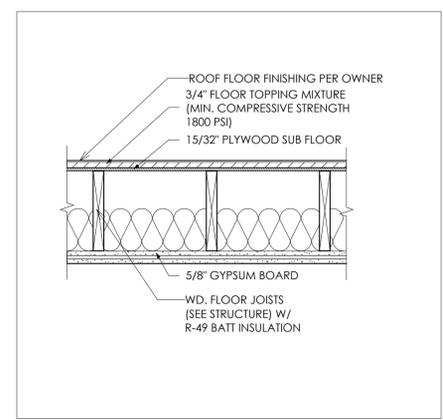
Drawn by: _____ Author
 Checked by: _____ Checker

Drawing Number:
A001

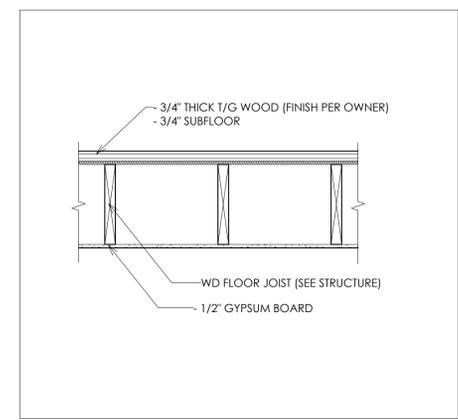
DOOR SCHEDULE						
UNIT	#	WIDTH	HEIGHT	TYPE	MATERIAL	REMARKS
01	01	2'-6"	6'-8"	C	WOOD	
01	02	2'-4"	6'-8"	B	WOOD	W/ 1" UNDERCUT
1ST FLOOR: 2						
02	01	2'-4"	6'-8"	B	WOOD	W/ 1" UNDERCUT
02	02	2'-4"	6'-8"	D	WOOD	
02	03	2'-6"	6'-8"	C	WOOD	
02	04	3'-0"	6'-8"	A	WOOD	
2ND FLOOR FRONT: 4						
Grand total: 6						



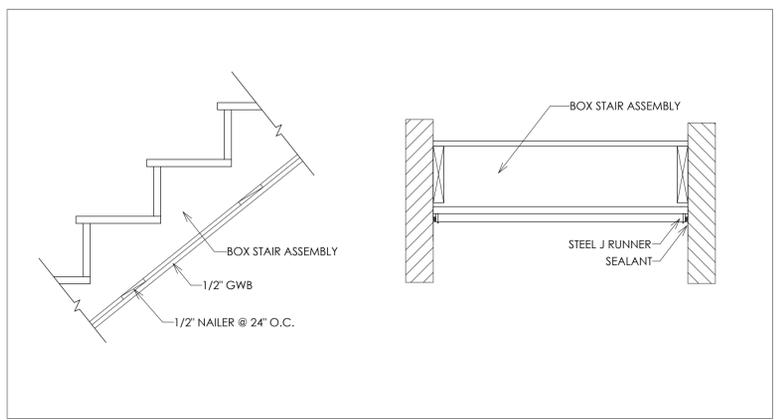
1 WALL ASSEMBLY
 A001 1" = 1'-0"



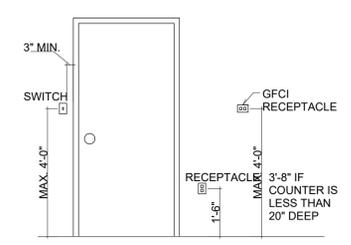
2 ROOF ASSEMBLY
 A001 1" = 1'-0"



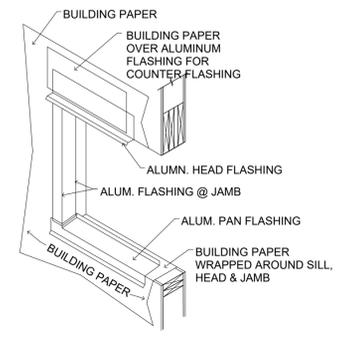
3 FLOOR ASSEMBLY
 A001 1" = 1'-0"



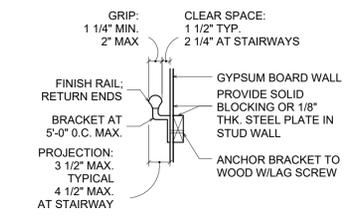
4 STAIR ASSEMBLY
 A001 1" = 1'-0"



5 STANDARD HEIGHTS
 A001 3/8" = 1'-0"

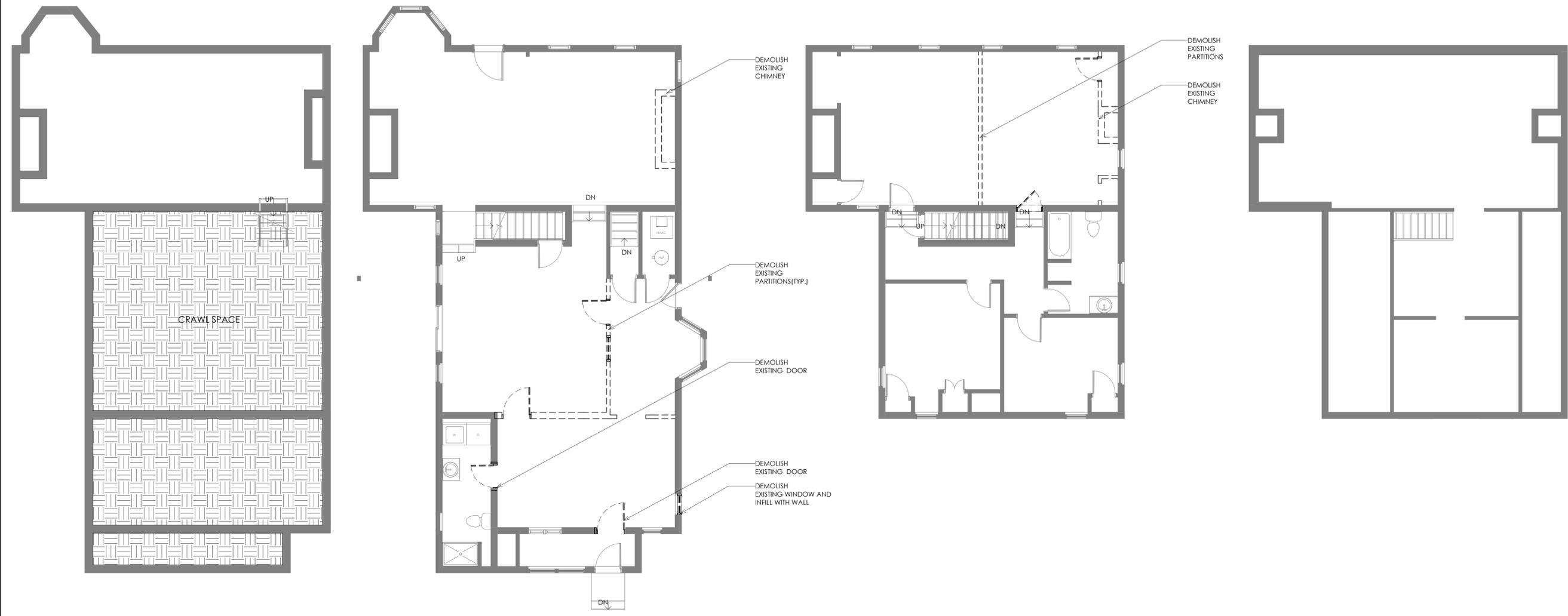
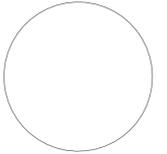


6 WINDOW FLASHING DETAIL
 A001 3/4" = 1'-0"



7 HANDRAIL DETAIL
 A001 3/4" = 1'-0"

APPROVALS



1 BASEMENT
A100 3/16" = 1'-0"

2 1ST FLOOR
A100 3/16" = 1'-0"

3 2ND FLOOR
A100 3/16" = 1'-0"

4 ATTIC
A100 3/16" = 1'-0"

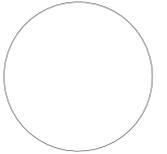
Submission:

Project:
120 S MAIN ST,
PENNINGTON, NJ
08534

Drawing Title:
**DEMOLITION
PLANS**

Drawn by: _____ Author
Checked by: _____ Checker

Drawing Number:
A100



Consultants:

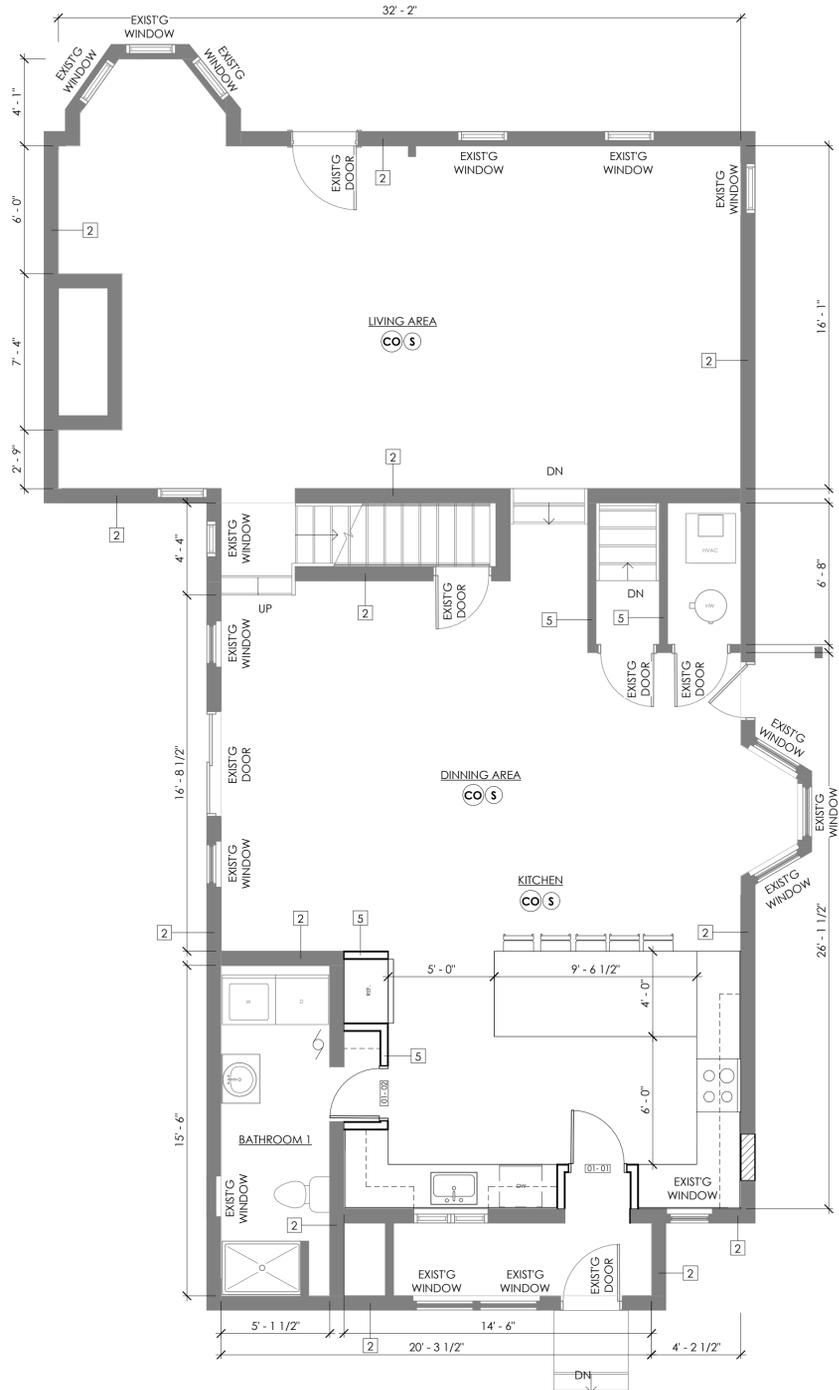
Submission:

Project:
**120 S MAIN ST,
PENNINGTON, NJ
08534**

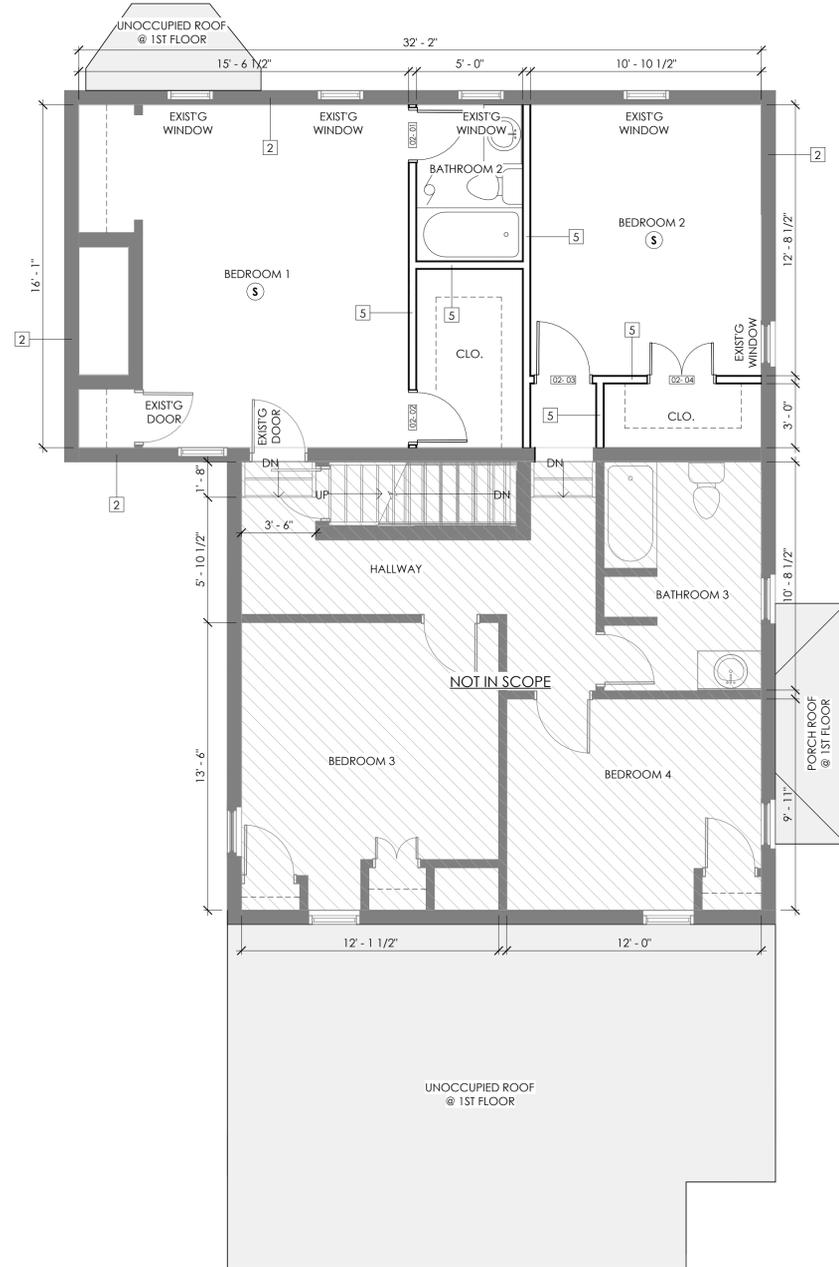
Drawing Title:
FLOOR PLANS

Drawn by: _____ YT
Checked by: _____ CPW

Drawing Number:
A101



2 1ST FLOOR - PROPOSED
A101 1/4" = 1'-0"



1 2ND FLOOR - PROPOSED
A101 1/4" = 1'-0"



ELECTRICAL SYMBOL LEGEND (ALL SYMBOLS MAY NOT BE USED)

<ul style="list-style-type: none"> JUNCTION BOX, +18" OR AS NOTED JUNCTION BOX, ABOVE IN CEILING JUNCTION BOX, FLUSH IN FLOOR DUPLEX CONVENIENCE OUTLET, +18" OR AS NOTED DUPLEX CONVENIENCE OUTLET, MOUNT 8" ABOVE TOP OF COUNTER DUPLEX CONVENIENCE OUTLET, HALF HOT, HALF SWITCHED, +18" OR AS NOTED SPECIAL RECEPTACLE AS NOTED ON PLANS, +18" OR AS NOTED SINGLE CONVENIENCE OUTLET, +18" OR AS NOTED QUADPLEX CONVENIENCE OUTLET, +18" OR AS NOTED TELEPHONE CABLE TV OUTLET, +18" OR AS NOTED DUPLEX FLUSH FLOOR BOX SINGLE POLE TOGGLE SWITCH +42" OR AS NOTED. SUBSCRIPTS AT SWITCH INDICATE THE FOLLOWING: 2 - DOUBLE POLE P - PILOT LIGHT, RED 3 - THREE WAY R - REMOTE CONTROL SWITCH 4 - FOR WAY OS - OCCUPANT SENSOR SWITCH K - KEY OPERATED D - DIMMER a, b, c (ETC.) INDICATIONS OF OUTLETS CONTROLLED 	<ul style="list-style-type: none"> 110V SMOKE DETECTOR/ W BATTERY BACKUP 110V SMOKE & CARBON MONOXIDE DETECTOR/ W BATTERY BACKUP CARBON MONOXIDE DETECTOR/ W BATTERY BACKUP NON-FUSED DISCONNECT SWITCH- 30/3 INDICATES 30 AMP RATED 3-POLE FUSED DISCONNECT SWITCH- 100/3/70 INDICATES 100 AMP RATED 3-POLE SWITCH WITH 70 AMP FUSES MOTOR, H.P. AS INDICATED TIMMER(24/7) FOR LIGHTING PANEL BOARD RECESSED MOUNTED OCCUPANT SENSOR ELECTRIC BASE BOARD HEATER SUBSCRIPTS AT SIDE OF OUTLET WP - WEATHER PROOF GFI - GROUND FAULT PROTECTION IG - ISOLATED GROUND H - MOUNTED HORIZONTALLY TR - TAMPER RESISTANT RT - RAIN TIGHT DE - DUAL ELEMENT
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EQUIPMENT SCHEDULE

SYMBOL	DESCRIPTION	MODEL #	PHASE	VOLTAGE	WATTAGE	REMARKS
SEE DRAWING H-01						

THE ELECTRICAL CONTRACTOR SHALL VERIFY EQUIPMENT FEEDER SIZE PRIOR TO INSTALLATION

LIGHTING FIXTURE SCHEDULE
 (NOT ALL SYMBOLS MAY BE USED)

TAG NO.	SYMBOL	DESCRIPTION	MANUFACTURER	MODEL	LAMP	VOLTAGE	APPARENT LOAD
L1	⊙	6" SURFACE LED DOWN LIGHT	HALO	SLD60683OWH	1-LED	120.0 V	13 VA
L2	⊙	60" CEILING FAN	TBD	TBD	LED	120.0 V	60 VA
L4	⊙	LIGHTING FIXTURE	TBD	TBD	TBD	120.0 V	30 VA
L5	⊙	INDOOR/OUTDOOR WALL SCONCE	TBD	TBD	LED	120.0 V	60 VA
L6	⊙	LIGHTING FIXTURE	TBD	TBD	TBD	120.0 V	30 VA

ELECTRICAL DISTRIBUTION EQUIPMENT SCHEDULE

Description	Equipment Description	Manufacturer
PANEL	(120/240, 200A MCB, 1PH 3-W)	SIEMENS OR EQ

THE ELECTRICAL CONTRACTOR SHALL VERIFY ALL EQUIPMENT WITH MANUFACTURER REP PRIOR TO INSTALLATION

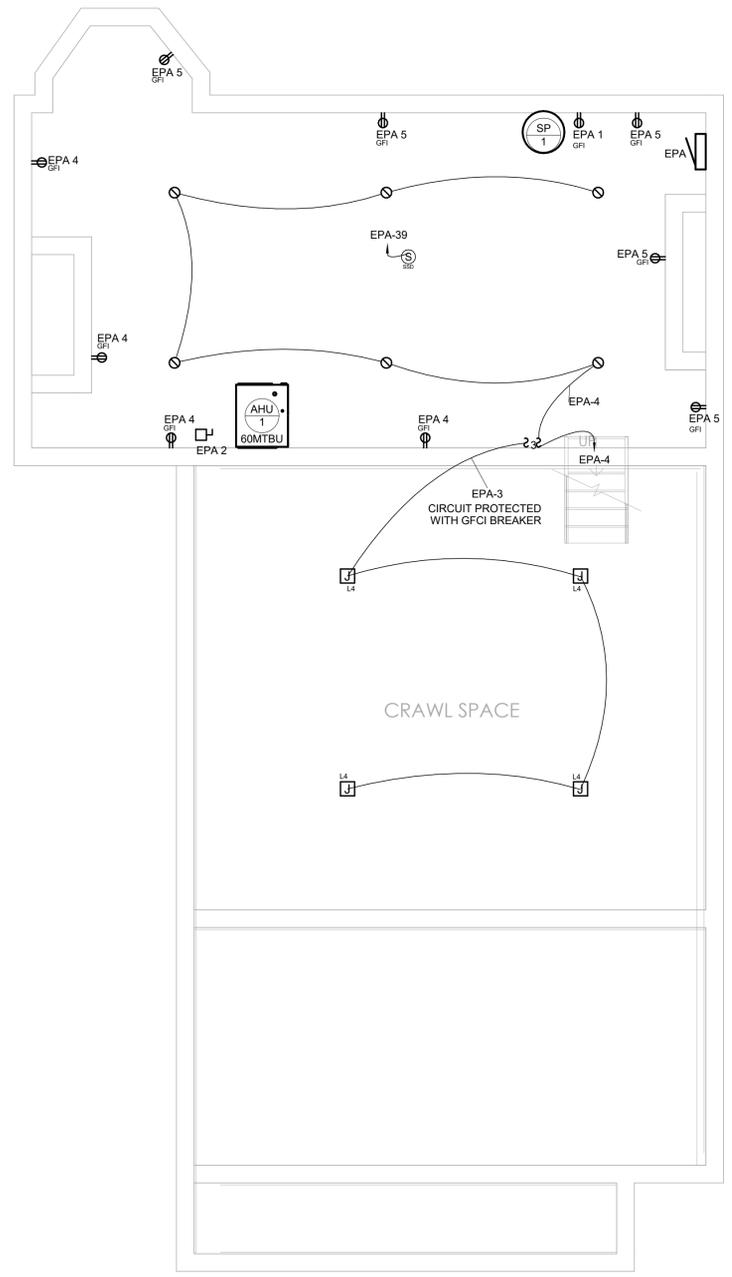
GENERAL NOTES

- ALL NON SWITCHED COMMON AREA LIGHTING ON HOUSE PANEL CIRCUITS SHALL BE CONTROLLED VIA MOTION DETECTION/PHOTO CELL FOR INSIDE LIGHTS AND PHOTO CELL ONLY FOR OUTSIDE LIGHTS.
- ALL 110V SMOKE DETECTOR/ W BATTERY BACKUP SHALL BE TIED TOGETHER AND FED FROM THE LINE SIDE OF A BEDROOM LIGHTING OUTLET FOR EACH DWELLING UNIT RECEPTIVELY.
- DUPLEX RECEPTACLE SHALL BE INSTALLED IN CABINET FOR MICROWAVE.
- ALL 120V SINGLE PHASE 15A & 20A BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLINGS SHALL BE ARC-FAULT PROTECTED IN ACCORDANCE WITH 2017 NEC, ARTICLE 210.12.
- ALL 120V 15 & 20A RECEPTACLES IN DWELLINGS SHALL BE TAMPER RESISTANT TYPE IN ACCORDANCE WITH 2017 NEC, ARTICLE 408.12.
- ALL OUTSIDE RECEPTACLE OUTLETS SHALL BE GFCI PROTECTED OF THE WEATHER RESISTANT ("WR") TYPE ENCLOSED WITHIN A "WHILE IN USE" WEATHERPROOF ENCLOSURE AS PER NEC 2017 ARTICLES 210.8(A)(3) AND 406.9(B).
- RUN VOICE (CAT 5) AND TV CABLE (RG59 OR RG6) W BOX, CONNECTOR & PLATE TO EACH DESIGNATED LOCATION AND TERMINATE WIRE AT DEMARK.
- ELECTRICAL CONTRACTOR SHALL SUBMIT AN S & M FORM TO PECO TO VERIFY THEY WILL SUPPLY THE DESIGNATED SERVICE SHOWN ON THE SINGLE LINE DIAGRAM.
- LIGHT FIXTURES SHALL BE MARKED SUITABLE FOR WET LOCATIONS AS PER 2017 NEC ARTICLE 410.10(A).
- THE EC SHALL NOTIFY ENGINEER RESERVE OF ANY LIGHT FIXTURES, SWITCH AND LOW VOLTAGE DEVICES CHANGES IN THE FIELD.
- THE EC SHALL NOT INSTALL PANELS THAT DON'T FOLLOW 2017 NEC ARTICLE 110.26 WORKING SPACE AND NOTIFY ENGINEER RESERVE FOR ALTERNATE LOCATIONS.
- DISH WASHERS THAT ARE HARD WIRED SHALL BE ON LOCKABLE BREAKER OR HAVE A UNIT SWITCH OR BE OF CORD AND PLUG TYPE WITH ACCESSIBLE RECEPTACLE AS PER 2017 NEC ARTICLE 210.8(D) AND 422.30.
- LIGHTING FIXTURES ARE ON 24/7 CIRCUIT.
- IF FOSSIL BURNING APPLIANCES ARE INSTALLED CARBON MONOXIDE-SMOKE DETECTOR/ W BATTERY BACKUP COMBOS SHALL BE INSTALLED IN EACH DWELLING UNIT LOCATED OUTSIDE THE BEDROOM.
- GFCI ADDED TO THE OUTSIDE THE LAUNDRY CLOSET IN A READILY ACCESSIBLE LOCATION, LOAD-SIDE OF THE GFCI TO FEED THE LAUNDRY RECEPTACLE.
- COMPLIES WITH NEC 2017 230.92 LOCKED SERVICE OVERCURRENT DEVICES

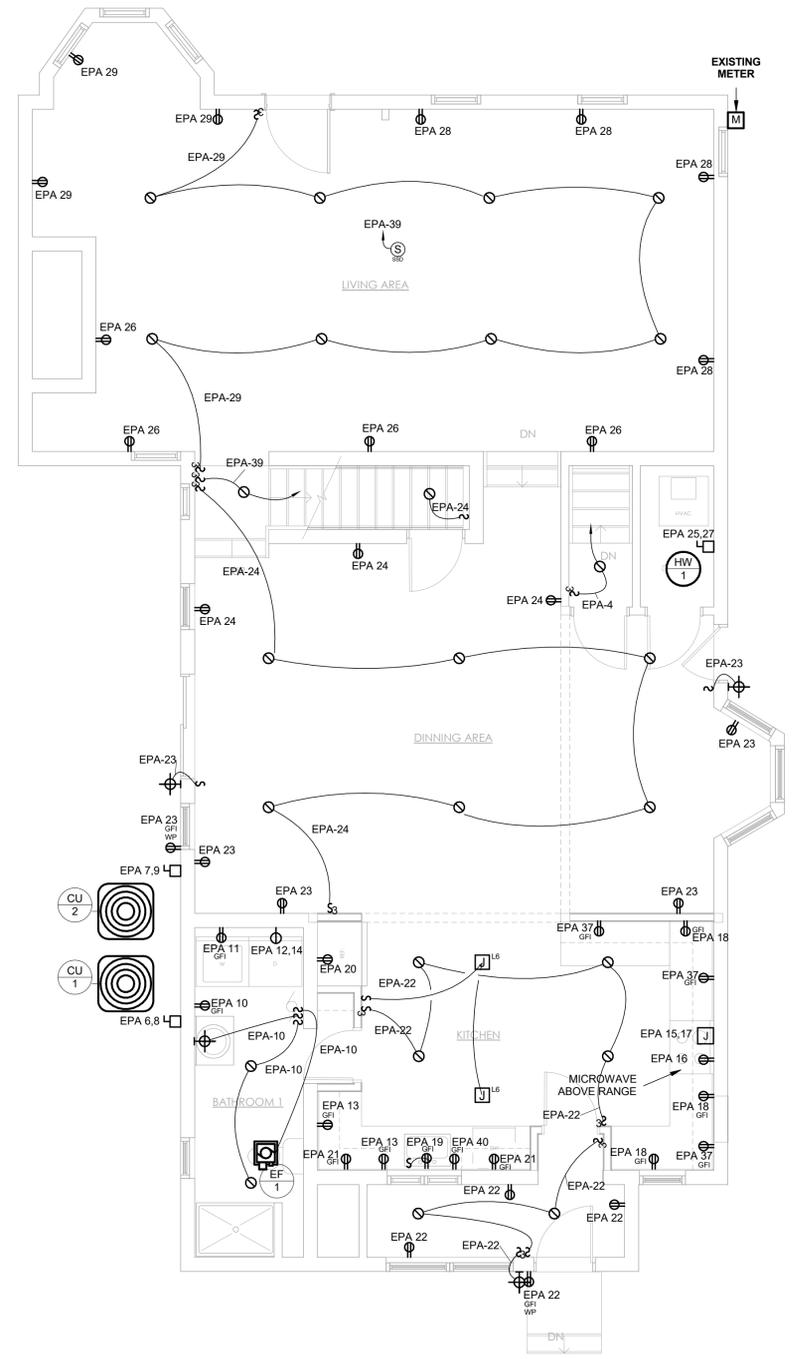
SCOPE OF WORK

ALTERATION TO EXISTING TWO STORY BUILDING WITH ONE DWELLING UNIT.
 THE ELECTRICAL CONTRACTOR SHALL PROVIDE ELECTRICAL CONSTRUCTION FOR THIS BUILDING AND SHALL SUPPLY ALL LABOR, EQUIPMENT AND MATERIALS NECESSARY FOR THE COMPETITION OF THE ELECTRICAL WORK. IN GENERAL THE WORK SHALL INCLUDE THE FOLLOWING:

- FEEDER DISTRIBUTION SYSTEM FOR LIGHTING AND POWER.
- BRANCH CIRCUITS AND WIRING FOR LIGHTING, POWER.
- BOXES, WIRING DEVICES AND COVER PLATES.
- LIGHTING FIXTURES AND LAMPS.
- RACEWAYS, CABLEING FOR BELL TELEPHONE & TV SYSTEM WIRING.
- ELECTRICAL CONNECTIONS TO ALL EQUIPMENT.



2 BASEMENT POWER PLAN
 E-01 1/4" = 1'-0"



1 1ST FLOOR POWER PLAN
 E-01 1/4" = 1'-0"

120 S MAIN ST
PENNINGTON, NJ 08534

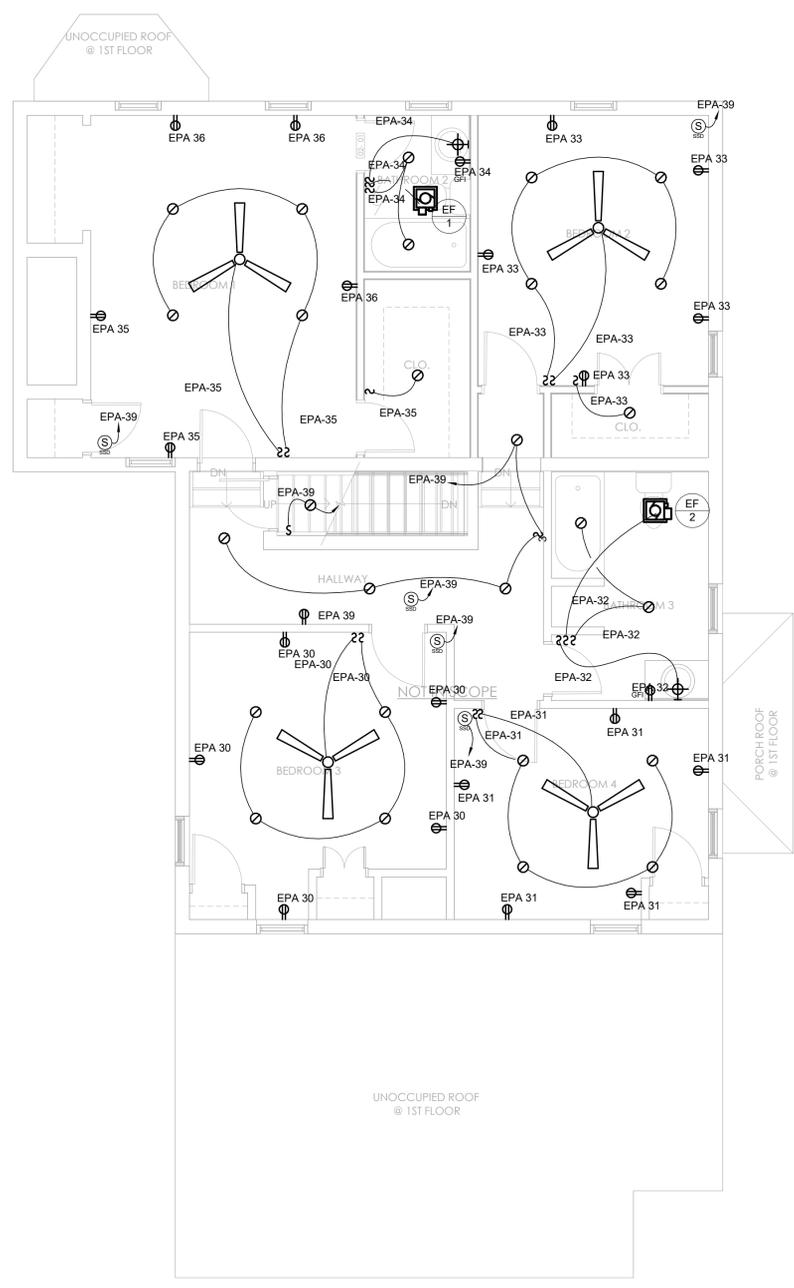
REV	DATE
0	02/23/2026

REVISION REASON
 PERMIT SET

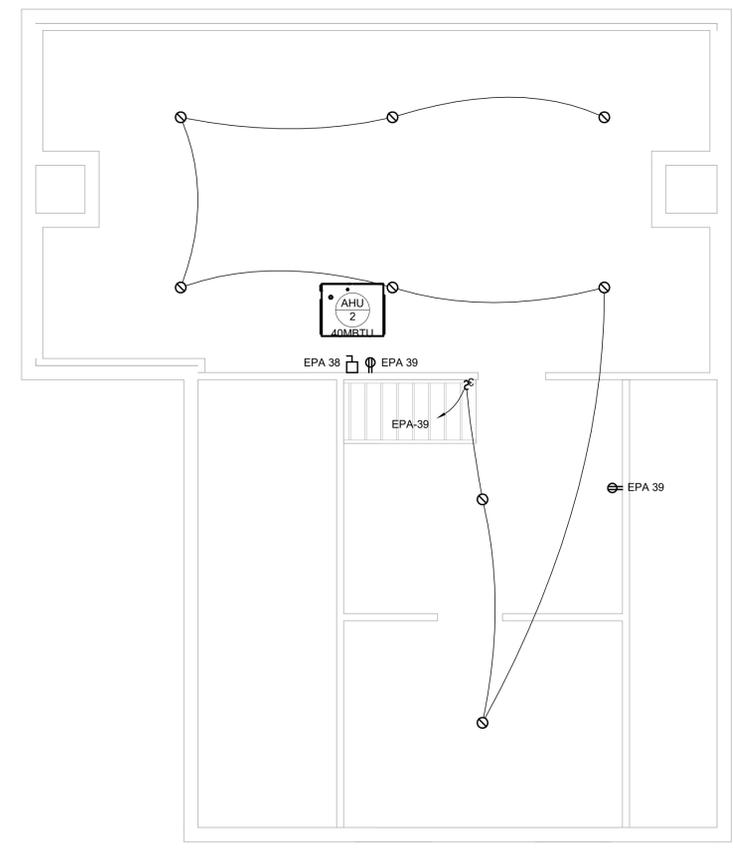
SHEET **E-01**
 DATE 02/23/2026
 SCALE 1/4" = 1'-0"



120 S MAIN ST
 PENNINGTON, NJ 08534



1 2ND FLOOR POWER PLAN
 E-02 1/4" = 1'-0"



2 ATTIC FLOOR POWER PLAN
 E-02 1/4" = 1'-0"

SHEET	REVISION REASON	DATE	REV
E-02	PERMIT SET	02/23/2026	0
DATE	02/23/2026		
SCALE	1/4" = 1'-0"		



Branch Panel: EPA

Location: Cellar Voits: 120/240 Single A.I.C. Rating: 22K
 Supply From: Phases: 1 Mains Type:
 Mounting: Recessed Wires: 3 Mains Rating: 200 A
 Enclosure: NEMA1 MCB Rating: 200 A

Notes: SEE SHEET E-02 FOR DEMAND LOAD CALCS

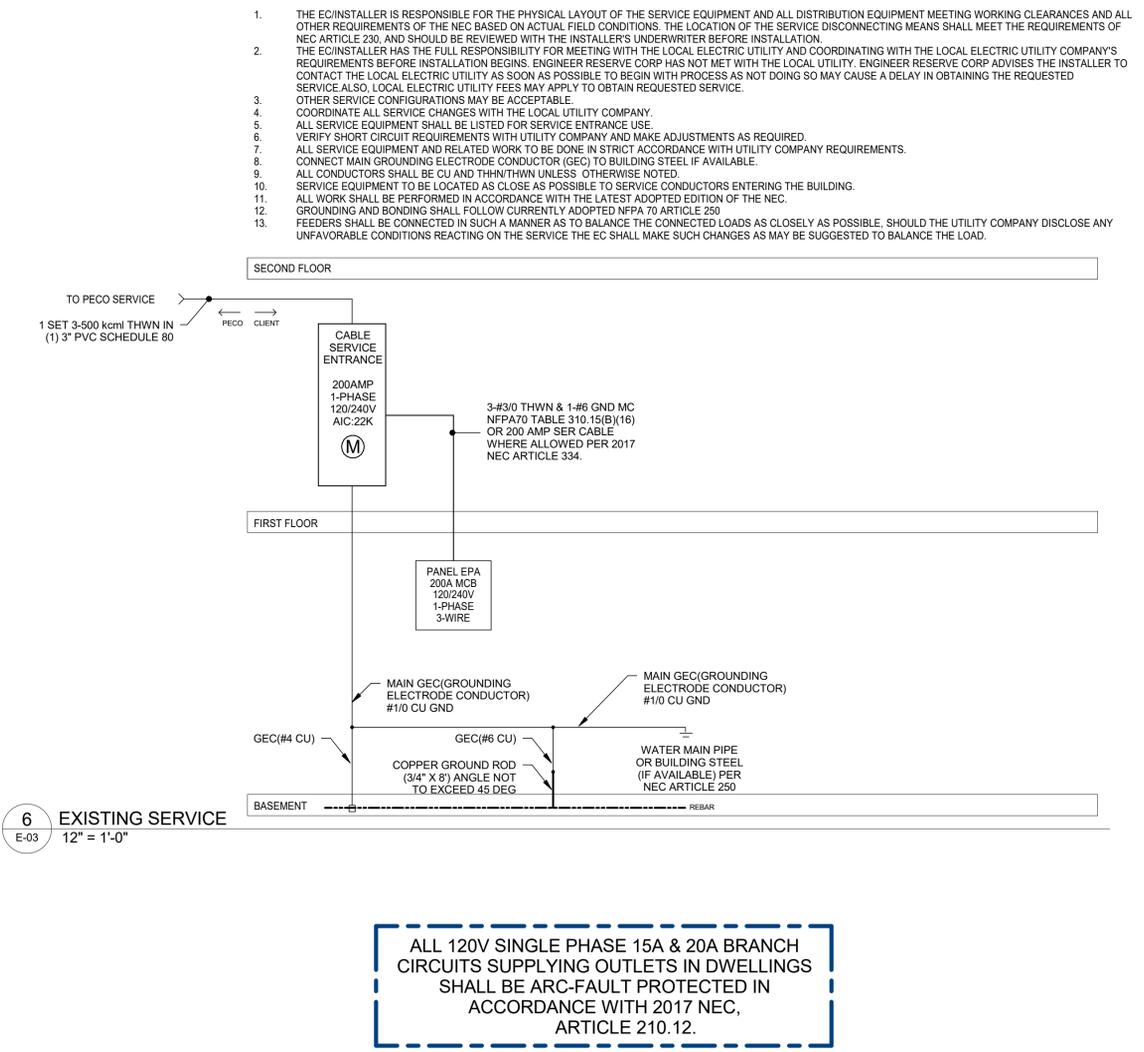
CKT	Circuit Description	WIRE SIZE	BRK	PH	A	B	PH	BRK	WIRE SIZE	Circuit Description	CKT
1	SP-1	2-#12	20 A	1	1000 VA / 1152 VA		1	15 A	2-#12	AHUL-1	2
3	CRAWL SPACE RCPTS/LGTS	2-#12	20 A	1		120 VA / 811 VA	1	20 A	2-#12	CELLAR RCPTS/LGTS	4
5	CELLAR RCPTS	2-#12	20 A	1	900 VA / 2172 VA		2	30 A	2-#10	CU-1	6
7	CU-2	2-#10	25 A	2		2016 VA / 2172 VA					8
9					2016 VA / 268 VA		1	20 A	2-#12	BATHROOM	10
11	CLOTHES WASHER	2-#12	20 A	1		1500 VA / 2500 VA	2	30 A	2-#10	ELEC DRYER	12
13	SMALL APPLIANCES	2-#12	20 A	1	1500 VA / 2500 VA		1	20 A	2-#12	MICROWAVE	14
15	RANGE	2-#6	45 A	2	4000 VA / 1500 VA		1	20 A	2-#12	SMALL APPLIANCES	16
17							1	20 A	2-#12	REFRIGERATOR	18
19	GARBAGE	2-#12	20 A	1		500 VA / 1200 VA	1	20 A	2-#12	REFRIGERATOR	20
21	SMALL APPLIANCES	2-#12	20 A	1	1500 VA / 913 VA		1	20 A	2-#12	KIT/DIN RM RCPTS/LGTS	22
23	DIN AREA RCPTS/LGTS	2-#12	20 A	1		1015 VA / 631 VA	1	20 A	2-#12	DIN RM RCPTS	24
25					2250 VA / 720 VA		1	20 A	2-#12	LIV RM RCPTS	26
27	HW-1	2-#10	30 A	2		2250 VA / 720 VA	1	20 A	2-#12	LIV RM RCPTS	28
29	LIV AREA RCPTS/LGTS	2-#12	20 A	1	644 VA / 1012 VA		1	20 A	2-#12	BEDRM RCPTS/LGTS	30
31	BEDRM RCPTS/LGTS	2-#12	20 A	1		1012 VA / 274 VA	1	20 A	2-#12	BATHROOM	32
33	BEDRM RCPTS/LGTS	2-#12	20 A	1	1025 VA / 268 VA		1	20 A	2-#12	BATHROOM	34
35	BEDRM RCPTS/LGTS	2-#12	20 A	1		485 VA / 540 VA	1	20 A	2-#12	BEDRM RCPTS	36
37	SMALL APPLIANCES	2-#12	20 A	1	1500 VA / 900 VA		1	15 A	2-#12	AHU-2	38
39	HWAYATTIC RL/SDs	2-#12	20 A	1		792 VA / 1500 VA	1	20 A	2-#12	DISHWASHER	40
					Load:	27741 VA					
					Total Connected Load:	53596 VA					

Legend:

SINGLE DWELLING ELECTRICAL LOAD SUMMARY:

UNIT#1 1,956 SQUARE FOOTAGE

SMALL APPLIANCE(VA)	6,000
GENERAL LIGHT & RECEPACLES @ 3VA	5,868
GARBAGE DISPOSAL(VA)	500
DISHWASHER(VA)	1,500
ELEC DRYER(VA)	5,000
LAUNDRY(VA)	1,500
ELEC RANGE(VA)	8,000
MICROWAVE	1,800
FRIG(VA)	1,200
WATER HEATER(VA)	4,500
EJECTOR CROCK(VA)	0
SUMP PUMP(VA)	1000
100% OF 1ST 10KVA + 40% BALANCE	20,747
HEAT (VA) NFPA70 220.82 (C)(3)	10,428
TOTAL DEMAND LOAD(VA)	31,175
TOTAL AMPS @ 120/240V-1PHS	130



120 S MAIN ST
PENNINGTON, NJ 08534

SHEET	DATE	REVISION REASON	SCALE
E-03	02/23/2026	PERMIT SET	12" = 1'-0"



State of New Jersey

DEPARTMENT OF ENVIRONMENTAL PROTECTION COMMUNITY INVESTMENT AND ECONOMIC REVITALIZATION HISTORIC PRESERVATION OFFICE

501 East State Street

P.O. Box 420, Mail Code 501-04B

Trenton, New Jersey 08625-0420

Tel. (609) 940-4312

www.nj.gov/dep

Mikie Sherrill
Governor

Ed Potosnak
Acting Commissioner

Dr. Dale G. Caldwell
Lt. Governor

February 20, 2026

Eric Holtermann
holtermann@hmr-architects.com
Pennington Planning Board
planning@penningtonboro.org

Dear Eric,

Thank you for submitting your ordinance to the New Jersey Historic Preservation Office for review and comment. Please see our response below. Each comment is referenced by page and is listed as a critical issue, best practice, or kudos.

- **Critical issues** are barriers to Certified Local Government program certification that require action to enable the process to move forward.
- **Best practices** are improvements you can make to have a stronger, more effective ordinance. While changes are not required, best practice issues should be seriously considered as they present opportunities for significant improvement to an applicant's clear understanding of processes and standards. We have included example language that you can use for guidance.
- **Kudos** are parts of your ordinance that we feel are excellent and may serve as a model for other municipalities.

Page 1

Best Practice: 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. Additionally, we notice that archaeology is not included in your criteria for designation, so it doesn't make sense to include it in your purpose and objectives. Other references to archaeology/archeology are found on pages 2, 3, and 12.

Page 2

Critical Issue: Per the Municipal Land Use Law, the Certificate of Appropriateness must be issued by the Administrative Officer. The Historic Preservation Commission can make the decision, but the Administrative Officer is the one who must issue the document. This same issue was noted when we commented on your ordinance in 2015. Additionally, a Certificate of Appropriateness does not just document a review, as review can result in approval *or* denial. A Certificate of Appropriateness is specifically an approval. Please change your definition of Certificate of Appropriateness to state, “A document issued by the Administrative Officer at the direction of the Historic Preservation Commission demonstrating its approval of any...”

Best Practice: Most historic preservation ordinances list “Contributing” under a definition for “Historic District Resources.” See this example definition:

HISTORIC DISTRICT RESOURCES - those resources that are located in the historic district and classified as either “key”, “contributing” or “noncontributing”, which are defined as follows:

- 1) KEY-** any buildings, structures, sites, objects or improvements which, due to their significance, would individually qualify for historic landmark status;
- 2) CONTRIBUTING-** any buildings, structures, sites, objects or improvements which are integral components either because they date from a time period which makes them historically significant or because they represent an architectural type, period or method which is historically significant; and
- 3) NON-CONTRIBUTING** - any buildings, structures, sites, objects or improvements which do not add to the historic architectural qualities, historic associations, or values for which a historic district is significant because:
 - (a).** it was not present during the period of significance;
 - (b).** due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity reflecting its character at that time or is incapable of yielding important information about the period; or
 - (c)** it does not independently meet the National Register criteria.



Best Practice: Consider adding a definition for “Emergency Repairs.” See this example definition:

EMERGENCY REPAIRS - When a landmark or a building, structure, object or site located within a historic district requires immediate repair to preserve its continued habitability and/or the health and safety of its occupants or others, emergency repairs may be performed in accordance with Borough codes without first obtaining a certificate of appropriateness. Under such circumstances, the repairs performed shall be only such as are necessary to protect the health and safety of its occupants or others and/or to maintain habitability. A request for the Commission's review shall be made simultaneously with the onset of emergency work, and no work in addition to the emergency repairs shall be performed on the structure until an appropriate request for approval is made and approval is obtained in accordance with the procedures set forth in this article. All work done under this section shall conform to the standards for rehabilitation set forth in this ordinance.

Best Practice: For your definition of “Historic District,” consider adding reference to the zoning overlay. See this example definition:

HISTORIC DISTRICT - one or more historic resources and intervening or surrounding property significantly affecting or affected by the quality and character of the historic resources. [N.J.S.A. 40:55D-4] For the purposes of this ordinance “historic district” shall further mean such overlay zone district or districts as are identified on the zoning map of the municipality pursuant to N.J.S.A. 40:55D-65.1.

Best Practice: What is the distinction between Historic Resource, Historic Site, and Historic Structure? There seems to be some overlap, and it may be unclear to homeowners. A similar comment was made in 2015. There has been some improvement since then but not much. Does Historic Structure mean Landmark? If so, Landmark is the term that is used in the Municipal Land Use Law, so we recommend using that term instead.

Page 3

Best Practice: As mentioned on page 2, most historic preservation ordinances list “Key Contributing” and “Noncontributing” under a definition for “Historic District Resources.”



Page 5

Critical Issue: Membership/Class Structure. Your membership does not follow the class structure established by your ordinance/the Municipal Land Use Law. According to your website, your commission has five Class A/B members and only two Class C members. Your ordinance reads, “A total of at least one less than a majority shall be of Class A and B.” In a seven-member commission, there must be at least four Class C members. Members can be appointed as Class C members even if they meet the requirements of Class A/B. Additionally, a 5-member commission may be more feasible, as noted in our 2015 comments. New Jersey recently passed legislation requiring Historic Preservation Commissions to undergo more rigorous training. Some Commissions have interpreted this to mean that serving on a Historic Preservation Commission will be less of a volunteer activity. This may make it more difficult to recruit and retain members, so you may want to reconsider how many members you want your Commission to have.

Kudos: E, Council Liaison. Having a Council Liaison seems like it would be useful and beneficial to Commissions. This provision could serve as a model for other municipalities.

Critical Issue: C (4) Please state that all vacancies must be filled within 60 days.

Page 6

Best Practice: G (1) Consider referencing the Open Public Records Act just as you reference the Open Public Meetings Act in the following point. This same comment was made in 2015.

Kudos: We notice that you have an Office of the Commission. This is not something we see often, but we are impressed as it demonstrates the level of commitment that Pennington has to its historic preservation goals.

Best Practice: H. Your conflict-of-interest clause uses a boundary of 100 feet, but we recommend a boundary of 200 feet. While the Municipal Land Use Law's recusal clause does not specify a boundary, we have read legal advice prescribing that Historic Preservation Commissions institute a 200-foot boundary to align with Planning and Zoning Board policies. The legal advice states, "the most prudent way to protect HPC



decisions from legal challenge is to adopt a conservative approach—mirroring the conflict policies of the Planning and Zoning Boards—and to have HPC members recuse themselves if they own property within 200 feet of the subject property." The conflict policies of the Planning and Zoning Boards can be found in N.J.S.A. 40:55D-12b and are reinforced by case law—*McNamara v. Saddle River Borough*, 64 N.J. Super. 426, 430 (App. Div. 1960). This issue is discussed in Chapter 5 of the Gann Law “Cox” book, entitled *New Jersey Land Use & Administration*.

Critical Issue: J (1) Your ordinance states that meetings can be canceled for lack of applications. If there are no applications for an entire year, that allows for no meetings to occur. Commission must meet a minimum of four times per year. Please include the language, “The Commission shall hold regular meetings at least 4 times per year and there shall be an attendance rule for Commission members.”

Best Practice Question: J (3) In a 7-member commission, having four members is typically considered a quorum. Why do you require five members? Is it to avoid a tie vote?

Page 7

Best Practice: C (2) The procedures for designation require color and/or black-and-white photographs. The black-and-white reference seems antiquated and not useful. Besides black-and-white photographs being expensive to print, they no longer provide an archival advantage. The lack of color is actually a disadvantage, as there is less visual information in the photograph.

Page 8

Critical Issue: Section 119-5, A. As mentioned on page 2, the Certificate of Appropriateness must be issued by the Administrative Officer. Please change to state, “A Certificate of Appropriateness issued by the Administrative Officer at the direction of the Historic Preservation Commission...” The same issue must be changed on the bottom of page 10/top of page 11.



Best Practices/Questions: Section 119-5. B. Our 2015 comments are still applicable.

(4) (a) Design, scale, and appearance are mentioned, but material is not. Is it okay to change wood with vinyl?

(4) (b) Why is it allowed to replace historic roofs with any material?

(5) Why wouldn't the Historic Preservation Commission not require review over things such as signs, awnings, sidewalks, solar panels?

Page 9

Best Practice Question: C (1) What is the standard for the Chair finding the application appropriate?

Critical Issue: C (1) The Chair may not issue the Certificate for Minor Work. That must be issued by the Administrative Official.

Best Practice Question: C (2) (c-d) Why is vinyl not permitted as siding, but it is permitted as roofing?

Page 10

Best Practice: D (3) Since you mention demolition, we recommend noting that more information for demolition can be found in section 119-11.

Best Practice: Section 119-7. Optional informational meetings are usually a non-quorum subcommittee to prevent the Commission's ability to act on a full application without prejudice.

Best Practice: Section 119-8, A. Regarding the determination of non-necessity, when does it happen? Does someone complete a full application and then the decision is made? What is the basis for the decision? This section could be explained better.



Page 11

Best Practice: H. Consider changing “the Construction Official or his appointee” to “the Construction Official, or his or her appointee.”

Page 15

Critical Issue: Section 119-14. Historic Preservation Commissions do not have the judicial power to determine hardship. In 1997, a Deputy Attorney General in the New Jersey Department of Law and Public Safety reviewed another New Jersey municipality's historic preservation ordinance that allowed the Historic Preservation Commission to consider potential economic hardships on applicants. The resulting Memorandum by the Deputy Attorney General states that consideration of any hardship, economic or not, is outside the purview of local Historic Preservation Commissions and is not in conformance with the Municipal Land Use Law. Hardship can only be considered by the Zoning Board as the Zoning Board can issue variances. Historic Preservation Commissions may advise the Zoning Board only in the case of referrals.

We hope these comments are helpful to you and provide clarification of what the Historic Preservation Office looks for in historic preservation ordinances. If you have any questions, do not hesitate to reach out. We look forward to continuing to work with you.

Sincerely,
Cassidy Deegan
Cassidy Deegan
Program Specialist
New Jersey Historic Preservation Office
cassidy.deegan@dep.nj.gov
609-940-5812



Borough of Pennington
Historic Preservation Commission
30 North Main Street
Pennington, NJ 08534

March 4, 2026

New Jersey Historic Trust
P.O. Box 457
Trenton, NJ 08625

Re: Burrowes/Oldis House, 218 Washington Crossing – Pennington Rd., Hopewell Twp, NJ

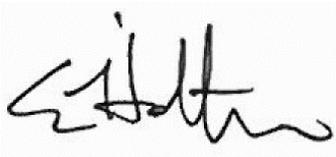
To the New Jersey Historic Trust:

The Pennington Historic Preservation Commission is pleased to support the Hopewell Township/Hopewell Valley Historical Society FY2026 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.

The Burrowes/Oldis House, dating to 1715, is one of the oldest surviving structures in the Hopewell Valley. Its history reflects early settlement patterns, agricultural development, Revolutionary War–era activity, and the presence and experiences of enslaved individuals. The proposed preservation planning and archaeological work will help document these layers of history and establish a responsible path for stewardship and interpretation.

We support this effort to preserve an important historic resource and to ensure that its full history is researched and understood.

Sincerely,



Eric Holtermann, AIA
Chair, Pennington Historic Preservation Commission

cc: Robin Tillou, Land Use Administrator, Pennington Borough

Borough of Pennington
Historic Preservation Commission
30 North Main Street
Pennington, NJ 08534

March 4, 2026

New Jersey Historic Trust
P.O. Box 457
Trenton, NJ 08625

Re: Mercer County Historic Preservation Master Plan Element Update

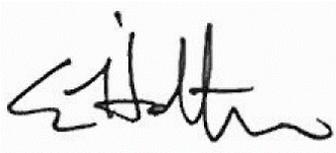
To the New Jersey Historic Trust:

The Pennington Historic Preservation Commission is pleased to support Mercer County's application for a 2026 Municipal, County and Regional Planning Grant to update the County's Historic Preservation Element of the Master Plan.

The current Element, adopted in 2002, has provided a framework for preservation planning across the County for more than two decades. An updated document will allow the County to reassess priorities, address current conditions, and strengthen coordination among municipalities and preservation partners.

We appreciate Mercer County's continued leadership in historic preservation planning and look forward to working collaboratively as the updated Element is developed.

Sincerely,



Eric Holtermann, AIA
Chair, Pennington Historic Preservation Commission

cc: Robin Tillou, Land Use Administrator, Pennington Borough