



HISTORIC PRESERVATION COMMISSION MEETING - OCTOBER 21, 2025 AGENDA

Tuesday, October 21, 2025 at 7:30 PM

Online via Zoom

Zoom Link: <https://us02web.zoom.us/j/81892274132?pwd=T4OVGbgS1FcqAwaACs8RSbdpL3E14j.1>

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

1. ☐ Holtermann ☐ Baum ☐ Chandler ☐ Coats ☐ Davis ☐ Homel ☐ Shivers
 ☐ Ford ☐ Wallace

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

2. *September 22, 2025 Minutes

APPLICATIONS

3. *25-006 - 221 S. Main Street, Block 801, Lot 28 - Windows and Doors
4. *25-007 - 141 S. Main Street, Block 601, Lot 5 - Addition

OTHER BUSINESS

5. Mercer County - Municipal Historic Preservation Projects Email
6. Street Trees in the Historic District
7. Hopewell Valley Historical Society's History Awards Criteria for Historic Preservation

8. Review the 2025 Master Plan Initiative Process

9. Update to Areas in Need of Redevelopment

10. Certified Local Government

[11.](#) New Homeowner Letter

ADJOURNMENT

*Indicates Action may be Taken



Application Number: 25-006
 Application Date: 9/12/25
 updated 9/24/25 + 10/14/25

Borough of Pennington

HISTORIC PRESERVATION COMMISSION APPLICATION

Location: Street Address: 221 S Main Street, Pennington NJ
 Block: 801 Lot: 28 Zone:

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.

We are replacing 13 windows at our house as they are drafty and single pane. Please find the details of the windows attached.

Owner / Applicant: Jasmine Bangera / Peepak Kumar Bangalore Nagaraj
 Phone number / email: [REDACTED]
 Owner Signature: [Signature] date: 09/12/2025





Image capture: Jun 2023 © 2025 Google

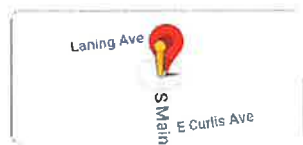




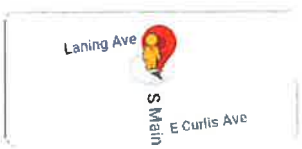
Image capture: Jun 2023 © 2025 Google



Google Street View
Jun 2023



Image capture: Jun 2023 © 2025 Google



Planning

From: Jasmine Ziphora Banger [REDACTED]
Sent: Tuesday, October 14, 2025 3:42 PM
To: Planning
Cc: Deepak Kumar
Subject: Re: FW: FW: FW: [EXTERNAL] FW: 25-006 221 S. Main Street - Windows
Attachments: Window Enhancements v5.1.pdf

This message is from a sender outside of your organization.

Hi Robin,

We reached out to other window vendors to see if we could find an option that fits our budget while still complying with the HPC requirements based on Eric's alternative suggestions.

We found PJ Fitzpatrick who offered us composite windows, which looks like wood and is not vinyl or aluminum and we are told is in comparison with Fibrex that Anderson provides, but is at our budget range.

Please find our contract with them below, they will send the detailed specifications in few days but till then Eric can take a look at the contract and see if anything stands out that does not comply with HPC requirements.

Thank you
Jasmine

On Mon, Oct 13, 2025, 9:36 AM Planning <planning@penningtonboro.org> wrote:

Good Morning Deepak and Jasmine,

Please see the response from the Chair below.

Kindly inform me of your preferred course of action once you have reached a decision.

Thank you,

Robin Tillou

Pennington Borough

Land Use Administrator

Job #621788

Window Enhancements v5.1

Job Reference Number

621788

Customer Name

Deepak Kumar Jasmine Kumar

Address of Project

221 South Main Street, Pennington, NJ 08534 USA

Name Listed on Deed

Deepak Kumar Jasmine Kumar

Home Improvement Consultant

Daniel Bowen

HOA Approval Required

No

Was home built prior to 1978?

Approximate answer for Lead Safe practices.

Yes

Notes

-

WINDOW(S) SPECIFICS

Window Replacement Types

☒ Double Hung

Exterior Picture(s) of Home (Front)

Include mark ups.

Item 3.



NOTICE OF CANCELLATION

Date of Transaction 10/13/2025

You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property taxes or any expenses made by you under the Contract or Sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the Seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled. If you cancel, you must make available to the Seller at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or Sale, or you may, if you wish, comply with the instructions of the Seller regarding the return of goods at the Seller's expense and risk. If you do make the goods available to the Seller and the Seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may return or dispose of the goods without any further liability. If you fail to make the goods available to the Seller, or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the Contract. To cancel this transaction, you or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to P. J. Fitzpatrick, Inc. at 21 Industrial Blvd., New Castle, Delaware 19720.

NO LATER THAN MIDNIGHT OF 10/16/25 I HEREBY CANCEL THIS TRANSACTION

Customer Signature _____ Date 10/13/25

When it comes to having work done in your home, you have lots of options. There are many that call themselves contractors, but not all are very different. Not all contractors are created equal. We believe that the more you know about us, the more you'll trust us to do a quality job for you.

Providing the critical lead paint pamphlet, *Renovate Right*, is just one way that demonstrates our commitment to be in compliance with current laws and regulations. It also shows our concern for your family's health and safety.

Please review the pamphlet at your earliest convenience.

Your family's health and safety is our top priority!

I hereby acknowledge receipt of the pamphlet, "Renovate Right." This pamphlet informs me of the potential risk of lead hazard exposure from renovation activity to be performed in my home. I confirm that I have reviewed the pamphlet before any work began on my home.

Customer Signature _____ Date 10/13/2025

Customer Signature _____ Date 10/13/2025

SAMPLE PRE-RENOVATION FORM

This sample form may be used by renovation firms to document compliance with the Federal pre-renovation education and renovation, repair, and painting regulations.

Occupant Confirmation

Pamphlet Receipt
☒ I have received a copy of the lead hazard information pamphlet informing me of the potential risk of lead hazard exposure from renovation activity to be performed in my home. I confirm that I have reviewed the pamphlet before any work began on my home.

Signature of Occupant _____ Date 10/13/2025

Signature of Owner/occupant _____ Date _____

Renovator's Self-Certification Option (for tenant-occupied dwellings only)

Instructions to Renovator: If the lead hazard information pamphlet was delivered but a tenant signature was not obtainable, you may check the appropriate box below.

☒ Declined - I certify that I have made a good faith effort to deliver the lead hazard information pamphlet to the tenant _____ below at the date and time indicated and that the occupant declined to sign the acknowledgment receipt. I further certify that I

DEEPAK KUMAR BANGSAL GRE HADARAJ

Applicant's Name

Applicant's Address

Applicant's City

Applicant's State

Applicant's Zip

Applicant's Phone

Applicant's Email

Applicant's Signature

Applicant's Date

Exterior Picture(s) of Home (Back)

Include mark ups.

**Exterior Picture(s) of Home (Left)**

Include mark ups.

**Exterior Picture(s) of Home (Right)**

Include mark ups.

**Medida Scan Used?**

Yes

DOUBLE HUNG WINDOW SELECTION OKNA**Double Hung Window Replacement Quantity**

12

Double Hung Window Location(s)

Living Room, Bedroom, Office, Playroom

Attach Interior Picture(s) of Existing Double Hung Window(s) Work Area

Must include view of surrounding wall and trim.





Item 3.

Double Hung Window Manufacturer

OKNA Windows

OKNA Double Hung Window Line

Starmark Evo 7500

Double Hung Interior Color

White (Standard)

Double Hung Exterior Color

White (Standard)

Hardware Options

White (Standard)

Double Hung Top Sash Glass Options

☒ Grids

Double Hung Top Sash Grid Options

Contour

Double Hung Top Sash Grid Pattern Options

Colonial

Double Hung Top Sash Grid Interior Color

Euro White (Standard)

Double Hung Top Sash Grid Exterior Color

Euro White (Standard)

Double Hung Bottom Sash Glass Options

☒ Grids

Double Hung Bottom Sash Grid Style

Contour

Double Hung Bottom Sash Grid Pattern Options

Colonial

Double Hung Bottom Sash Grid Interior Color

Euro White (Standard)

Double Hung Bottom Sash Grid Exterior Color

Euro White (Standard)

Double Hung Interior Casing Style

None

Double Hung Interior Casing Options

Capping

Item 3.

Capping Color

White

Capping Color Swatch Picture

Attach a picture of the color swatch.





PJ FITZPATRICK CHECKLIST

1. No Verbal Agreements

No verbal agreements are recognized. Everything must be written on the contract. Please make sure everything is on your order.



2. Contact Information

We require at least 2 telephone numbers and an email address from every customer. Please agree to provide this information and the best phone numbers to contact you during working hours. (9:00am-5:00pm).



3. Project Coordinator

Your home improvement project will be turned over to our Project Coordinators. They will be your first point of contact throughout the remainder of your project. If at any time you have questions about the project we recommend that you contact the Project Coordinator first. They can often answer your questions on the spot. They can be reached through our office line 1-866-753-4811 Monday-Friday from 7:30am to 4:30pm.



4. Technical Measure

Once your paperwork is received by our production team, an appointment will be set up and a Project Manager will be assigned to review the technical details of your project. Typically Project Managers work Monday-Friday with appointment times ranging from 7:00am through 4:00pm. Any changes to your project must be addressed with a written change order at that time.



5. Projected Installation Date

An estimated time frame for the completion of your project is placed on your contract. The Installation Estimate is not a guarantee that the work will be scheduled by that date. The installation time is approximately 4-8 weeks after approval and tech measure. If you are using one of our financing programs, the process starts once your loan has been approved. To check on status, call 866-997-4489.

2025-11-24

6. Installation

Your Project Manager will order all necessary materials after all selections are finalized. If you have any questions or want to check on the status of your project please contact your Project Coordinator. You will receive a phone call when the materials have arrived and we are ready to complete your home improvement project. Installations are weather pending as we cannot predict Mother Nature. Occasionally crews will be caught in traffic, or other circumstances will occur that may delay your crew arriving.



7. Length of Installation

Average time for a window installation is 8-12 windows per day. These time frames are based on the size of the jobs and the degree of difficulty.



8. Project Manager/Field Install Supervisor

A Project Manager/Field Install Supervisor will be assigned to your project as well as a crew leader. The Project Manager/Field Install Supervisor will be your point of contact throughout the life of your project. Any questions or concerns can be directed through your Project Manager/Field Install Supervisor. The Project Manager/Field Install Supervisor is also required to do a post inspection when the job is completed. We want to make sure that we exceeded your expectations, so go over the job carefully. If there is anything that needs to be addressed he will take care of it. Your balance due is payable by cash, check, or credit card. You may pay the installer directly at the end of the job. If you are using our financing program a completion slip may need to be signed.



9. Installation Team

We only use P.J. Fitzpatrick authorized contractors. All work is guaranteed by P.J. Fitzpatrick Inc, so you never have to worry. There will be a lot of hammering so please take down all breakable decoration on walls.



10. Power

Your installation crew may need to use your electricity. We ask that you be prepared to supply access to your power. Also, if any part of the project requires electrical work you may need to hire an electrician to properly install any electrical components.



11. Children and Pets

Please provide a safe location away from the area during the installation process. The installation crew will use power tools and we don't want anyone getting injured.



12. Rotten Wood

Rotten wood is beyond our control. We do not know what is beneath the existing window framing. If it is determined upon pre-install inspection that the structural integrity of the area has been compromised there may be additional charges required or you may be required to have a 3rd party contractor or carpenter come in to address at your cost.



13. Permits

We pull permits on all jobs where they are required. The price of the permit is included already in the price provided to you, as are all applicable taxes.



14. Home Owners Association

Does work on your residence require home owner association or historic committee approval? Product cannot be ordered before proper approvals are secured by the homeowner.

Yes

15. Material

It may be necessary to have materials delivered to your home prior to the start of your project. Please discuss with your Project Manager the best location for those materials to be stored.



16. Landscaping

When your installation is in process, there will be debris. We will do our best to protect your landscaping. If there are any issues, please make us aware immediately at 866-997-4489 or reach out to your Project Manager.



17. Clean Up

We make every effort to remove work related debris from the jobsite. In the case of roofing and siding work we do a magnetic clean up of all areas. In addition, there will also be extra material left over after the job is completed to ensure that the crews have everything they need to be successful. You have not been charged extra for this material. We simply want to play it safe. We will send a cleanup crew to pick up this extra material, and then do a second magnetic sweep of the area. If you notice any remaining nails or debris please let us know and we will come back out.



18. Dumpster

Under no circumstances do we leave debris on your property. We remove everything for safety reasons. We recycle some materials to help protect the environment. As such the dumpsters are not for customer or community use. The dumpster is usually picked up within 2 business days after the completion of your project. Please review the most appropriate location for the dumpster with your Project Manager. Please ensure your vehicles are out of the way and accessible to you.



19. Window Installation

The PJ Fitzpatrick crew will require 4ft of a work area on interior of home. Please make sure you prepare the work area for your installation. This includes removing any window air conditioners, shades, blinds, brackets, and alarm contacts prior to installation. PJ Fitzpatrick is not responsible for re-installation of these items. Unless contracted, PJ Fitzpatrick is not responsible to install re-install blinds.



20. Financing

If you are financing any portion of your project, once your credit application has been approved, our Project Coordinators will contact you to schedule your Tech Measure and introduce your Project Manager who will bring your documents to you. Upon completion the finance documents will be sent to the bank for funding and you will receive a statement in 5-6 weeks. Some lenders may issue a credit card to access the credit line that we established for your project. If you do not wish to use the credit card feature simply destroy all cards associated with the account. Customers who are not approved will receive a letter from each bank that failed to approve the application within 10 business days.



PRODUCT WARRANTY INFORMATION

OKNA Starmark Evo 7500 Series Advanced Polymeric Composite Windows Lifetime Limited Warranty Information

This warranty is fully transferable one time to the next homeowner. Frame and Sash Members All polymeric composite extrusions and components used in the windows and doors are warranted to be free from manufacturing defects that might result in blistering, peeling, flaking, corroding, and fading of the window or door for as long as you own your home.

Insulated Glass

Starmark Evo warrants that the sealed insulated glass unit, including internal grids, will be free of defects resulting in material obstruction of vision from film formation caused by dust or moisture between the panes of glass (seal failure). Glass quality will be consistent with industry standards: ASTM C1036-16, ASTM C1376-15, ASTM C1172-14, ASTM C1048-12 and ASTM E2190. For more information, refer to Starmark Evo's IGU Inspection Criteria.

Hardware

Starmark Evo warrants that the hardware shall remain in good operating condition for as long as you own your home.

- Specified metal hardware for coastal applications is limited to a ten-year warranty.

Exterior Paint

If the exterior of the product and screen are factory painted with standard or custom colors, it will be free from peeling, cracking or blistering and significant ultraviolet discoloration caused by natural environmental atmospheric conditions for a period of ten years.

Commercial Application

Starmark Evo products installed in a building used for commercial purposes (such as schools, churches, apartment complexes, government owned structures, or any property other than an owner-occupied single-family residence) will limit this warranty to ten (10) years and is not transferable.

Product Changes

Starmark Evo, at its discretion, reserves the right to discontinue or change any of the products or parts utilized in any of its windows and doors. If any product or component originally installed is not available at the time of any claim under this warranty, Starmark Evo reserves the right to substitute any component at their discretion.

Procedure and Conditions of Warranty Remedy

The actual determination for acceptance of Starmark Evo Windows products by the certified dealer shall take place on customer site prior to the removal of existing window(s) when it is appropriate to remove Starmark Evo Windows packaging and the certified dealer can perform a visual inspection prior to installation and a full operational inspection following installation. The property owner must notify the dealer/distributor within thirty days after the defect has first appeared. Starmark Evo reserves the right to inspect any window or door that a warranty claim has been made.

Photos of the defect must be submitted to the certified dealer and/or the Starmark Windows service department for evaluation. If a product meets requirements of this warranty, Starmark Evo, at its discretion, will supply replacement parts or product at no charge to the certified dealer in which the product was originally purchased from. If the certified dealer is no longer in business, Starmark Evo will make every effort to ship replacements parts or product to the closest available certified dealer. This limited warranty does not cover the cost of labor, shipping, or re-installation.

Maintenance and Cleaning

A mild solution of household cleaner such as liquid dishwashing detergent may be used to clean the windows and doors by applying to a soft cloth, wiping clean, and rinsing with water. For more information, refer to Starmark Evo's How to Operate and Maintain Composite Windows.

- Avoid using harsh chemicals and abrasive materials.
- Inspection and maintenance of sealants (such as caulking) is the required responsibility of the property owner. Sealants should be inspected yearly and repaired as needed to avoid major or long-term damage.
- It is required to inspect all bay/bow windows yearly and immediately address any concerns to avoid major or long-term damage.

Window Opening Control Device Safety and Testing

Window Opening Control Devices (WOCDs) shall not be considered a substitute for supervision. Adult supervision of children and pets is required around windows even with a WOCD installed. WOCDs should be tested monthly to ensure effectiveness. For more information and instructions on how to test your WOCD, refer to Starmark Evo's WOCD Safety and Testing.

Exclusions and Limitations

Product Tolerances

All sash, frame, and screen dimensions have a 1/16" tolerance.

Improper Handling and Installation

Sealants (such as caulking) are part of installation and are not covered under this limited warranty. It is the responsibility of the property owner to inspect and maintain sealants on the products. Any damage or malfunction caused by the use of improper sealants, failure to maintain the sealants, improper handling, storage, misuse, installation, overuse of spray foam or fiberglass insulation, or structural defects caused by settlement of the building is not covered under this limited warranty.

Insulated Glass

Minor scratches, markings, variations in glass color, slight glass curvature, or other imperfections that do not affect the product's structural integrity, significantly obscure normal vision, and meet the standard ASTM specifications are not covered under this warranty. Stress cracks are covered for one year from the installation date only. The optional gas fill levels may decline over time and are not covered under warranty. Condensation may occur on interior and exterior of windows as a natural result of humidity within the house or building and changes in the outside/inside temperature. Frost, mold, mildew, or fungus on product surfaces due to condensation are not covered by the limited warranty. For more information, refer to Starmark Evo's Window Condensation.

Bay and Bow Windows

Starmark Evo is not responsible for any product containing unprotected wood unless you seal or otherwise protect the exposed wood within ten (10) days after installation. Rot, mold, water damage, etc. caused from failure to properly seal, protect, or maintain exposed wood is not warranted. Even after exposed wood is sealed, prolonged contact with condensation may result in discoloration of the wood or finish. Improper use or failure to use manufacturer supplied cable and/or chain support systems as required for any installation of a product with an extension past the outside wall of more than six (6) inches is not warranted. Roofing is required above all bay and bow windows. Failure to inspect product yearly and immediately address any concerns voids this limited warranty.

Screens

Damage or breakage to the screen mesh is not covered under this limited warranty. Screens used on Starmark Evo products are not designed to keep persons or animals in or out or prevent from falling. Screens are not a substitute for supervision and do not function as a security feature. Starmark Evo shall not be responsible for any damage or injuries resulting from screen failing to keep persons or animals in or out or prevent from falling.

Exterior Paint

This limited warranty shall be void if harmful solvents/products are used and damage the factory applied exterior paints, or if the product is repainted or coated with a non-manufacturer supplied paint. Normal wear and tear marks and uniform fading or color change due to weathering is not covered.

Maintenance and Cleaning

Damage caused by the use of corrosive cleaning products, harsh abrasives, high pressure sprays/guns/hoses, brick wash, razors, or other harmful and damaging cleaning products and methods is not covered under this limited warranty.

Non-Factory Modifications

Damage caused by any non-factory modification or additional installation such as, but not limited to, blinds, security systems, air conditioning units without proper support, glass shading/tinting films, storm windows, plastic wrapping, or other similar insulated coverings shall void warranty coverage.

Specific Additional Exclusions

- Any damage caused by wind, hail, lightning, acid rain, or other acts of God, intentional acts, accidents, negligence, civil unrest, or exposure to harmful chemicals or pollutants.
- Installation or use of product near high moisture areas without proper ventilation and moisture management such as, but not limited to, pools, hot tubs, saunas, bathrooms, or greenhouses.
- Damage connected with warping or distortion due to excessive temperature exposure or unusual heat sources such as, but not limited to outdoor grills, cooking units, or interior and exterior reflective surfaces.
- Any window, which has been repaired or attempted to have been repaired or modified by any person other than an authorized representative of Starmark Evo.
- Products exposed to conditions beyond specified testing shall not qualify as a manufacturing defect. It is at Starmark Evo's discretion to determine if the product has been exposed to conditions exceeding the specified testing.
- Everyday wear and tear, scratches, and marks.
- Any product that has not been paid in full.
- Starmark Evo's liability is limited solely and exclusively to repair or replace components at its discretion. Under no circumstances will Starmark Evo be liable for incidental or consequential charges such as, but not limited to, labor cost for any purpose (including labor to replace or repair components, removal or disposal of old product, or service trips to do such), shipping charges, inconvenience, damage, injury to persons/property, or any other expense.

No Class Action or Jury Trials

This Lifetime Limited Warranty shall be interpreted by the state of Pennsylvania. Starmark Evo is not liable for indirect, consequential, or incidental damages. By purchasing Starmark Evo products, you agree that you have the right to declare disputes against Starmark Evo on an individual basis only and waive all rights to proceed as a member of a class action or arbitration. You also agree to waive the right to a jury and agree that all disputes shall be presented to and disputed only by the state court or federal judge. Any legal proceedings will be located in Bucks County, Pennsylvania.

JOB DETAILS

Flexible Install

Yes

Purchase Price

20135

Deposit

0

Amount Due Upon Completion

20135

Method of Completion Payment☒ Financing**Finance Lender**

Service Finance

Finance Account Number

6319045

Will a Repair credit be included in this contract?

No

Preferred Contact Method

This is not a guarantee you will be contacted this way only.

- ☒ Phone
- ☒ Text
- ☒ Email

Preferred Day to Contact

Please select more than one. This is not a guarantee you will be contacted during the days only.

- ☒ Monday
- ☒ Tuesday
- ☒ Wednesday
- ☒ Thursday
- ☒ Friday
- ☒ Saturday

Preferred Time to Contact (Monday through Friday)

Please select more than one. This is not a guarantee you will be contacted during these times only.

INITIAL CALL MAY TAKE UP TO 30 MINUTES.

- ☒ 7am-9am
- ☒ 10am-12pm
- ☒ 1pm-3pm
- ☒ 5pm-7pm

Preferred Time to Contact (Saturday - Limited Hours)

INITIAL CALL MAY TAKE UP TO 30 MINUTES.

- ☒ 9am-11am

Future Needs Assessment

If PJ Fitzpatrick has any future promotions for other projects, we would be interested in hearing more about one or more of the following projects.

- ☒ Door(s)
- ☒ Gutters/Guards
- ☒ Roofing
- ☒ Siding
- ☒ Trim
- ☒ Window(s)

Future Needs Assessment Notes

-

CUSTOMER ACKNOWLEDGEMENTS

**CUSTOMER PAYMENT
EXPECTATIONS****At Sale:**

- **Non-Financed Sales:** a deposit equal to 30% of Total Sale Price is required at the time of sale.
- **Partially Financed Sales:** a deposit equal to 30% of Total Sale Price, not to exceed the total of the non-financed portion, is required at the time of sale.
- **Fully Financed Sales:** no deposit is required but it is encouraged to reduce monthly payments.

Day of Installation:

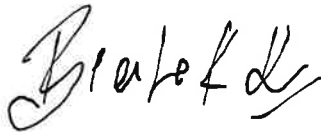
- **Non-Financed Projects:** Final payment-in-full is required to start installation.
- **Signed Completion Document:** Customer(s) must be present at the time of job completion to review, confirm, and sign the Job Completion Acknowledgement Form, regardless of project payment method. This may include an additional job completion form(s) for financed jobs.

SPECIAL NOTE: Both full payment and a signed Job Completion Acknowledgement Form, provided at the time of project completion, are required to activate all product and workmanship warranties.

Additional Work After Completion:

- Upon the significant completion of work, if minor follow-up work is required, a Punchlist Form will be completed, reviewed, and signed detailing all required follow-up work and expected timelines for completion.

By signing this Agreement, the customer acknowledges and accepts these payment and document signature requirements outlined above.

**FLEXIBLE INSTALL DISCLAIMER**

If for any reason the product selected can not be installed, a revised estimate is needed.

WORKMANSHIP WARRANTY

PJ FITZPATRICK WORKMANSHIP WARRANTY

P.J. Fitzpatrick ("Contractor") warrants that its workmanship will be free from installation-related defects resulting in a failure of the product to function as designed. This warranty is in effect for a period equal to the manufacturer's stated product warranty. Product warranties against defect are solely owned, offered, and administered by the manufacturer of the product. Upon notice from Buyer, Contractor offers to assess the nature of any warranty claim and if it is determined to be a product related defect, to the degree the manufacturer remains open for business and capable of supporting their product warranties, Contractor will work directly with the manufacturer on Buyer's behalf to seek product warranty coverage; however, appropriate resolution of any product warranty claim is at the sole discretion of the manufacturer, and may include no action, a repair, partial replacement or full replacement. All warranties and support is contingent on the following: (a) Buyer providing reasonably prompt and timely notice to Contractor once a defect is noticed by Buyer (b) Buyer is not in default of this Agreement and has made all payments in full (including original Agreement price and any subsequent agreed upon Change Order) at the time of installation completion, (c) Buyer authorizes and provides access to Contractor and/or manufacturer if deemed necessary to directly inspect and validate the nature of a warranty claim, (d) Buyer has not changed, modified, or disrupted in any way the installation of product from its original intended design.

PJ FITZPATRICK FIVE-STAR PROMISE**1. FULLY TRANSFERABLE: YES**

Please see manufacturer's product warranty regarding limitations.

2. PRODUCT-MATCHING WORKMANSHIP GUARANTEE: YES

We guarantee our workmanship for the life of the manufacturer's warranty. Should you need any service on your product during that time, our labor is absolutely free. This guarantee is unheard of in our industry, but we feel so strongly about our high quality of workmanship, we are able to give you the security you deserve. And, if you should sell your home, this guarantee is transferable to the new owner.

3. FULLY LICENSED, BONDED, AND INSURED: YES**4. SATISFACTION GUARANTEED: YES**

We feel that our installation technicians are the best in skill, attitude and workmanship. They will respect your home and your property and complete the job in a timely manner. They will not smoke or swear in your home and are drug free. They will clean up when they are finished and take a personal responsibility for your complete satisfaction. When they are finished in your home, we guarantee that they will have performed in accordance with these high standards and that you will be 100% satisfied.

5. NO LEMON GUARANTEE: YES

Manufacturers have admitted to a very small percentage of their materials come from the factory with some kind of defect. We guarantee that when the materials we have installed are maintained in accordance with the manufacturer's instructions and they fail within the first five years, we will replace them free of charge.

This Agreement, along with the Sales Packet, constitutes the entire agreement between the parties regarding the subject matter herein and supersedes all prior or contemporaneous communications, whether written or oral.

By signing below, both parties acknowledge that they have read, understood, and agree to be bound by the terms and conditions of this Agreement.

**PJ Fitzpatrick Representative
Signature**

Item 3.



PJ Fitzpatrick Representative Name

Daniel Bowen

Date

2025-10-13

**Customer
Signature**



Customer Name

Deepak Kumar

Date

2025-10-13

**Customer Signature
(optional)**

Customer Name

-

Date

2025-10-13

Planning

From: Jasmine Ziphorah Bangera [REDACTED]
Sent: Wednesday, September 24, 2025 11:10 AM
To: Planning
Cc: Deepak Kumar
Subject: Re: FW: [EXTERNAL] FW: 25-006 221 S. Main Street - Windows
Attachments: sdl double hung 2.JPG; SDL double hung.JPG; wn-potomac-8-25-comp.pdf; PR1595788-Deepak Kumar bangalore nagaraj-ChangeOrder-4-Unsigned.pdf

This message is from a sender outside of your organization.

Hello Robin,

Good Morning

We apologize for the delay in getting back to you. We were waiting for our window company to provide a revised plan and then we got busy in celebration of our 2 year olds birthday.

First of all we want to mention that we really appreciate what the HPC is doing to preserve the historic beauty and charm of our house and community, and we want you to know that we understand and value that.

The window company has confirmed that they can add the exterior grid on the windows, as suggested by the HPC, at the same price as their original quote. We are glad to be able to meet this requirement.

Regarding the requirement to replace vinyl with wood, after giving careful thought, we feel it may not be wise to spend substantially more on wood windows that would ultimately be less efficient and require greater maintenance and still be drafty due to the wood that is prone to warp due to change of seasons. We hope the HPC will kindly consider approving the vinyl windows, which come with a lifetime warranty, are far more efficient in protecting against the elements, require minimal upkeep, and now match the SDLs (window grids) per your specifications.

For your review, we are attaching the updated change order from our window company, which outlines the SDLs as per the HPC's requirements. And also attaching the sample photos which shows that the vinyl windows still look colonial and has the historic charm.

We truly want to adhere to the HPC's guidelines while also making a decision that is sustainable and practical for the long term. We would greatly value your thoughts on this matter and your consideration of our request.

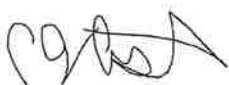
Warm regards,
Deepak and Jasmine

On Wed, Sep 24, 2025 at 9:06 AM Planning <planning@penningtonboro.org> wrote:

Good Morning Jasmine and Deepak,

CHANGE ORDER

This change order dated 9/17/2025 modifies the original work order referenced above dated 9/17/2025. Except as modified herein (as well as in any prior change orders, if applicable), all other provisions, terms and conditions of the original work order shall remain unchanged.

To: Deepak Kumar bangalore nagaraj & Jasmine Banger	SALESMAN: Chris Custer	
ADDRESS: 221 S Main St	DATE: September 17, 2025	
CITY: Pennington, NJ	PHONE: [REDACTED]	
EMAIL: [REDACTED]	SALE NUMBER: 866-446-2846	
PROSPECT NUMBER: PR1595788	DATE OF EXISTING CONTRACT: September 17, 2025	
Contract Line: all Notes: added 6/6 SDL GRIDS to all windows for historic look.		
Note: This revision becomes part of, and in conformance with, the existing contract.	PREVIOUS CONTRACT AMOUNT	\$ 19437
WE AGREE hereby to make changes as specified above, at this price ->	CHANGES	\$ 0
Date <u>September 17, 2025</u> Window Nation  <hr/> Signature of Exterior Design Consultant Chris Custer - License #: 13VH11284700	Sales Tax	\$ 0
	REVISED CONTRACT TOTAL	\$ 19437
	DOWN PAYMENT	\$ 2500
	AMOUNT FINANCED	\$ 16937
	COD DUE AT COMPLETION	\$ 0

ACCEPTED:The above prices and specifications of this Change Order are satisfactory and are hereby accepted. All work to be performed under same terms and conditions as specified in original contract unless otherwise stipulated. Convenience Fee. Customers choosing to make payment by credit card will be charged a Convenience Fee of 1.5%. This Convenience Fee is in addition to the payment amount due under the parties' Agreement.

PRODUCT SPECIFICATIONS

Change Order Details:

1

Model: Potomac W:32.0" H: 53.0" Location: 1st Floor, Bedroom Quantity: 5

Style: Double Hung
 Color: Interior White > Exterior White
 Configuration: Standard Sash Configuration
 Glass: Extreme 2 Pane/Lowe & Argon > Standard > Not OBS
 Grids: Full Grids > Match Base > Colonial > SDL
 Screen: Half Screen
 Description: downstairs



2

Model: Potomac W:32.0" H: 53.0" Location: 2nd Floor, Kitchen Quantity: 7

Style: Double Hung
 Color: Interior White > Exterior White
 Configuration: Standard Sash Configuration
 Glass: Extreme 2 Pane/Lowe & Argon > Standard > Not OBS
 Grids: Full Grids > Match Base > Colonial > SDL
 Screen: Half Screen
 Description: upstairs



3

Model: Potomac W:32.0" H: 52.0" Location: 2nd Floor, Bathroom Quantity: 1

Style: Double Hung
 Color: Interior White > Exterior White
 Configuration: Standard Sash Configuration
 Grids: Full Grids > Match Base > Colonial > SDL
 Glass: Extreme 2 Pane/Lowe & Argon > Tempered Full > OBS Full
 Screen: Half Screen
 Description: broom front





9256 COMMERCE HWY PENNSAUK
NJ 08110-1202
License #: 13VH11284700
Customer ID: PR1595788
Contract No: WN-DEV-150968-4

Item 3.

PRODUCT SPECIFICATIONS

Change Order Details:

Additional Items:

(7) EPA Lead Containment Install - Window (Per Opening)

PRODUCT SPECIFICATIONS

Special Instructions:

None

Installation Details:

Window Removal Type: Vinyl Replacement	Additional products needed in the future: Yes
Exterior Trim: High Performance Trim Coil	Customer agrees to allow Window Nation to post a yard sign until 30 days after install: Yes
Exterior Trim Color: White	Year house was built: 1898
Sealant: OSI Quad Max	EPA Lead Containment Required: Yes
Insulation Around Window: OSI Quad Foam	EPA Lead Testing Required: No
Clean Up and Haul Away: Yes	HOA Approval Required: Yes

9256 COMMERCE HWY
PENNSAUKEN, NJ 08110-1202
License #: 13VH11284700



Date of Agreement:
September 17, 2025
Customer ID: PR1595788
Contract No: WN-DEV-150968-4
Sales: 866-446-2846
Service: 866-217-9582

Item 3.

INSURANCE CERT - PHI

Buyer Address:

Deepak Kumar bangalore nagaraj
Jasmine Bangera
221 S Main St
Pennington, NJ 08534

Buyer Contact Information:

[REDACTED]

Buyer Email Information:

[REDACTED]

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 07/26/2025	
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</p>					
PRODUCER Todd Associates 22901 Millcreek Blvd Suite 160 Highland Hills OH 44122		CONTACT NAME: Cindy Verhagen PHONE (A/C, No. Ext.): (440) 461-1101 FAX (A/C, No.): (440) 446-0192 EMAIL ADDRESS: cindy.verhagen@allegisgroup.com		HAIC #	
INSURED Window Nation, LLC 8110 Maple Lawn Blvd., #300 Fulton MD 20759		INSURER(S) AFFORDING COVERAGE INSURER A: Union Insurance Company INSURER B: Hartford Insurance INSURER C: INSURER D: INSURER E: INSURER F:		HAIC # 25844 22357	
COVERAGES CERTIFICATE NUMBER: 25-26 FIO Customers REVISION NUMBER:					
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>					
TYPE	TYPE OF INSURANCE	INSURER	POLICY NUMBER	POLICY EXP. (MM/DD/YYYY)	POLICY EXP. (MM/DD/YYYY)
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> GEN/AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER		CPA4547388	08/04/2025	08/04/2026
					LIMITS EACH OCCURRENCE \$ 1,000,000 DAMAGES TO RENTED PREMISES \$ 500,000 MED EXP (Per one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/PROP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON OWNED AUTOS ONLY		CAA4549761 / JAA 4550253	08/04/2025	08/04/2026
					LIMITS COMBINED SINGLE LIMIT (Per accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DEC <input checked="" type="checkbox"/> RETENTION \$ 0 <input checked="" type="checkbox"/> CLAIMS-MADE		CPA4547388	08/04/2025	08/04/2026
					LIMITS EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
B	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR, PARTNER, EXECUTIVE, OFFICER, MEMBER EXCLUDED? (Mandatory in NJ) (If yes, describe under DESCRIPTION OF OPERATIONS below)	Y/N N	45WEAAXSVN6 (AOS)	08/04/2025	08/04/2026
					LIMITS PER STATUTE <input type="checkbox"/> OTHER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - PER EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)					
CERTIFICATE HOLDER Window Nation LLC 9256 Commerce Highway Pennsauken NJ 08110					
CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 					

ACORD 25 (2016/03)

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3256 COMMERCE HWY
PENNSAUKEN, NJ 08110-1202
License #: 13VH11284700



Date of Agreement:
September 17, 2025
Customer ID: PR1595788
Contract No: WN-DEV-150968-4
Sales: 866-446-2846
Service: 866-217-9582

Item 3.

CRUISE ACCEPTANCE

Buyer Address: Deepak Kumar bangalore nagaraj Jasmine Bangera 221 S Main St Pennington, NJ 08534	Buyer Contact Information: [REDACTED] [REDACTED] [REDACTED]	Buyer Email Information: [REDACTED]
---	---	---

Cruise Acceptance Form



A Few Sample Ocean Cruise Options:

Alaska: From Seattle WA to Skagway AL, Glacier Bay, Juneau AK and Victoria, BC Canada.

The Bahamas: From Baltimore MD, or Charleston SC, to Nassau Bahamas & Freeport Bahamas

Mexican Riviera: From Los Angeles, CA to Puerto Vallarta, and Cabo San Lucas or Catalina and Ensenada

Southern Caribbean: From San Juan Puerto Rico, to St. Thomas, Dominica, Barbados, Aruba and 2 days at sea.

Western Caribbean: From New Orleans LA, to Cozumel Mexico, Costa Maya, Mexico; Mahogany Bay, Isla Raatan.

Exotic Western Caribbean: From Galveston TX, to Belize, Cozumel, Progreso and 2 days at sea.

Exotic Caribbean: From Miami, Ft. Lauderdale or Port Canaveral FL, to San Juan, St. Thomas, St. Maarten and 3 days at sea.

Canada: From New York NY, to Boston MA, to Portland ME, Saint John NB Canada, or Halifax NS Canada and a fun day at sea.

With NO "black out" dates, Customer may select from available 3,4,5,6 or 7 day cruises on Carnival, Norwegian Royal Caribbean or Celebrity Cruise Lines. All Travel must be booked at least 90 days in advance. Customer must provide transportation to and from departure port.

Customer should anticipate a minimum cost per person of \$189 to \$339 for a 3-day cruise, \$199 to \$399 for a 4-day cruise, \$259 to \$549 for a 5-day cruise, \$449 to \$659 for a 6-day cruise and \$499 to \$689 for a 7-day cruise. All rates are based on double occupancy. Accommodations are entry level inside cabin.

Cabin upgrades and additional persons per cabin may be available at additional cost. Peak season fees may apply for holiday, peak travel and Alaska cruises. A 90 day advance notice is require. Because of limited supply, cruise voucher is only available at initial visit.

By signing below, you understand the terms and conditions of the Cruise Certificate and acknowledge it will be provided at completion of installation. **Cruise Certificates are transferable prior to redemption.** Cruise certificates valid for 16 months after issue date.

September 17, 2025

Buyer Name: Deepak Kumar bangalore nagaraj

3256 COMMERCE HWY
PENNSAUKEN, NJ 08110-1202
License #: 13VH11284700



Date of Agreement:
September 17, 2025
Customer ID: PR1595788
Contract No: WN-DEV-150968-4
Sales: 866-446-2846
Service: 866-217-9582

Item 3.

FIRST RESPONDER DISCOUNT

Buyer Address: Deepak Kumar bangalore nagaraj Jasmine Bangera 221 S Main St Pennington, NJ 08534	Buyer Contact Information: [REDACTED]	Buyer Email Information: [REDACTED]
---	---	---

**WINDOW NATION**
WINDOWS • SIDING • DOORS

**STAY HOME
SAVE LIVES**



**WE SALUTE ALL
FIRST
RESPONDERS
FOR BEING ON
THE FRONT
LINES**

WE APPRECIATE YOU
Window Nation Would Like To Present All
First Responders And Health Care Workers With An

EXTRA 10% OFF Initial Visit
Towards our current offer

BUY 2 WINDOWS, GET 2 FREE!
Schedule Your FREE Virtual Consultation Today!

* 4 Windows Min. Valid Only On Certain Models * Valid During Initial Visit Only.

September 17, 2025

Buyer Name: Deepak Kumar bangalore nagaraj

3256 COMMERCE HWY
PENNSAUKEN, NJ 08110-1202
License #: 13VH11284700



Date of Agreement:
September 17, 2025
Customer ID: PR1595788
Contract No: WN-DEV-150968-4
Sales: 866-446-2846
Service: 866-217-9582

Item 3.

LEAD FORM

Buyer Address:

Deepak Kumar bangalore nagaraj
Jasmine Bangera
221 S Main St
Pennington, NJ 08534

Buyer Contact Information:

[REDACTED]
[REDACTED]
[REDACTED]

Buyer Email Information:

[REDACTED]



The Lead Safe Certified Guide to Renovate Right

www.epa.gov/getleadsafe

1-800-424-LEAD (5323)

EPA-740-K-10-001

April 2010



Occupant Confirmation

Pamphlet Receipt

☒ I have received a copy of the lead hazard information pamphlet informing me of the potential risk of lead hazard exposure from the renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

September 17, 2025

Buyer Name: Deepak Kumar bangalore nagaraj

9256 COMMERCE HWY
PENNSAUKEN, NJ 08110-1202
License #: 13VH11284700



Date of Agreement:
September 17, 2025
Customer ID: PR1595788
Contract No: WN-DEV-150968-4
Sales: 866-446-2846
Service: 866-217-9582

Item 3.

TARGET HOME

Buyer Address: Deepak Kumar bangalore nagaraj Jasmine Bangera 221 S Main St Pennington, NJ 08534	Buyer Contact Information: [REDACTED] [REDACTED] [REDACTED]	Buyer Email Information: [REDACTED]
---	---	---



Customer's Name _____ Today's Date _____

- ✓ The discounted pricing for the job MUST be kept confidential.
- ✓ Window Nation is allowed to post a yard sign after final measure stating "Coming Soon" new windows.
- ✓ Window Nation is allowed to post a yard sign after the job is complete for 30 days after.
- ✓ Complete guild quality survey after the job is installed
- ✓ Once the discounted price is presented, the homeowner is able to give Window Nation a "Yes" or a "No" on whether they would like to proceed with the project today.

Retail Investment: \$ _____
Savings Offered: \$ _____
Investment Amount: \$ _____ Monthly Payment: \$ _____
Accept ☐ _____
Decline ☐ _____

After Measure (Up to 30 days)



During Install (30 days)



The undersigned parties understand that should any parties cancel or reject the above savings, it will be considered withdrawn. If we understand by signing this rejection form that all savings offered are withdrawn and will not be offered at a later date.

Sales Consultant: _____

Prospective Buyer: _____

September 17, 2025

Buyer Name: Deepak Kumar bangalore nagaraj



9256 COMMERCE HWY PENNSAUKEN
NJ 08110-1202
License #: 13VH11284700
Customer ID: PR1595788
Contract No: WN-DEV-150968-4

Item 3.

ORDER SUMMARY

Order Summary:

Potomac

12 - Double Hung

Color: Interior White > Exterior White

Configuration: Standard Sash Configuration

Glass: Extreme 2 Pane/Lowe & Argon > Standard > Not OBS

Grids: Full Grids > Match Base > Colonial > SDL

Screen: Half Screen

Potomac

1 - Double Hung

Color: Interior White > Exterior White

Configuration: Standard Sash Configuration

Grids: Full Grids > Match Base > Colonial > SDL

Glass: Extreme 2 Pane/Lowe & Argon > Tempered Full > OBS Full

Screen: Half Screen

Additional Items:

(7) EPA Lead Containment Install - Window (Per Opening)



9256 COMMERCE HWY PENNSAUK
NJ 08110-1202
License #: 13VH11284700
Customer ID: PR1595788
Contract No: WN-DEV-150968-4

Item 3.

ORDER SUMMARY

Total Order Summary of Units: 13

Installation Details:

Window Removal Type: Vinyl Replacement	Additional products needed in the future: Yes
Exterior Trim: High Performance Trim Coil	Customer agrees to allow Window Nation to post a yard sign until 30 days after install: Yes
Exterior Trim Color: White	Year house was built: 1898
Sealant: OSI Quad Max	EPA Lead Containment Required: Yes
Insulation Around Window: OSI Quad Foam	EPA Lead Testing Required: No
Clean Up and Haul Away: Yes	HOA Approval Required: Yes



9256 COMMERCE HWY PENNSAUKEN
NJ 08110-1202
License #: 13VH11284700
Customer ID: PR1595788
Contract No: WN-DEV-150968-4

Item 3.

CHANGE ORDER

Please Sign

Date September 17, 2025

Customer Signature

Buyer Name: Deepak Kumar bangalore nagaraj

Date September 17, 2025

Customer Signature

Buyer Name: Jasmine Bangera

Planning

From: Deepak Kumar [mailto: [REDACTED]]
Sent: Friday, September 12, 2025 2:12 PM
To: Planning
Cc: Jasmine Bangera
Subject: Re: [EXTERNAL] Re: 25-003 221 S. Main Street - Storm Door

This message is from a sender outside of your organization.

Hi Robin,

We are planning to replace all the front facing windows that are visible from the street i.e. in the living room (2) and the guest bedroom downstairs (3) and exactly parallel ones on the second floor in the 2 bedrooms (5) and 1 in the bathroom.

Along with that we are also replacing 2 windows from the master bedroom that are visible from the side of the house above the sunroom (2nd floor).

Please let me know if you need more information.

Thanks,
Deepak

On Fri, Sep 12, 2025 at 2:06 PM Planning <planning@penningtonboro.org> wrote:

Thank you Deepak.

Which windows on the home will you be replacing?

Thank you,

Robin

From: Deepak Kumar [mailto: [REDACTED]]
Sent: Friday, September 12, 2025 12:03 PM
To: Planning <planning@penningtonboro.org>
Cc: Jasmine Bangera [mailto: [REDACTED]]
Subject: Re: [EXTERNAL] Re: 25-003 221 S. Main Street - Storm Door

9256 COMMERCE HWY PENNSAUKEN
NJ 08110-1202
License #: 13VH11284700
Customer ID:
Contract No: WN-DEV-150968-2

PRODUCT SPECIFICATIONS

Change Order Details:

1

Model: Potomac W:32.0" H: 53.0" Location: 1st Floor, Bedroom Quantity: 5

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: Full Grids > Match Base > Colonial > Contour
Glass: Extreme 2 Pane/Lowe & Argon > Standard > Not OBS
Screen: Half Screen
Description: downstairs



2

Model: Potomac W:32.0" H: 53.0" Location: 2nd Floor, Kitchen Quantity: 7

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Glass: Extreme 2 Pane/Lowe & Argon > Standard > Not OBS
Grids: Full Grids > Match Base > Colonial > Contour
Screen: Half Screen
Description: upstairs



3

Model: Potomac W:32.0" H: 52.0" Location: 2nd Floor, Bathroom Quantity: 1

Style: Double Hung
Color: Interior White > Exterior White
Configuration: Standard Sash Configuration
Grids: Full Grids > Match Base > Colonial > Contour
Glass: Extreme 2 Pane/Lowe & Argon > Tempered Full > OBS Full
Screen: Half Screen
Description: broom front





9256 COMMERCE HWY PENNSAUKEN
NJ 08110-1202
License #: 13VH11284700
Customer ID:
Contract No: WN-DEV-150968-2

PRODUCT SPECIFICATIONS

Change Order Details:

Additional Items:

(7) EPA Lead Containment Install - Window (Per Opening)

Application Number: 25-007
 Application Date: _____

Borough of Pennington
HISTORIC PRESERVATION COMMISSION APPLICATION

Location: Street Address: 141 S main Street
 Block: 601 Lot: 5 Zone: R-30

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.

Renovation of Existing Building
 Construction of new two story Addition at rear of
 Existing Building
 Rebuild Existing GARAGE on existing foundation

SEE Drawings

materials
 All Siding visible from street will be Hardy Cement Board
 7 1/2" Exposure (Smooth)
 Windows will be Anderson To match Existing with Anderson
 2 1/2" Trim
 same for GARAGE

Owner / Applicant: Umberto Nini

Phone number / email: 609-209-4621 BUC Nini@aol.com

Owner Signature: Umberto Nini date: 10-16-25

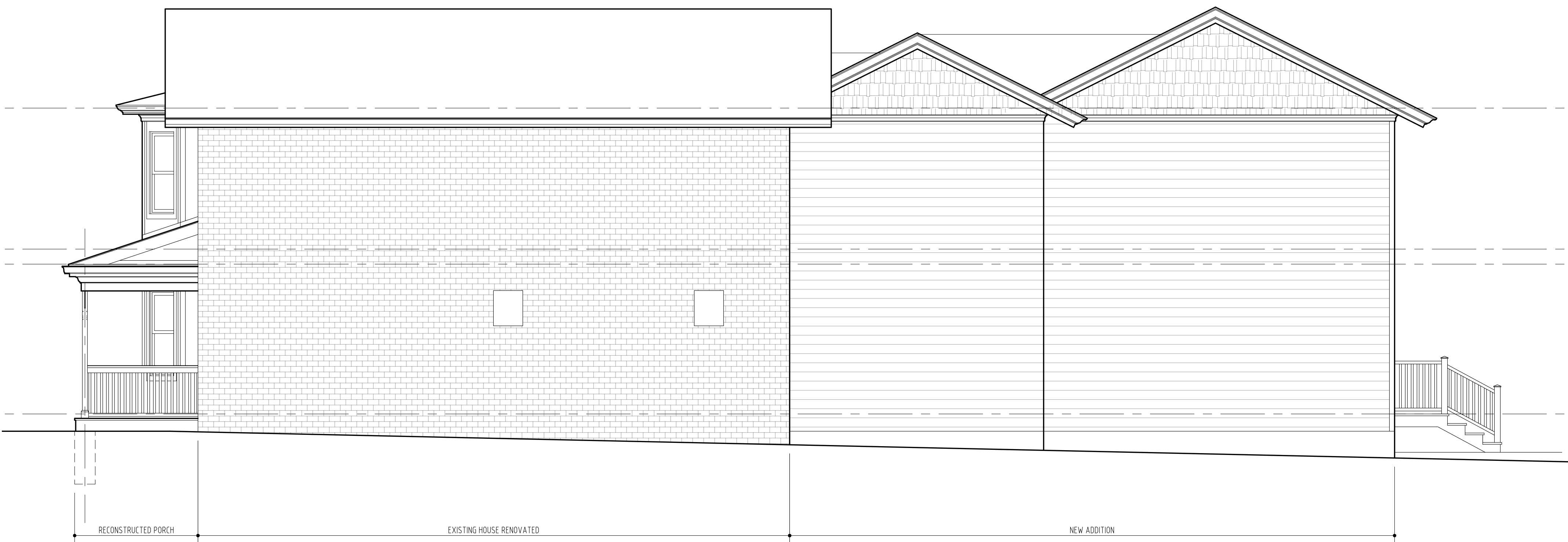
garage doors
 Coachman Design



LEFT SIDE ELEVATION
3/16" = 1'-0"



FRONT ELEVATION
3/16" = 1'-0"




RIGHT SIDE ELEVATION
3/16" = 1'-0"

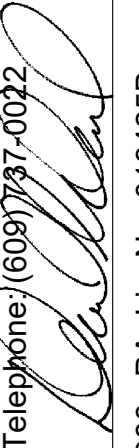


REAR ELEVATION
3/16" = 1'-0"

REV. #	DESCRIPTION	DATE
DO NOT SCALE DRAWINGS		



DANIEL A. WARD RA.
Architect
105 S. Delaware Ave
Yardley PA 19067
Telephone: (609) 737-0022



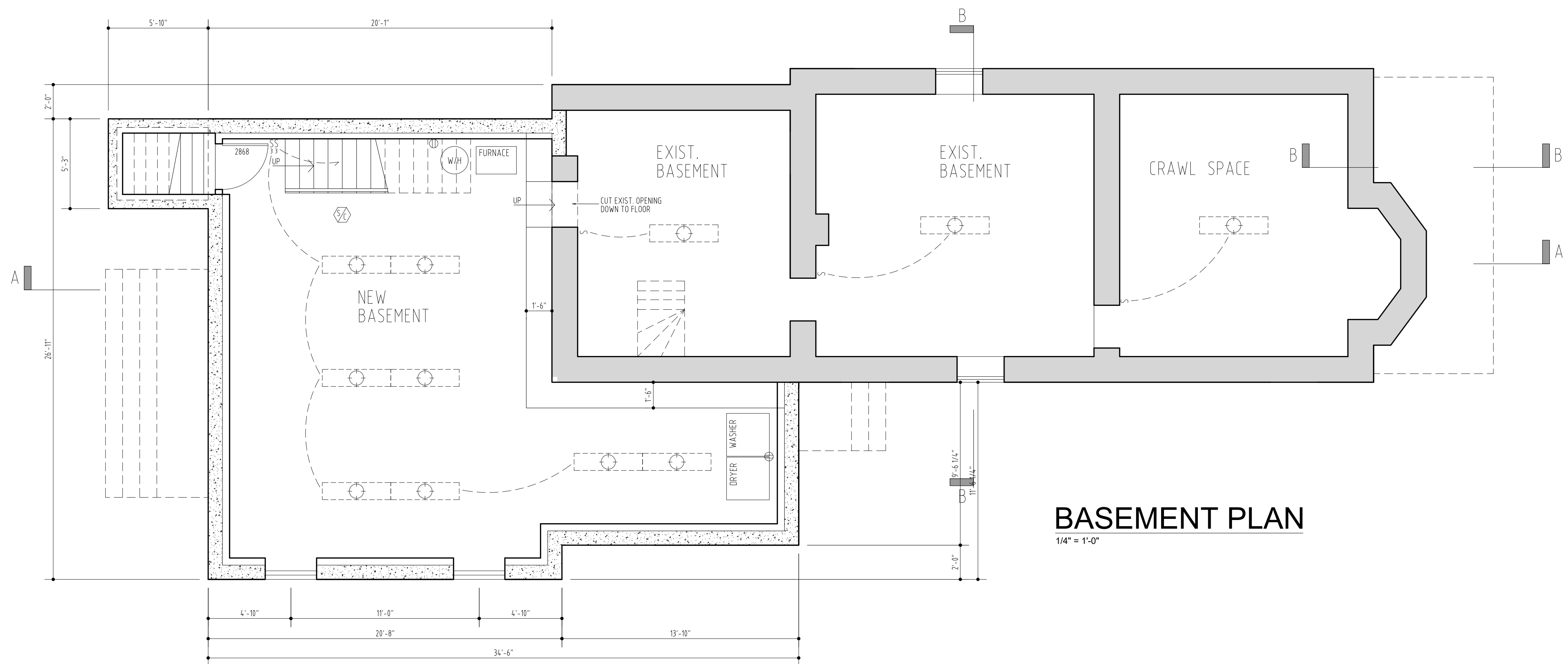
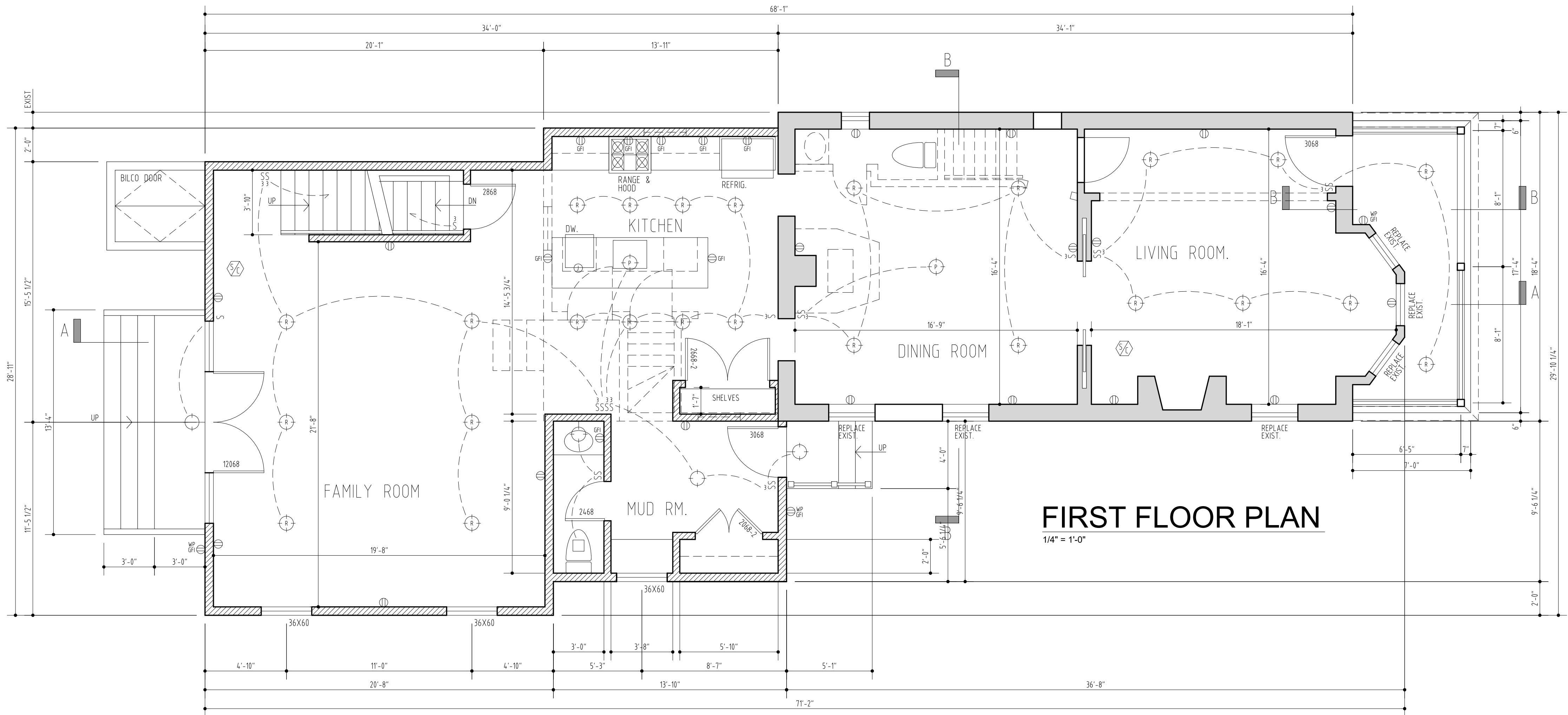
N.J. Lic. No. 07980 PA. Lic. No. 013425B

ALTERATIONS AND ADDITIONS TO EXISTING HOUSE

141 S. MAIN ST. PENNINGTON NJ.
FOR UMBERTO NINI
PROJECT: 2535

A-3

DATE 9-15-25



ALTERATIONS AND ADDITIONS TO EXISTING HOUSE

141 S. MAIN ST. PENNINGTON N.J.
FOR UMBERTO NINI
PROJECT: 2535

A-1

DATE 9-15-25

DANIEL A. WARD RA.

Architect

105 S. Delaware Ave
Yardley PA 19067
Telephone: (609)787-0022



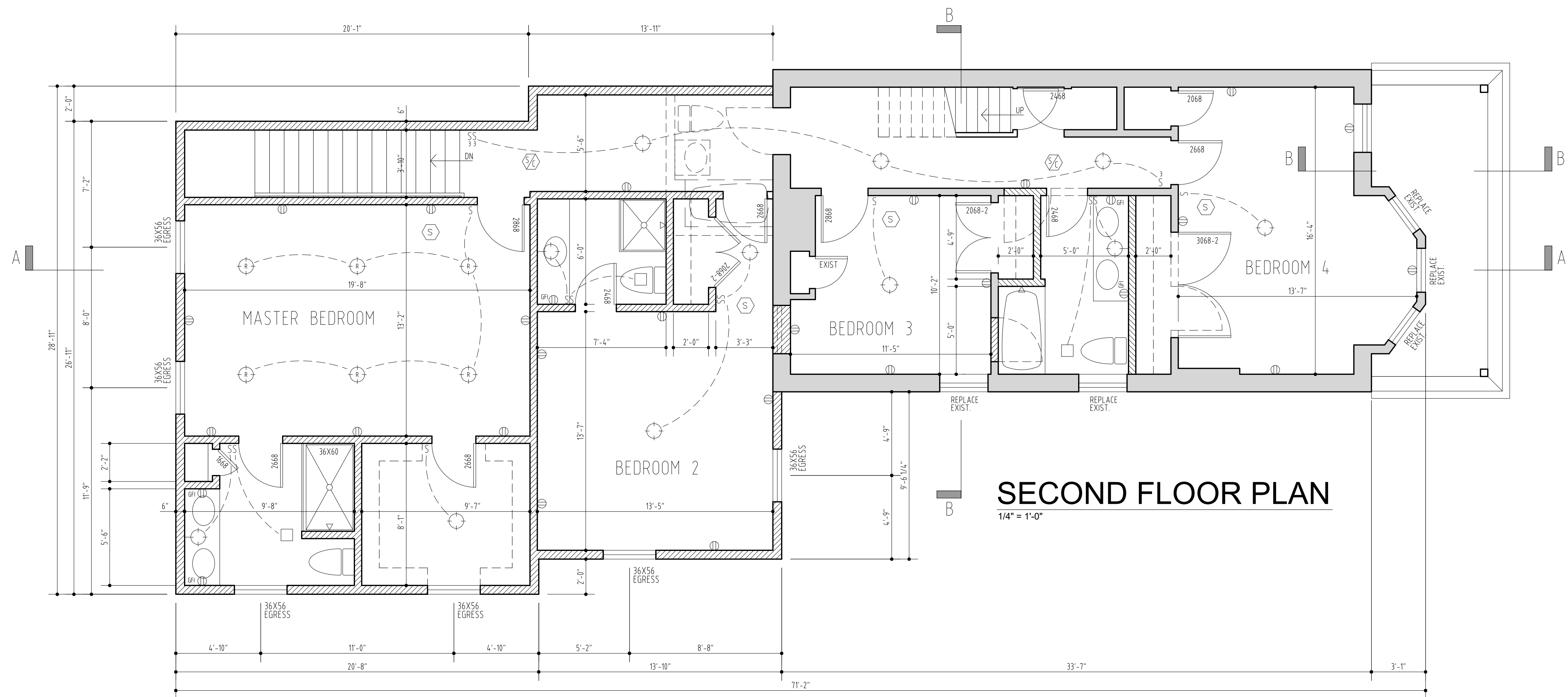
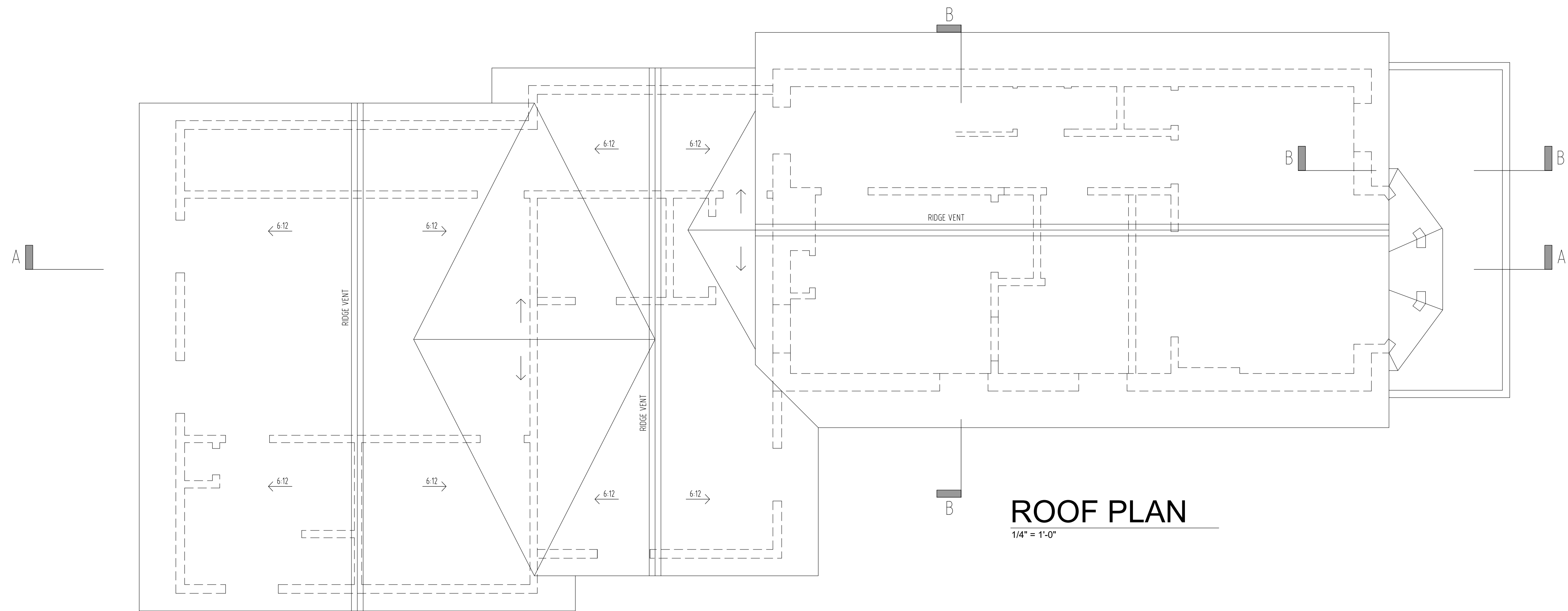
NJ Lic. No. 07980 PA Lic. No. 013425B

REV. #

DATE

DESCRIPTION

DO NOT SCALE DRAWINGS



ALTERATIONS AND ADDITIONS TO EXISTING HOUSE

141 S. MAIN ST. PENNINGTON N.J.
FOR UMBERTO NINI
PROJECT: 2535

A-2

DATE 9-15-25



DANIEL A. WARD RA.

Architect

105 S. Delaware Ave
Yardley PA 19067
Telephone: (609) 723-7-0022

[Signature]

NJ Lic. No. 07980 PA Lic. No. 013425B

REV. #	DESCRIPTION	DATE

DO NOT SCALE DRAWINGS

Date: October 20, 2025 at 3:11:40 PM EDT
To: Planning <planning@penningtonboro.org>
Subject: 141 S Main

Item 4.

Hi Robin,

Here's what I have so far for 141 S Main.

I'm going to restore the original brick exterior. And as far as windows, anything that I install will match what's already there.

Happy to take the Commission's recommendations/requirements.

FRONT PORCH

Design provided by owner - as on architectural drawings

HARDIE SIDING

Smooth lap siding - 7.25" exposure

Color TBD (see attached ideas)

GARAGE DOORS

Clopay Coachman Door with SQ24 Windows



Let me know if you have any questions or need anything more.

Thanks,

Bert

Planning

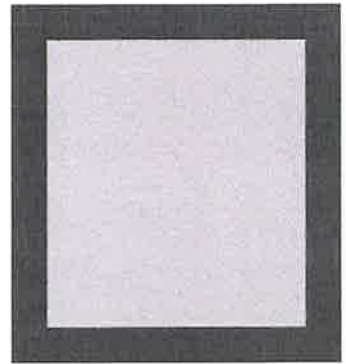
From: Umberto Nini <bncnini@aol.com>
Sent: Monday, October 20, 2025 3:16 PM
To: Planning
Subject: [EXTERNAL] Fwd: 141 S Main

This message is from a sender outside of your organization.

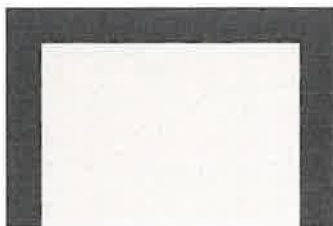
Hi Robin, forget to attached the colors we are considering for siding. This is still to be determined.

From: Umberto Nini
<bncnini@aol.com>

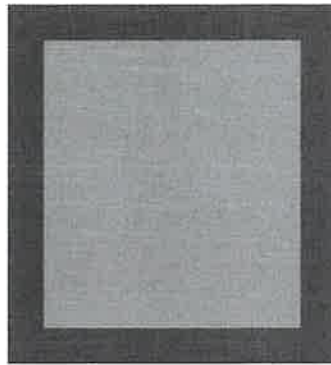
Pearl Gray



Cobble Stone



Gray Slate



Planning

From: Blackman, Emily <ebblackman@mercercounty.org>
Sent: Tuesday, October 14, 2025 12:58 PM
To: Planning
Subject: [EXTERNAL] re: historic preservation project priorities

This message is from a sender outside of your organization.

Hi Robin,

I wanted to say hello and introduce myself - I've recently started working in the Mercer County Planning Department in a role focused on historic preservation projects.

When you have a moment, I'm doing an informal survey of sorts to see what Mercer municipalities' historic preservation priorities are - for example, are there any historic preservation projects that Pennington is currently working on? What would Pennington's "wish-list" be for historic preservation work if funding were available? And please let me know if there is someone else I should be in contact with instead.

Happy to give you a call or set up a meeting if that would be easier. Thanks very much!

-Emily



Emily Blackman, PP, AICP
Historic Preservation Specialist
Office of Planning
640 South Broad Street, Trenton, NJ 08611
Tel: (609) 278-4856
ebblackman@mercercounty.org

Historic Preservation Commission
Borough of Pennington
30 N. Main Street
Pennington, New Jersey 08534
609-737-0276 x3

, 2025

New Resident

RE: N. Main Street
Block, Lot
Crossroads Historic District

Sent via U.S. Mail

Dear New Homeowner,

Congratulations on the recent purchase of your home and welcome to Pennington Borough!

You are receiving this informational letter as your home is located within Pennington Borough's Historic District. The Pennington Borough Council established a Historic Preservation Ordinance for the long-term protection of Pennington's historic character in 2011. As part of the ordinance, Pennington's Crossroads Historic District was established and a Historic Preservation Commission was formed.

The goal of the Commission is to protect Pennington from the loss of its unique historic character over time. The ordinance was carefully written to minimize the inconvenience of the review process and the requirements are the result of substantial community input. To safeguard the history and character of the properties identified within the Historic District and pursuant to N.J.S.A. 40:55D-65.1, Borough Code Chapter 119, certain exterior changes are subject to review by the Pennington Borough Historic Preservation Commission.

Demolition of historic structures is discouraged, and certain types of exterior changes which are visible from the street are reviewed. In many cases, attendance at a meeting is not required. The attached sheet provides a summary of when you do and do not need to apply to the Commission for proposed changes, and how the application and approval process works.

The Historic Preservation Commission has a webpage that can address questions about this process: <https://www.penningtonboro.org/1212/Historic-Preservation-Commission>. Scroll to the bottom of the webpage to FAQs.

Please contact Robin Tillou, HPC Board Secretary, at 609-737-0276 x3 or planning@penningtonboro.org for any questions or concerns you may have.

Regards,

The Historic Preservation Commission

Eric Holtermann, 2025 HPC Chair; Bob Chandler, 2025 Vice-Chair; Mary Baum; David Coats; Jack Davis; Katrina Homel; Natalie Shivers; George Ford, Alt I; Craig Wallace, Alt II

BOROUGH OF PENNINGTON
HISTORIC REVIEW PROCEDURES

Pennington's Historic Preservation Ordinance regulates changes made to individually-listed historic sites and properties located within the historic district. The ordinance meets the requirements of New Jersey's Municipal Land Use Law (MLUL). Also, the ordinance is available on line at the Borough website: www.penningtonboro.org.

According to the ordinance, the Historic Preservation Commission is charged with determining whether proposed changes to existing historic sites or buildings within Historic Districts are appropriate. This is accomplished by a review process which results in issuance of a "Certificate of Appropriateness" (C of A). The ordinance specifically identifies when a Certificate of Appropriateness is required, and when it is not required.

Historic Review Required:

- Changes to the exterior of a structure which are visible from the street, including replacement of doors and windows
- Demolition of any principal building or part of a principal building,
- Relocation of principal buildings
- Building additions and new construction visible from the street.

Historic Review not required:

- Changes to the interior of a structure
- Exterior or interior painting
- Ordinary maintenance and repair with in-kind materials
- Replacement of any materials with new materials which match design, scale and appearance
- Replacement of roofing materials with any replacement material
- Changes to landscape, walkways, driveways, fences, signs or other site items
- Exterior lighting not attached to principal structure or not visible from street
- Changes in technology including solar panel, satellite dishes, or HVAC equipment
- Work related to an accessory structure in a rear yard
- Alterations to structures constructed after 1945

(continued)

The Historic Preservation ordinance includes specific criteria for the review and approval process. The Historic Preservation Commission must comply with these criteria in determining the appropriateness of any application.

When it is determined that the proposed work requires Historic Review, there are two types of applications for a Certificate of Appropriateness:

1. For most changes, the Property Owner submits an "Application for Certificate of Appropriateness", available at Borough Hall. The Historic Preservation Commission then reviews the application at a regular monthly public meeting, and approves or denies the application, consistent with the requirements of the ordinance. Approvals may include conditions.
2. Certain minor changes, generally related to doors, windows or exterior sheathing, can be approved quickly with a "Minor Work Application", which does not require review at a regular monthly meeting.

Either type of application, when approved, is issued a "Certificate of Appropriateness". In the case of a disagreement, the actions of the Historic Preservation Commission may be appealed to the Borough Planning Board

Note that the Historic Preservation Commission acts only in an advisory capacity when applications are made to the Planning or Zoning Boards for Site Plan, Subdivision or Variance Applications. The Historic Preservation Commission does not issue a Certificate of Appropriateness in these cases, but instead submits their review and recommendations to the Planning Board.

Also note that the Certificate of Appropriateness is independent from and does not replace any other required reviews or approvals such as zoning and building department approvals

Historic Preservation Commission meetings are open to the public and are generally held on the third Tuesday of the month at Borough Hall. Please check in advance to verify that a meeting is scheduled.

December, 2012