

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, <sup>possibly</sup> 3 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

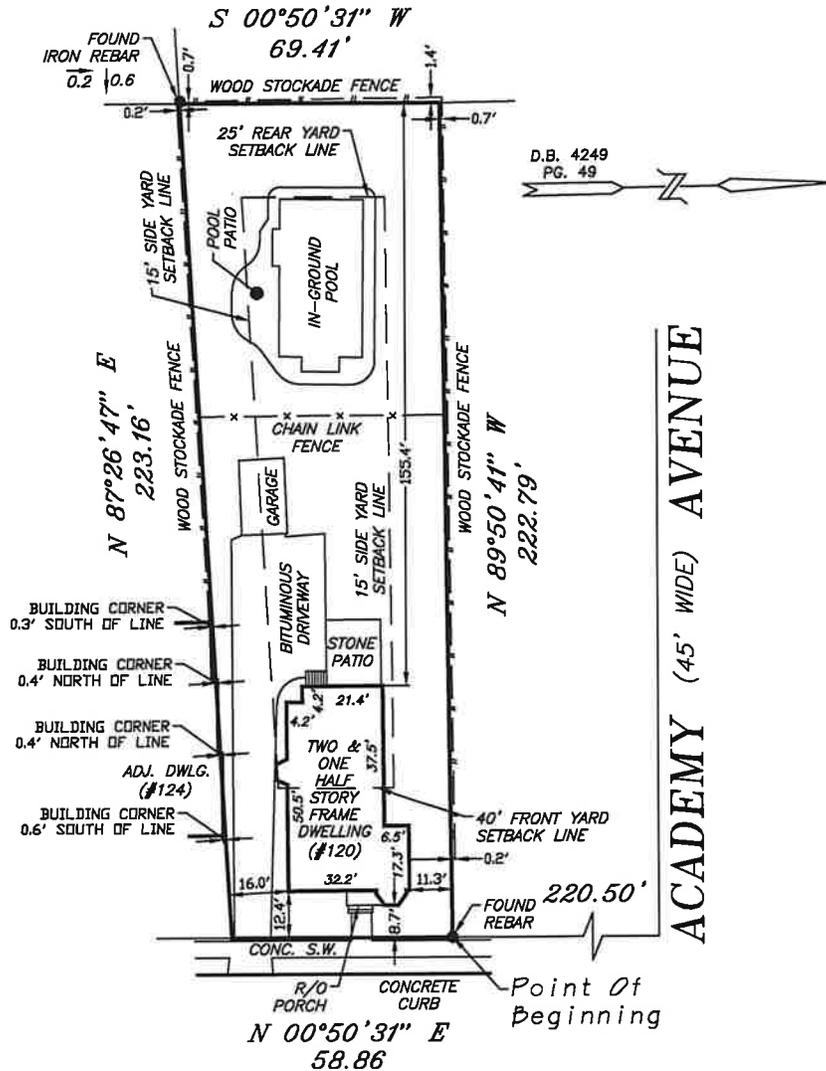
# ZONING TABLE

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 %	**36.8	*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	
<b>ROBINS ASSOCIATES</b> LAND SURVEYING 9 EAST SCOTT ST. EVERSIDE NJ 08075 PHONE: 856-451-9994 CWDD DRAFT 01/15/2026 WILLIAM J. ROBINS LAND SURVEYOR NJ LIC. No. 31663		
SURVEY FOR: <b>JOANNE TEROGIN</b>		
LOCATION: <b>BOROUGH OF PENNINGTON</b>		
<b>MERCER COUNTY, NEW JERSEY</b>		
DATE	SCALE: 1"=20'	DRAWING NUMBER
01/15/2026	DRWN DR	CK'D KR <b>L25-0379</b>

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.