

**PENNINGTON BOROUGH  
HISTORIC PRESERVATION COMMISSION MINUTES  
DECEMBER 17, 2025**

The meeting of the Pennington Borough Historic Preservation Commission (HPC) was held on December 17, 2025 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: Nadine Stern, Council Liaison, Robin Tillou, HPC Secretary

**PUBLIC COMMENT**

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

**MINUTES**

**November 18, 2025**

Upon a motion from Ms. Baum and Mr. Coats offering a second the minutes were unanimously approved with amendments by those eligible to vote.

**APPLICATIONS**

**25-006 - 221 S. Main Street, Block 801, Lot 28 - Windows**

Chair Holtermann explained that an updated application was received by the applicant and it included Pella lifestyle wood clad double hung windows, white in color, SDL on the face of the glass and double pane.

There were no objections from the HPC members and Chair Holtermann will be issuing a signed Certificate of Appropriateness (CoA) application to finalize this application.

**OTHER BUSINESS**

**Street Trees in the Historic District**

Ms. Shivers stated that Kit Chandler, Borough Council member, will be following up with a meeting next year with Mercer County and Shade Tree to discuss a plan going forward.

**Review the Master Plan Initiative Process**

Ms. Stern announced there will be a joint Planning Board and Borough Council special meeting on December 17, 2025 regarding the affordable housing plan and all residents are welcome to participate.

Ms. Stern stated there was a survey conducted for the public to respond to the Land Use Plan element and the summary of the survey results are in Borough News and Announcements and on the Planning Board webpage.

The Margulies property at 37 and 41-43 South Main Street and 12 N. Main Street are the two (2) properties in the district that are in the memo for the affordable housing plan.

A discussion was had regarding affordable housing among the HPC members for the potential affordable housing in the district.

### **Certified Local Government (CLG)**

Chair Holtermann stated when he spoke with Cassidy Deegan from the State Historic Preservation Office she stated that they would like to review Pennington Borough's HPC ordinance and Chair also sent the survey as requested. Ms. Deegan has not gotten back yet but they will be getting back to HPC with comments. Chair will follow up then and will proceed with the CLG next year.

### **New Homeowner Letter**

Ms. Tillou announced that she had sent 120 S. Main Street a new homeowner letter.

### **Newsletter / Communication to Property Owners**

Mr. Coats formulated two (2) letters for the HPC communication to homeowners in the Pennington Crossroads Historic District. One (1) of the letters is for all residents / business owners which would go in the water bill. The other letter would go to individual homes within the district. Making all aware of the requirements of being in the historic district and making residents aware if they are in the historic district. The letters to the residents in the historic district could be done every three (3) years. Ms. Tillou will follow up with the HPC and the members will give their input for the letters.

Chair Holtermann discussed with HPC the newsletter that will be produced as well.

Ms. Homel suggested that the newsletter include content related to the history of Pennington and the role that Pennington Borough had in the Revolutionary War, since the 250th anniversary is coming up.

Mr. Davis will put in a historic article regarding the 250<sup>th</sup> anniversary of the Revolutionary War and Pennington Borough's role.

Ms. Stern advised that another option is to submit for the Borough News and Announcements on the Pennington Borough website to get the word out to all on the listing.

### **Preservation NJ Membership - Annual Budget**

Ms. Homel made a motion to include in the existing 2026 budget \$250.00 to go to Preservation NJ for the annual membership and Ms. Baum offered a second. By unanimous vote the Preservation NJ Membership was approved.

### **HPC Council Liaison**

Ms. Stern announced that she will no longer be the HPC Council Liaison in 2026. Amy Kassler-Taub will be taking on that role for 2026.

**ADJOURNMENT OF MEETING**

There being no further business, Ms. Baum made a motion to adjourn the meeting with Ms. Homel offering a second. By unanimous vote, the meeting was thereupon adjourned at 8:35 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 December 16, 2025.

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

Robin Tillou, Historic Preservation Commission Secretary