

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

April 14, 2026

Chwen-Ping Wang RA
Ping Architects, LLC
1235 S. 47th St, Apt 1F
Philadelphia, PA 19143

Re: 120 S. Main St., Pennington NJ.

Dear Chwen-Ping Wang:

Unauthorized work was recently performed at 120 S. Main Street, Pennington, NJ. More specifically, the south chimney at that property was recently removed in violation of the Pennington Borough Historic Preservation Ordinance, Chapter 119 of the Borough of Pennington's Code. This unauthorized work was done in accordance with undated drawings prepared, signed, and sealed by you that were submitted to the Historic Preservation Commission.

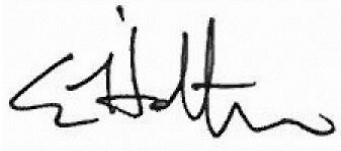
Section 119-5 of the Borough Code requires the Commission to issue a certificate of appropriateness before a permit is issued or work can commence that results in changes "in the exterior appearance that is visible from the street any building, structure, site, object or improvement by addition, reconstruction, alteration, or replacement . . ." Permitted exceptions to this provision included in the Code do not apply in this case. The submitted drawings for 120 S. Main Street identify demolition of an interior chimney, without adequate detail of that demolition or its implication to the exterior of the building. Ultimately, the chimney was demolished in the interior and on the exterior of the building. Removal of the chimney, a change to the building's exterior that is visible from the street, is subject to review and approval by the Historic Preservation Commission and would have required a certificate of appropriateness. Therefore, the removal of the chimney at 120 S. Main Street without a certificate of appropriateness violated the Borough Code.

It is the responsibility of hired professionals to verify compliance with local regulations. The building owner appeared before the Historic Preservation Commission after the chimney had been demolished and the decision was made to not require reconstruction of the chimney in this case. However, in the future, reconstruction or financial penalty may be authorized. Additionally, any future unauthorized changes will trigger a stop work order.

If there are questions about regulations or requirements within the Historic District, please contact the Borough Office. Changes to the exterior of a building in the historic district such as 120 S. Main Street or to a designated historic landmark which are visible from the street must be reviewed and approved by

the Historic Preservation Commission, as described above. Thank you for your kind attention in this regard.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Holtermann", written in a cursive style.

Eric Holtermann, AIA
Chair, Pennington Historic Preservation Commission

cc: Robin Tillou, Land Use Administrator, Pennington Borough
Rammy Dongel, Ken Group, LLC, General Contractor, Voorhees, NJ
Joanne Terogin, Owner, 120 S .Main St., Pennington NJ