

**A RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF  
HADDONFIELD GRANTING A CERTIFICATE OF APPROPRIATENESS APPROVAL  
PURSUANT TO THE HADDONFIELD LAND DEVELOPMENT ORDINANCE**

APPLICATION #: HPC 2015-29

NAME OF APPLICANT: The Streamwood Company

OWNER OF PROPERTY: John Leonard, Jr.

PROPERTY ADDRESS: 127-129 Kings Highway East  
Block 21, Lot 14  
Haddonfield, NJ 08033

DATE OF HEARING: October 6, 2015

BOARD MEMBERS PRESENT  
AND VOTING: John Laprocido, Chairman  
Doug McCollister, Vice Chairman  
John Stokes  
John Moscatelli  
Eugene Haag  
Shawn McCaney  
Joyce Howell  
Stuart Harting

ALSO PRESENT: Donald S. Ryan, HPB Solicitor  
Stephanie Heim, HPB Secretary  
Todd Day, HPB Engineer  
Lee Albright, HPC Representative  
Lisa Soderberg, HPC Consultant

**DEVELOPMENT PROPOSAL REQUIRING A CERTIFICATE OF  
APPROPRIATENESS**

1. The applicant proposes to replace the existing cedar shake roof with a new cedar shake roof, matching dimensions and exposure of the existing shingles.

The applicant, John Leonard, appeared was sworn and testified in support of the application.

The exhibits included as part of the record were:

1. Application for Certificate of Appropriateness dated 9/2/15.
2. Series of seven photographs of the subject property.
3. Work Proposal from LGC Roofing (undated).

4. Report of Historic Preservation Commission dated 9/16/15.

No one appeared to testify during the public portion of the hearing.

### **FINDING OF FACTS AND CONCLUSIONS**

1. The subject property is located in the Historic District as defined in Section 135-45 of the Haddonfield Land Development Ordinance (LDO).

2. Section 135-49 of the LDO requires a Certificate of Appropriateness issued by the Planning Board (HPB) before a permit can be issued to permit work or activities to commence on or about exterior features of any property listed in the Historic District including construction, additions and alterations.

3. Section 135-48E of the LDO provides that the Historic Preservation Commission (HPC) will provide written reports pursuant to N.J.S.A. 40:55D-111 and make recommendations to the Planning Board which will in turn report to the administrative zoning officer.

4. Based upon the evidence presented and the testimony of the applicant, as well as the Report of the HPC, the Planning Board finds that the applicant proposes to replace the existing cedar shake roof with a new cedar shake roof. The roof will match the dimensions and exposure of the existing shingles (18 inches long by 7 ½ inches in exposure). In addition the following is proposed:

- Remove existing copper pole or yankee gutter; install new copper pole or yankee gutter.
- Install ridge caps.
- Install new copper step flashings at chimneys.
- Install new copper drip edge.

5. The HPB received and reviewed the HPC Report dated September 16, 2015, which recommends approval of the application as submitted, without conditions.

6. The HPB concludes that the proposed renovations are consistent with the Standards of Review under Section 135-50C in the Haddonfield Historic District Ordinance.

### **RESOLUTION**

On the motion of Doug McCollister, seconded by John Moscatelli, the HPB voted to approve the application to replace the existing cedar shake roof in accordance with the provisions of the LGC Roofing proposal.

**CERTIFICATION**

I hereby certify that the foregoing is a true, accurate, and complete copy of the resolution of memorialization adopted by the Planning Board of Haddonfield at its regular monthly meeting on the day of November \_\_\_\_, 2015, memorializing action taken by the Planning Board on October , 2015.

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Secretary