



HISTORIC PRESERVATION COMMISSION MEETING - SEPTEMBER 16, 2025 AGENDA

Tuesday, September 16, 2025 at 7:30 PM

Online via Zoom

CALL TO ORDER

OPEN PUBLIC MEETINGS STATEMENT

Notice of this meeting has been given to the Hopewell Valley News, Trenton Times and was posted on the bulletin board at Borough Hall at 30 North Main Street and on the Borough website according to the regulations of the Open Public Meetings Act.

ROLL CALL

PUBLIC COMMENTS

Meeting open to public for comments.

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

APPROVAL OF MINUTES

1. *May 20, 2025 Minutes

APPLICATIONS

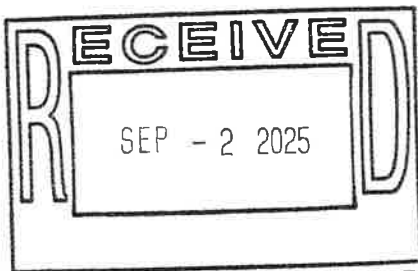
2. *25-005 12 N. Main Street - Block 205, Lot 22 - Windows and Doors
3. Minor Certificate of Appropriateness Application Approvals

OTHER BUSINESS

4. Street Trees in the Historic District
5. Hopewell Valley Historical Society's History Awards Criteria for Historic Preservation
6. Review the 2025 Master Plan Initiative Process
7. Update to Areas in Need of Redevelopment
8. Certified Local Government
9. NJ History and Historic Conference: June 4-5, 2025

ADJOURNMENT

*Indicates Action May Be Taken



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

Borough of Pennington
HISTORIC PRESERVATION COMMISSION APPLICATION

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

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

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

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

Replacing windows and doors - front facade.

Owner / Applicant: Bruce Vinci

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

Applicant Signature: [Signature]

I certify that:

m.

date: 9-2-25



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

BILLING INFORMATION

G. Parker & Associates

Address 1

Address 2

City/State/Zip

attn: Graham Parker

609.901.1391

gparker@parkerassociatesnj.com

JOBSITE INFORMATION

Jobsite Name

12 N. Main Street

Pennington, NJ

Contact Name

Phone

Email

PROPOSAL

Date: 8.12.2025

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

SUBTOTAL

\$16,090.00

NJ Sales Tax 6.625%

1,065.96

TOTAL

\$17,155.96

Adds/Alternates/Deducts and Miscellaneous Notes as Follows:

Inclusions:

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

Exclusions:**This list is not exhaustive**

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

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

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

Acceptance: _____

Date: _____

Authorized Signature: Evan Feather

Company Representatives: Evan D. Feather

Vincent Tsilevich

Gleidis Cuello

Terrence Edwards

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



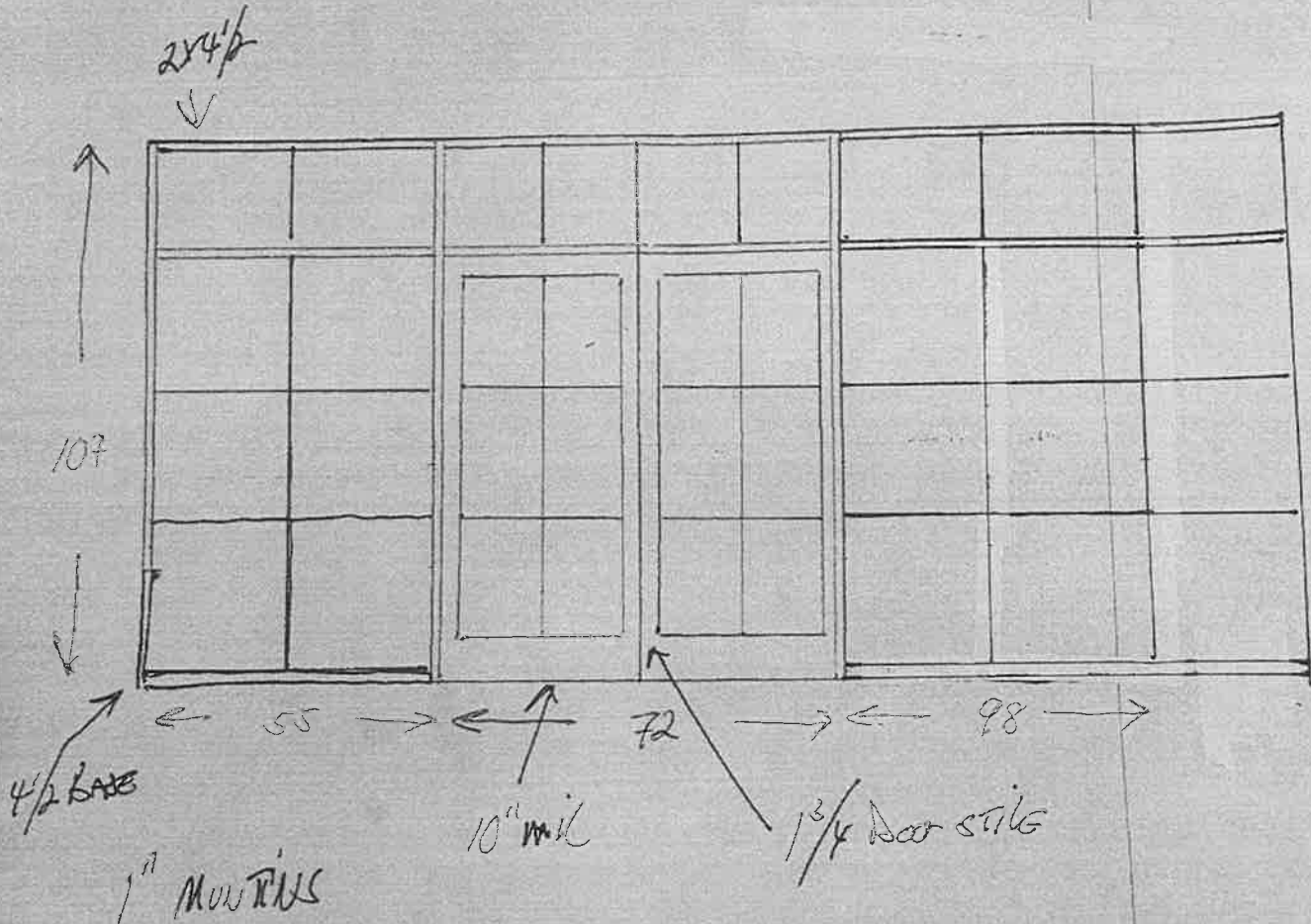
AAA METAL AND GLASS INC.

786 East 27th Street Paterson, NJ 07504
Tel: (973) 684-0030 Fax: (973) 684-4454

Customer: PARKER
Job Name: PENNINGTON 2SE-0286

Date: 9-8-25

Sketch



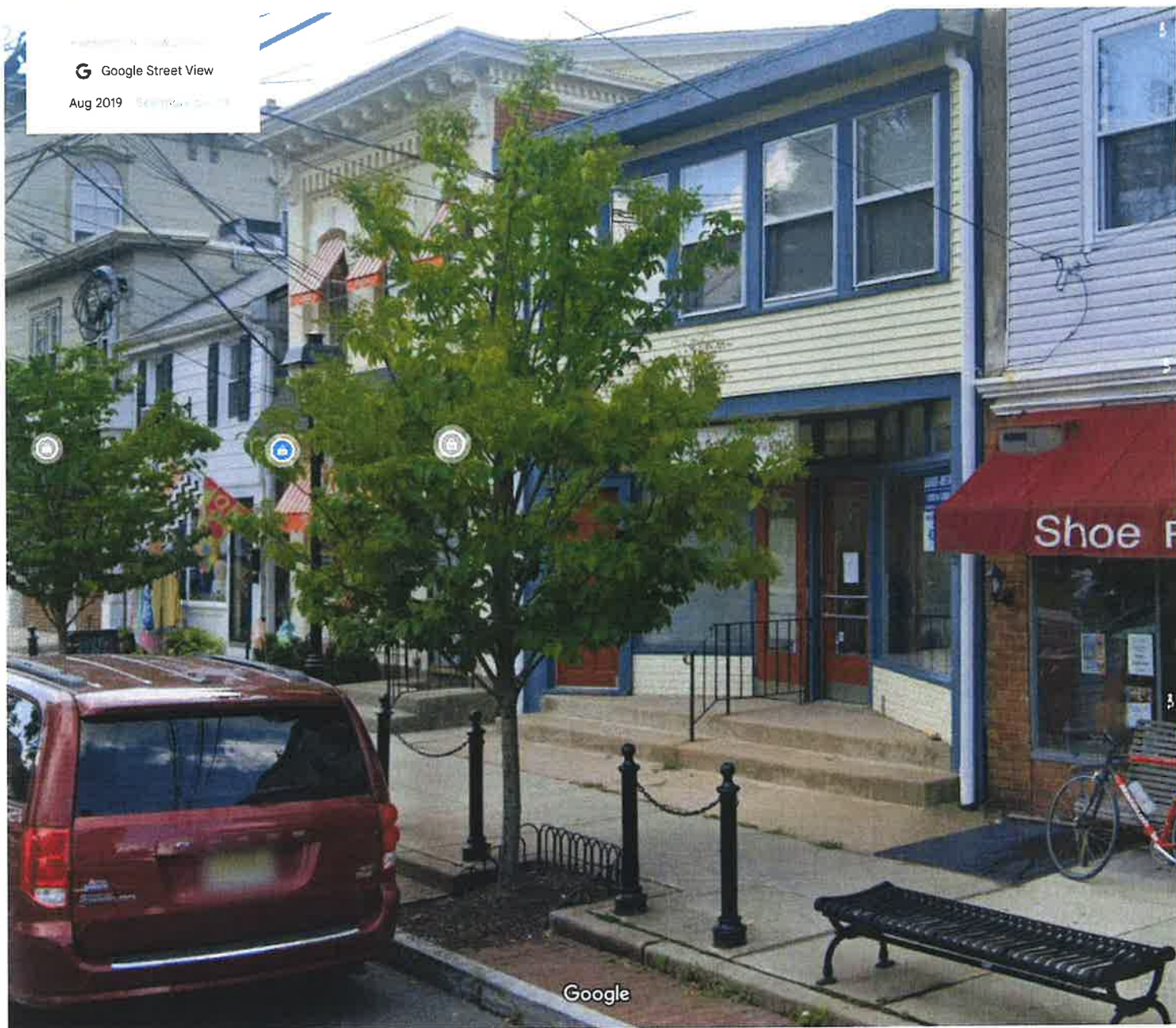


Image capture: Aug 2019 © 2025 Google





Application Number: 2025-04Application Date: Aug 26, 2025

Borough of Pennington
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS

Property Information: Owner: James Banks & Luz Ramirez
 Street Address: 16 W. Delaware Ave, Pennington NJ
 Block: 503 Lot: 11 Zone: TCB

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

Certificate of Appropriateness is hereby issued by the Borough of Pennington Historic Preservation Commission as follows:

Per attached narrative from Applicant:

1. Replace existing siding with smooth (not textured) Hardi-Plank siding. Match existing 6" exposure.
2. Replace shutters with new wood shutters to match existing. Shutters will be operable and will re-use existing hardware to extent possible. Match existing type with paneled shutters at first floor, and louvered shutters at second floor – dimensioned to fit window opening.
3. Applicant intends to install spray foam insulation from exterior over existing recessed brick nogging between timber frame members. Drainable Housewrap will be installed over timber frame and insulation. Thin lath may be installed over timber frame to provide an airspace behind new siding. If siding projects beyond window trim, a minimal backband may be added to outside edge of window trim, which will be largely obscured by shutters. Crown moldings at windows will be retained or replaced in-kind.

Applicant Signature: _____

date: 9/3/25

Applicant certifies that work will comply with above. Applicant will request waiver for any changes from above.

Commission Signature: _____

date: Sept. 2, 2025

Certificate of Appropriateness



Application Number: 25-004
Application Date: 8-26-25

Borough of Pennington
HISTORIC PRESERVATION COMMISSION APPLICATION

Location: Street Address: 16 West Delaware Avenue
Block: 503 Lot: 11 Zone: TCB

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

Proposed Work: ☐ New Construction
☐ Addition
☐ Alteration
☐ Demolition
☐ Other: Replace siding and shutters

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.

See " Narrative" overleaf

Owner / Applicant: James Banks and Luz Ramirez

Phone number / email: [REDACTED] [REDACTED]

Owner Signature: [Signature] date: 8/25/25

HISTORIC PRESERVATION COMMISSION APPLICATION

16 W. DELAWARE AVENUE, Exterior Siding and Shutter replacement

NARRATIVE

We are proposing to replace the siding and shutters on our home at 16 W. Delaware Avenue, because the existing siding and shutters are deteriorating and both have actually failed in some locations.

The siding we are proposing to install is smooth pre-painted Hardie Plank lap siding in place of the existing painted wood siding. The new shutters will be wood. The siding exposure will be the same as existing; 6". The proposed color of the new siding and new shutters will match the existing.

We will remove and re-install the existing exterior light fixtures and the existing historic house plaque. The new shutters will be operable, and we will re-use the existing shutter hold-backs and, if possible, the existing shutter hinges.

As to the exterior wall assembly, we removed a piece of existing siding, and the current assembly is 2" x 4" wood stud framing, with irregular brick infill and some crumpled paper between the wall studs. i.e. there is no effective insulation in the existing assembly.

We propose to leave the irregular masonry in place, and since it is mostly set back from the face of the wood framing (see photo), we propose to install sprayed-in-place foam insulation between the brick and the exterior face of the studs. A water-resistant barrier (Air Barrier Drainable Housewrap by Benjamin Obdyke or equal) will then be installed over the sprayed insulation, and then the Hardie Plank will be installed on the studs.

It may be necessary to install ¼" wood lath on the face of the existing studs to create a good rain screen gap between the air barrier housewrap material and the back of the Hardie Plank siding. We hope to avoid this lath addition, but if it is necessary, then the face of the siding may project slightly beyond the face of the existing wood window surrounds. If so then we will need to install ½" AZEK vertical exterior moldings over the existing sides of the window frames (the top headers and bottom sills of the window frames project outwards, so they will not require extension). These ½" AZEK additions, if necessary, will not be visible, because they are behind the shutters (see attached photos).

The five windows on the front façade have decorative built-up cornice moldings as trim headers. We will retain these headers, and they will not be compromised by the AZEK side pieces, because the exterior window cornices project sufficiently from the façade that the AZEK extensions will run into the underside of the cornices above and into the sills below, and as per the prior paragraph, they will not be visible because the shutters will cover them (see photos).

We hope we have described our intentions clearly, but if further information is required, please let us know and we will provide it promptly.



16 W. Delaware Ave

street view - north facade



16 W. Delaware Ave

damaged shutter - west facade



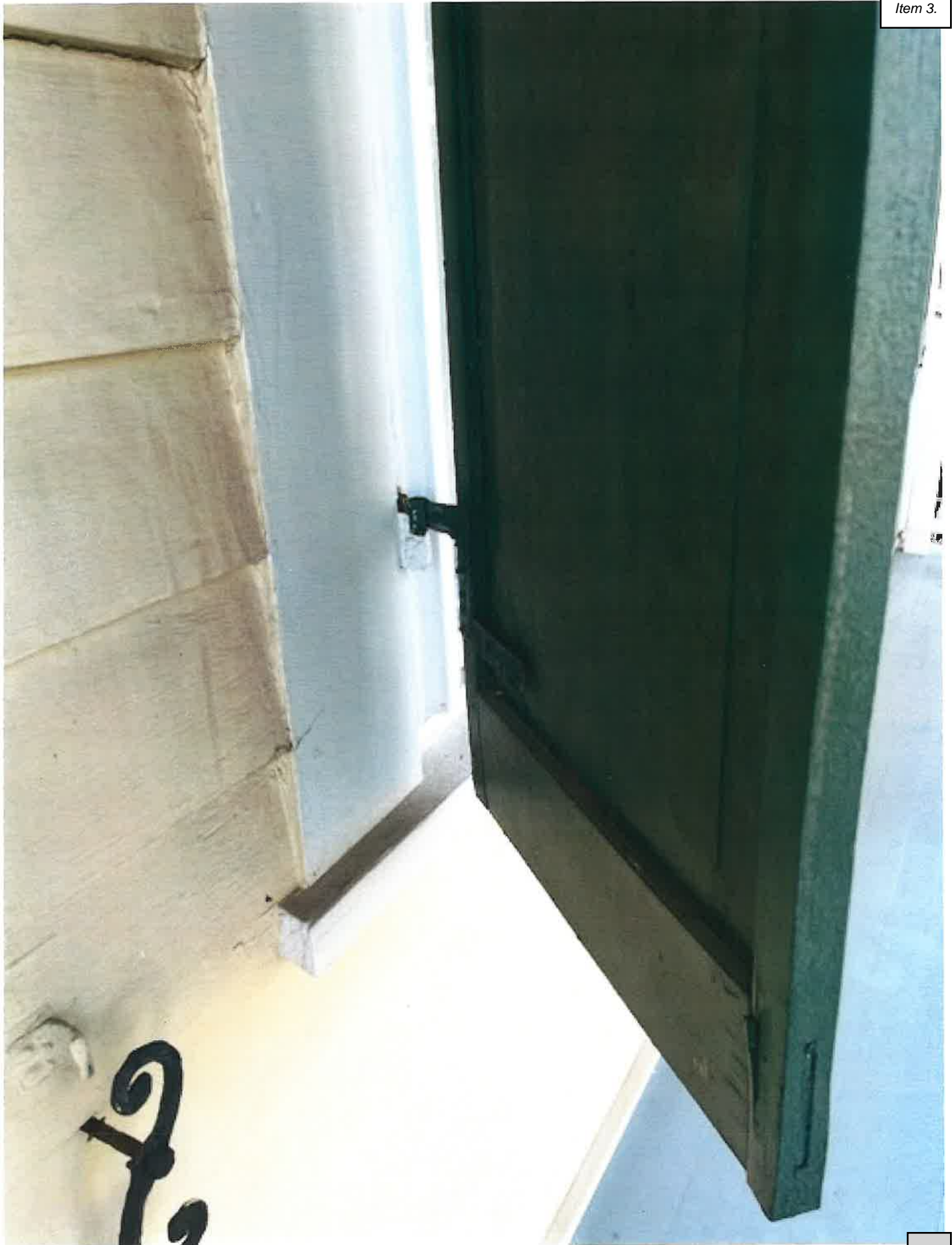
160 W. Delaware Ave.

damaged siding - east facade

16 W. Delaware Ave.



typical window : note header and sill projections



160 W. Delaware Ave

typical street facade window - note sill projection



16 W. Delaware Ave.

typical street facade window - note header molding

Application Number: 2025-03
Application Date: 8 / 1 / 25

**Borough of Pennington
HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF APPROPRIATENESS**

Property Information: Owner: Deepak Kumar / Bangalore Nagaraj
Street Address: 221 S Main St, Pennington
Block: 801 Lot: 28 Zone: R-80

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

Certificate of Appropriateness is hereby issued by the Borough of Pennington Historic Preservation Commission as follows:

Installation of new single panel glass storm door:
Andersen 2000 series, white, full glass panel, with nickel hardware

Applicant Signature:  date: 08/04/2025
Applicant certifies that work will comply with above. Applicant will request waiver for any changes from above.

Commission Signature:  date: 8 / 1 / 25

Certificate of Appropriateness



Application Date: 7-31-25

2025-03

Item 3.

Borough of Pennington

HISTORIC PRESERVATION COMMISSION APPLICATION

Location:

Street Address: 221 South Main Street
Block: 801 Lot: 28 Zone: R-80

Application Type:

- ☐ Certificate of Appropriateness
☒ Minor Work Application
☐ Development Application

Proposed Work:

- ☐ New Construction
☒ Addition
☐ Alteration
☐ Demolition
☐ Other: _____

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

Installation of new storm door for the front entry:
Alumunium Storm Door white universal full view
36 in x 80 in with Nickel Hardware.
Product Manufacturer: Andersen

Owner / Applicant:

Deepak Kumar Bangalore Nagaraj

Phone number / email:

[REDACTED] [REDACTED] .com

Owner Signature:

[Signature]

date:

07/30/2025



Roxbury 10PM

07876

What can w...



Roxbury 10PM

07876

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... / [Doors & Windows](#) / [Exterior Doors](#) / [Storm Doors](#) / [Andersen Storm Doors](#)

Internet # 202528714 Model # 20FVN-36WH Store SKU # 791977

Andersen

2000 Series 36 in. x 80 in. White Universal Full View Interchangeable Aluminum Storm Door with Nickel Hardware

★★★★★ (1858) Questions & Answers (724)

5.0k

Feedback



Hover Image to Zoom

Share Print

\$279⁰⁰



Pay \$254.00 after \$25 OFF your total qualifying purchase upon opening a new card. ⓘ

[Apply for a Home Depot Consumer Card](#)

- Prepped for easy installation in about 2 hours
- Simple Step Closer keeps your door open with a tap of your toe
- Universal handing accommodates left and right hand installation
- [View More Details](#)

Planning

From: Deepak Kumar <dkbn07@gmail.com>
Sent: Thursday, July 31, 2025 9:26 AM
To: Planning
Cc: Jasmine Bangera
Subject: Re: [EXTERNAL] Re: HPC Application Process

This message is from a sender outside of your organization.

Good Morning Robin,

Sure, this is Andersen make and the model is 2000 series 36 x 80 in dimensions.
 This is the link to the storm door we want to install from Home Depot. Please let us know if more information is needed.

<https://www.homedepot.com/p/Andersen-2000-Series-36-in-x-80-in-White-Universal-Full-View-Interchangeable-Aluminum-Storm-Door-with-Nickel-Hardware-20FVN-36WH/202528714>

Thanks,
 Deepak

Dimensions

Door Height (in.)	80 in
Door Width (in.)	36 in
Fits Opening Width (in.)	35 3/4 to 36 3/8

Details

Bottom Door Sweep	Double	Color Family
Color/Finish	White	Door Handle
Door Type	Storm	Features
Finish Type	Painted	Handleset Finish
Included	Handle Set, Screen	Material
Product Weight (lb.)	58 lb	Returnable
Type of Weatherstripping	Dual	View Type

Warranty / Certifications

Manufacturer Warranty	Lifetime structural warranty; 5 year component
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On Thu, Jul 31, 2025 at 9:18 AM Planning <planning@penningtonboro.org> wrote:

Thank you Deepak.

Do you happen to have the specs for the storm door?



Image capture: Jun 2023 © 2025 Google

