



Eckert Seamans Cherin & Mellott, LLC  
Two Liberty Place  
50 South 16<sup>th</sup> Street, 22<sup>nd</sup> Floor  
Philadelphia, PA 19102

TEL 215 851 8400  
FAX 215 851 8383  
www.eckertseamans.com

Daniel N. Reisman  
215.851.8478  
dreisman@eckertseamans.com

September 4, 2020

**VIA HAND DELIVERY**

Tavis A. Karrow, Zoning Officer  
Borough of Haddonfield  
242 Kings Highway East  
Haddonfield, NJ 08033

Re: 25 Tanner LLC  
25 Tanner Street (Block 21, Lot 7)

Dear Mr. Karrow:

I represent 25 Tanner LLC. My client is requesting a meeting with the Haddonfield Historic Preservation Commission in connection with its Application for a Certificate of Appropriateness for its proposal for the above-referenced property. The work described for 25 Tanner Street, which is set forth in more detail in the enclosed Application and enclosures, consists of maintaining the existing building with some minor alterations, plus a two story addition with ground level parking situated at the rear of the structure. The new addition, in conjunction with the original building, will contain 3 residential apartments, along with commercial space in the first floor.

In furtherance of the above, please find enclosed the following:

1. Twenty-five copies of Application for Certificate of Appropriateness with attachments;
2. Twenty-five copies of renderings, floor plans, and elevations prepared by Thomas B. Wagner, Architect;
3. Twenty-five copies of Site Plan prepared by Stantec Engineering;

4. A check in the amount of \$250 payable to the Borough of Haddonfield;  
and  
5. A ZIP drive containing all of the above.

Sincerely,

*Daniel N. Reisman*

Daniel N. Reisman

DNR:ncd  
Enclosures

# APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

## HADDONFIELD HISTORIC DISTRICT BOROUGH OF HADDONFIELD

SUBMISSION DATE

MEETING DATE

APPLICATION #

Type or Print Legibly

### PROPERTY DATA

Property Address: 25 Tanner Street

Block(s): 21 Lot(s): 7

Name of Business (if commercial establishment): \_\_\_\_\_

### PROPERTY OWNER DATA

Property Owner Name: 25 Tanner LLC

*All corporations, LLC's etc must be represented by an attorney at the Planning Board*

Address: 303 Park Avenue, Hainesport, NJ 08036

Home Phone: (215)-313-2111 Work Phone: (215)-313-2111

E-Mail Address tristansylk@gmail.com

Brief description of the Project Scope: \_\_\_\_\_  
Maintain existing building w/alterations plus 2 story addition with ground level parking

Applicant Signature: Daniel N. Reisman

### CERTIFICATE OF APPROPRIATENESS

#### **For Official Use**

#### **Historic Preservation Commission Action:**

<input type="checkbox"/>	Recommend Approval	<input type="checkbox"/>	Recommend Conditional Approval	<input type="checkbox"/>	Recommend Denial
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Name & Signature  
Historic Preservation Commission Representative

HPC Meeting Date

#### **Planning Board Action:**

<input type="checkbox"/>	Approved	<input type="checkbox"/>	Conditional Approval	<input type="checkbox"/>	Denied
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Name & Signature, Zoning Officer

PB Meeting Date

11/17/2015

**PLEASE GIVE A DETAILED DESCRIPTION OF THE  
PURPOSED WORK :**

See attached letter from Thomas B Wagner, Architect.

**Thomas B. Wagner**  
**ARCHITECT**

Post Office Box 2071 \* Haddonfield, New Jersey 08033

O.856-795-4550 \* F.856-795-1792

[tbwagner@aol.com](mailto:tbwagner@aol.com) \* [www.wagnerarchitect.com](http://www.wagnerarchitect.com)

25 TANNER STREET

**DESCRIPTION OF THE WORK**

The work described for 25 Tanner Street consists of maintaining the existing building with some minor alterations, plus a two story addition with ground level parking situated at the rear of the structure. This building was previously altered around 2000 to include a reconstruction of the original 1820's building, with an expanded first floor retail, and an apartment on the second floor. The original 1820's portion and addition received new cedar siding, windows and a tin new roof.

The proposed new project is designed to closely match the adjacent new construction at 23 Tanner. The prior addition will be altered to include a third floor. Behind the building will be a two story addition with parking on the ground floor, and will tie into 23 Tanner. The new addition in conjunction with the original building will contain 3 apartments and commercial space in the first floor. The new building will include a cement siding to match the adjacent 23 Tanner facades, with clad wood windows, Metal mansard and a flat roof. The existing building will retain its current siding and windows to the extent possible. The facade with bay and portico will all remain.

The building will contain a fully functional sprinkler system throughout.

**OUTLINE NATURE OF PROPOSED WORK**

(please use additional paper to continue if necessary)

ARCHITECTURAL FEATURE	Repair	Replace-In Kind	New
Foundation			
Exterior Walls			X
Masonry or Brickwork			X
Siding	X	X	X
Roof System			
Roof		X	X
Dormers	X		
Cupola			
Gutters			X
Downspouts			X
Chimney			
Eave			
Cornice	X		X
Soffit	X		X
Fascia	X		X
Windows			
Sash	X		X
Frames	X		X
Louvers			
Screen or Storm			
Shutters			X
Doors and Doorways			
Door Surrounds	X		X
Door Frames	X		X
Doors	X		X
Screen or Storm			
Porch			
Columns	X		X
Railings/Balusters			
Floor/Ceiling			
Foundation			
Stairs/Steps	X		X
Paving			
Sidewalk			X
Driveway			X
Fences			
Other			

**SUBMIT TWENTY-FIVE (25) COPIES OF THIS FORM  
INCLUDE TWENTY-FIVE (25) COPIES OF ALL ENCLOSURE**



**Check the BOXES below to indicate all submitted items**

1. ☒ Applicants **MUST** notify property owners AS REQUIRED at least 10 days before the meeting and submit Certification Form.
  2. ☒ Applications by business entities must be represented by legal counsel.
  3. ☒ Photographs of the building in question depicting the subject-matter of the application;
  4. ☒ A written description of the proposed work;
  5. ☒ Proposed architectural drawings (including elevation, drawings, floor plans, site layout, etc.);
  6. ☒ Material specifications (e.g., architect's technical specifications or manufacturer's literature describing or depicting the proposed materials);
  7. ☐ Historical documentation (e.g., historical photographs) supporting the proposed architectural decisions; and such other diagrams, architectural drawings, specifications, or other materials, sufficient to adequately inform the Historic Preservation Commission and the Planning Board of the nature of the proposed work.
- **Attach all supporting documentation to the application form.**
  - **Submission Deadline: 14 days prior to Historic Preservation Commission meeting or 28 days prior to Planning Board meeting, whichever date is earlier.**

**8. Development Application Fees**

**Type of Application & Definitions**

**Fee**

- |   |              |
|---|--------------|
| ✓ <b>Administrative Review &amp; Approval</b>   | <b>\$100</b> |
| ✓ <b>Tier I Application</b>   | <b>\$125</b> |
| • Shall be defined as minor repairs, alterations to a structure including residential or commercial.  |              |
| ✓ <b>Tier II Application</b>  | <b>\$175</b> |
| • Shall be defined as major repairs, alterations or additions to one structure be it residential or commercial.   |              |
| ✓ <b>Tier III Application</b>   | <b>\$250</b> |
| • Shall be defined as major repairs, alterations or additions to a structure with two (2) to five (5) units be it residential, commercial or mixed use. |              |
| ✓ <b>Tier IV Application</b>  | <b>\$500</b> |
| • Shall be defined as major repairs, alterations or additions to a structure with six (6) or more units be it residential, commercial or mixed use      |              |

**If you have questions, please call the Zoning Office at (856) 429-4700, Ext. 210**

11/17/2015

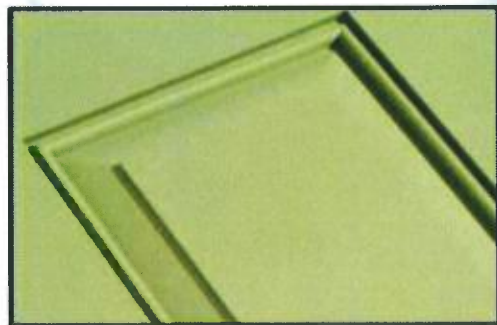
## Our Endurian Line



ONCE UPON A TIME, we thought that wood was the only way to craft the finest shutters ever made.

That is, until we discovered new state-of-the-art synthetic materials that mimic wood in ways we never imagined. Thus, our Endurian line was born: the world's first fully customizable maintenance-free shutters. Each

Endurian shutter is hand-crafted and assembled. The result is a



masterpiece with the high level of

*Shown in a SH-3-1002, Raised Panel Style painted in Sage Grass. Multiple Shutter Styles, Panel Configurations and Options are available.*

detailing for which Timberlane is so well known. And once painted, with our environmentally-friendly water-based paint, not even the termites can tell the difference between our wood and our Endurian shutters.



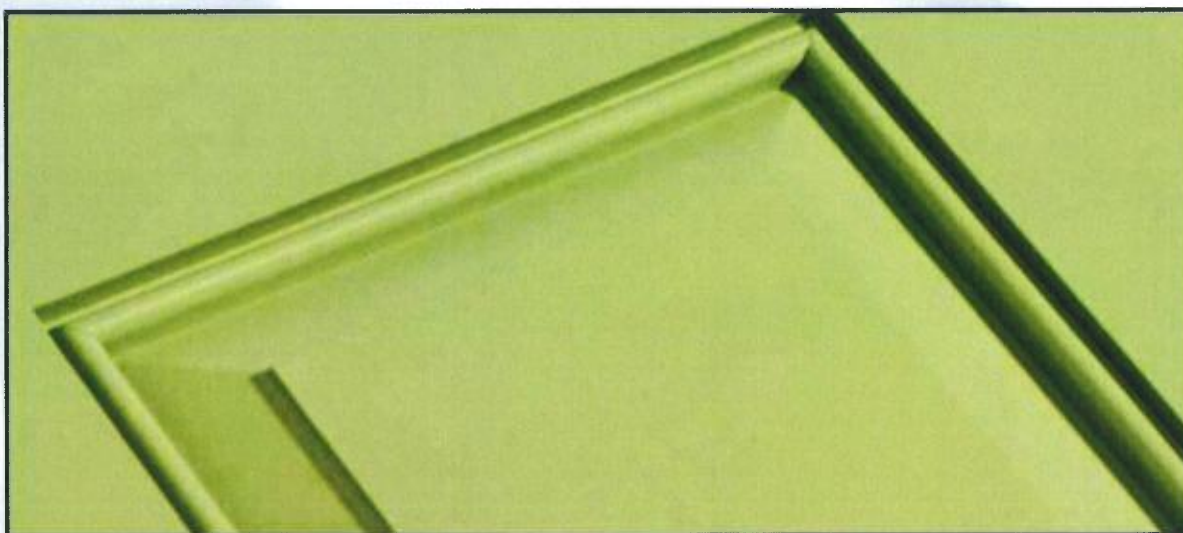
Find more resources at [www.Timberlane.com](http://www.Timberlane.com)

092413-EN



## ENDURIAN™ SHUTTER SPECIFICATIONS

ENDURIAN SHUTTERS ARE AVAILABLE IN COUNTLESS STYLES AND CONFIGURATIONS and are all built to order. For complete availability, please visit [www.Timberlane.com](http://www.Timberlane.com) or contact us at 800.250.2221



### AVAILABILITY & TECHNICAL SPECIFICATIONS:

Raw Material:	Proprietary PVC Extrusions, Pultruded Fiberglass, & High Performance Exterior Wood Composite (based on shutter style)	Top Rail Width:	2-1/2"
Panel Configurations:	Any	Mid Rail Width:	2-1/2"
Custom Rail Placement:	Available	Bottom Rail Width:	4"
Custom Rail Width:	Available	Panel Thickness:	15/16"
Custom Stile Width:	Available	Stile Width:	2-1/2"
Thickness:	1-5/16 <sup>th</sup>	Options:	Varies by Style
Minimum Shutter Width:	12"	Hinge Mount:	Yes
Maximum Shutter Width:	36"	Fixed Mount:	Yes
Minimum Shutter Length:	30"	Primer:	Alkyd based with tannin blocking
Maximum Shutter Length:	116"	Paint:	Water-based elastomeric (flexible) acrylic emulsion
Size Increments:	1/4"	Colors:	24 Standard colors and Custom Color Matching

WARRANTY: Lifetime limited warranty against defects in material and workmanship (10-year prorated on paint finish). Visit [Timberlane.com](http://Timberlane.com) for complete warranty information.



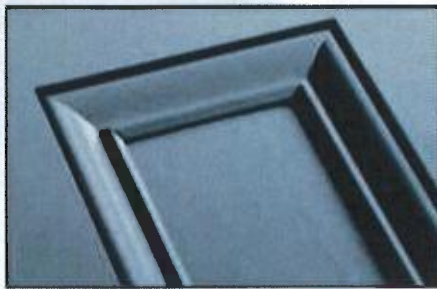
Find more resources at [www.Timberlane.com](http://www.Timberlane.com)

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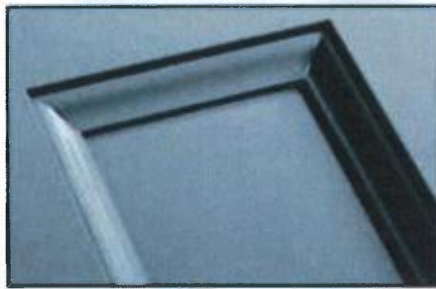


# ENDURIAN™ SHUTTER PANEL STYLES

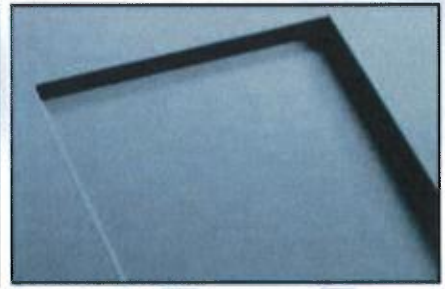
## ENDURIAN PANEL SHUTTER STYLES



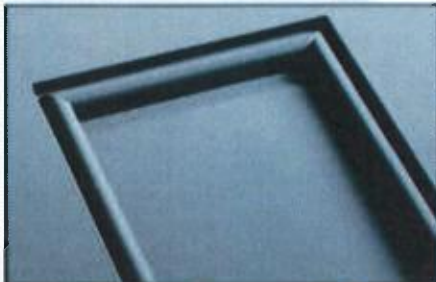
FP1



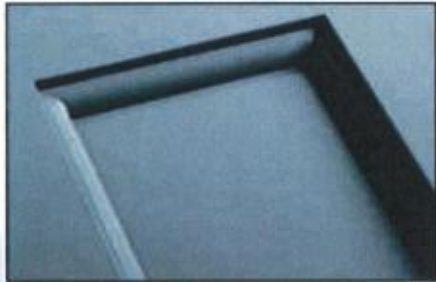
FP2



FP3



FP4



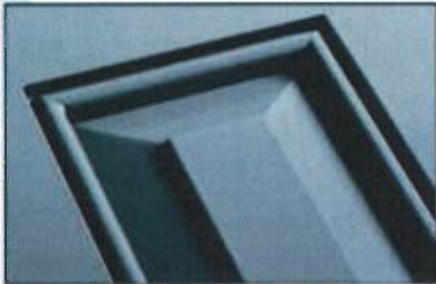
FP5



SH1



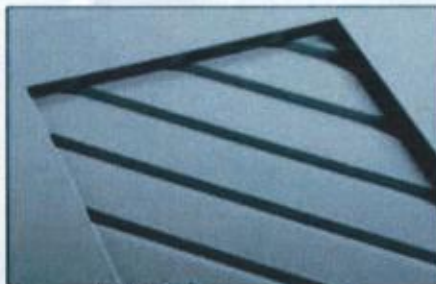
SH2



SH3



UBI



VGD



VGV



CBI



Find more resources at [www.Timberlane.com](http://www.Timberlane.com)

092413-EN



# DOUBLE-HUNG WINDOWS



## 400 SERIES WOODWRIGHT® WINDOWS

Woodwright® windows help replicate the look of traditional architecture. Their thick, sloped sills and historically accurate grille patterns bring old-world character to homes of all ages. To help match existing interiors when replacing or remodeling, they're available in a variety of wood species and with a range of hardware and grille options, including custom grilles.

**For more information, see page 59.**



Woodwright® windows give you the option to use a variety of graceful arches that can add an uncommon elegance.



Unequal Arch



Arch



Springline™



## 400 SERIES WOODWRIGHT® INSERT WINDOWS

Woodwright® insert windows give you all the advantages of Woodwright® full-frame windows, plus they install faster and easier while keeping the mess and disruption to a minimum. In most cases, you can even keep the original trim and preserve the character of your customers' homes.

**Installation materials included.**

**For more information, see page 77.**



## 400 SERIES TILT-WASH WINDOWS

Year after year, the Andersen® 400 Series tilt-wash window is our best-selling double-hung window — and for good reason. It's extremely energy efficient and offers a wide array of decorative and performance options.

**For more information, see page 83.**



**StormWATCH**  
PROTECTION

This product is available with Stormwatch® protection. For a copy of the Andersen® Coastal Product Guide, contact your Andersen supplier.

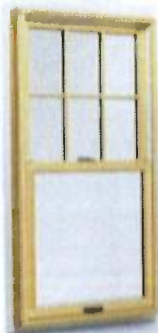


## 400 SERIES TILT-WASH INSERT WINDOWS

All the features of our best-selling double-hung window are now available in an insert window that's faster and easier to install.

**Installation materials included.**

**For more information, see page 95.**



## 200 SERIES TILT-WASH WINDOWS

200 Series tilt-wash double-hung windows come in our most popular sizes and with our most requested options. They feature low-maintenance exteriors and real wood interiors. **For more information, see page 221.**



## NARROLINE® WINDOW CONVERSION KIT

For homes with Andersen® Narroline® windows that were made after 1967, our conversion kit lets you turn them into tilt-wash double-hung windows with high-performance Low-E glass. **For more information, see page 94.**



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Our natural cedar look has a soft texture that mimics wood.



HARDIEPLANK® LAP SIDING

### SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.















































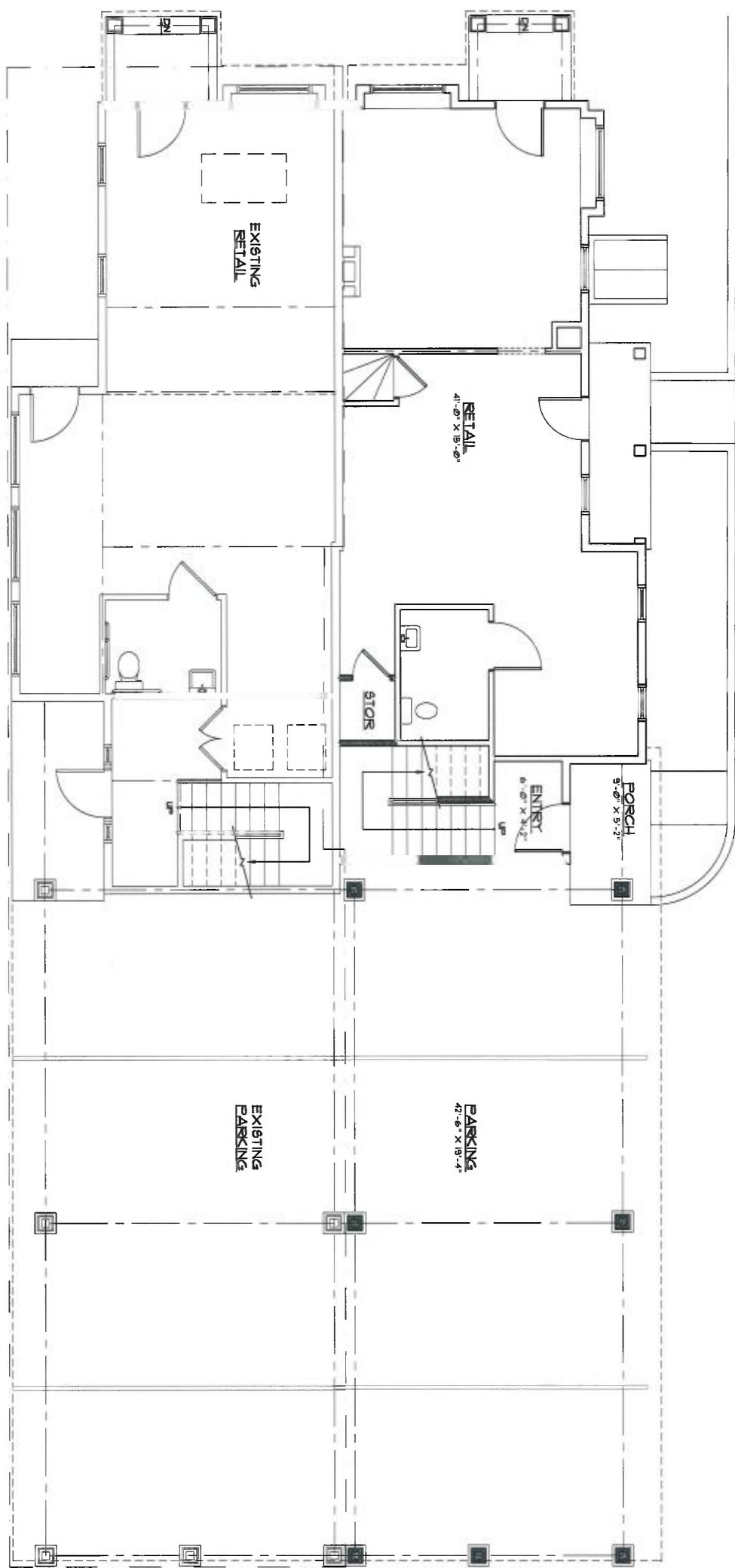






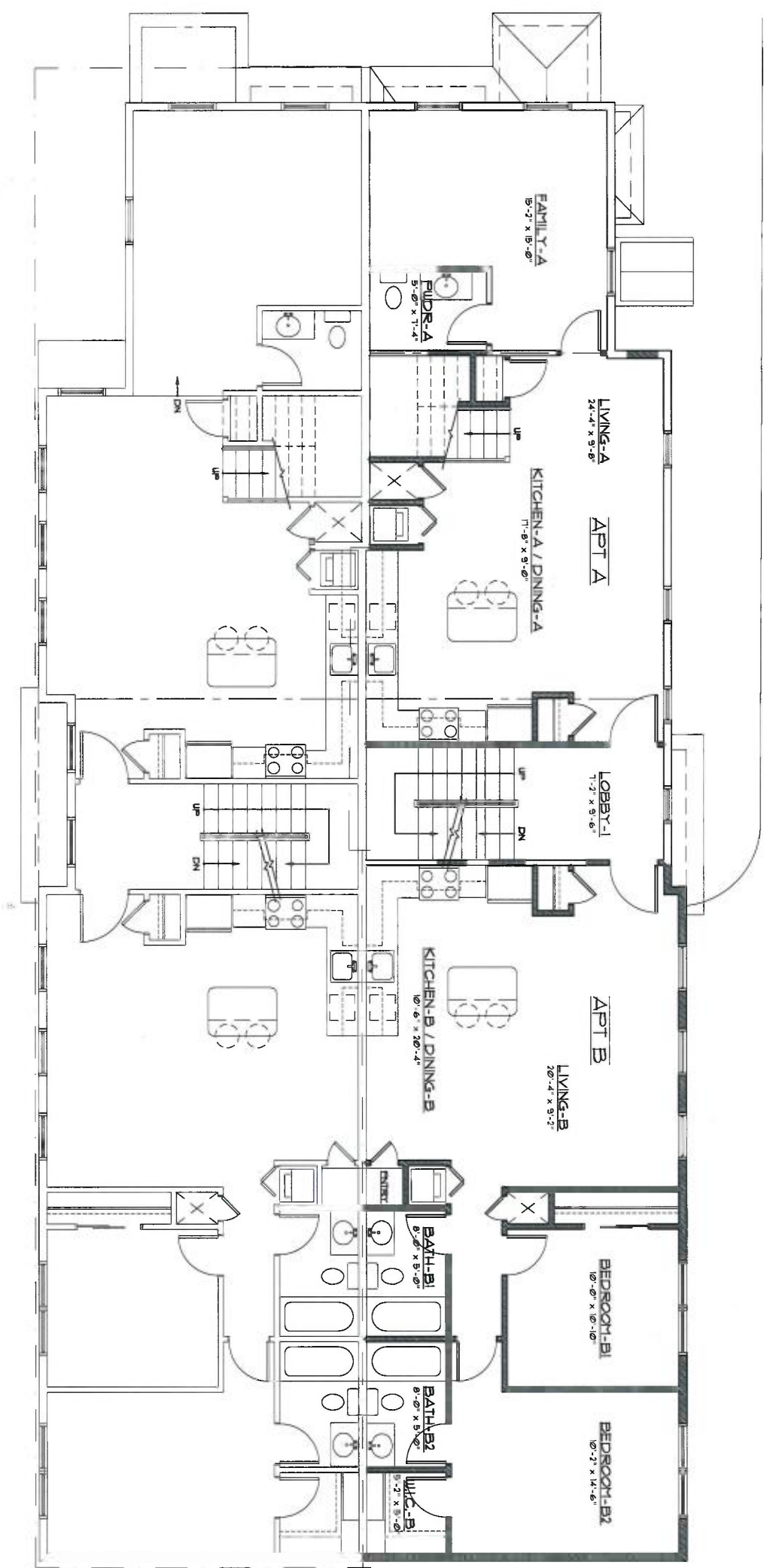


1 FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



<div> <div> <div></div> <div>A1</div> </div> </div>	<div> <div> <div></div> <div>FIRST FLOOR PLAN</div> </div> </div>	<div> <div>DATE 7/16/20</div> <div>SCALE AS NOTED</div> </div>	<div> <div> <div></div> <div> <div>Thomas B. Wagner, Architect</div> <div>Architecture Interior Design Preservation Consulting</div> </div> </div> <div> <div>Post Office Box 8071 Haddonfield, NJ 08033 Tel (856) 795 6880 Fax (856) 795 1798</div> </div> </div>	<div> <div>PROJECT:</div> <div>Renovation to 25 TANNER STREET HADDONFIELD, NJ</div> </div>	<div> <div>REVISIONS</div> <div> <div></div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> </div>	<div> <div>Thomas B. Wagner</div> <div>NJ AJ 11819</div> <div>PA 009230X</div> </div>
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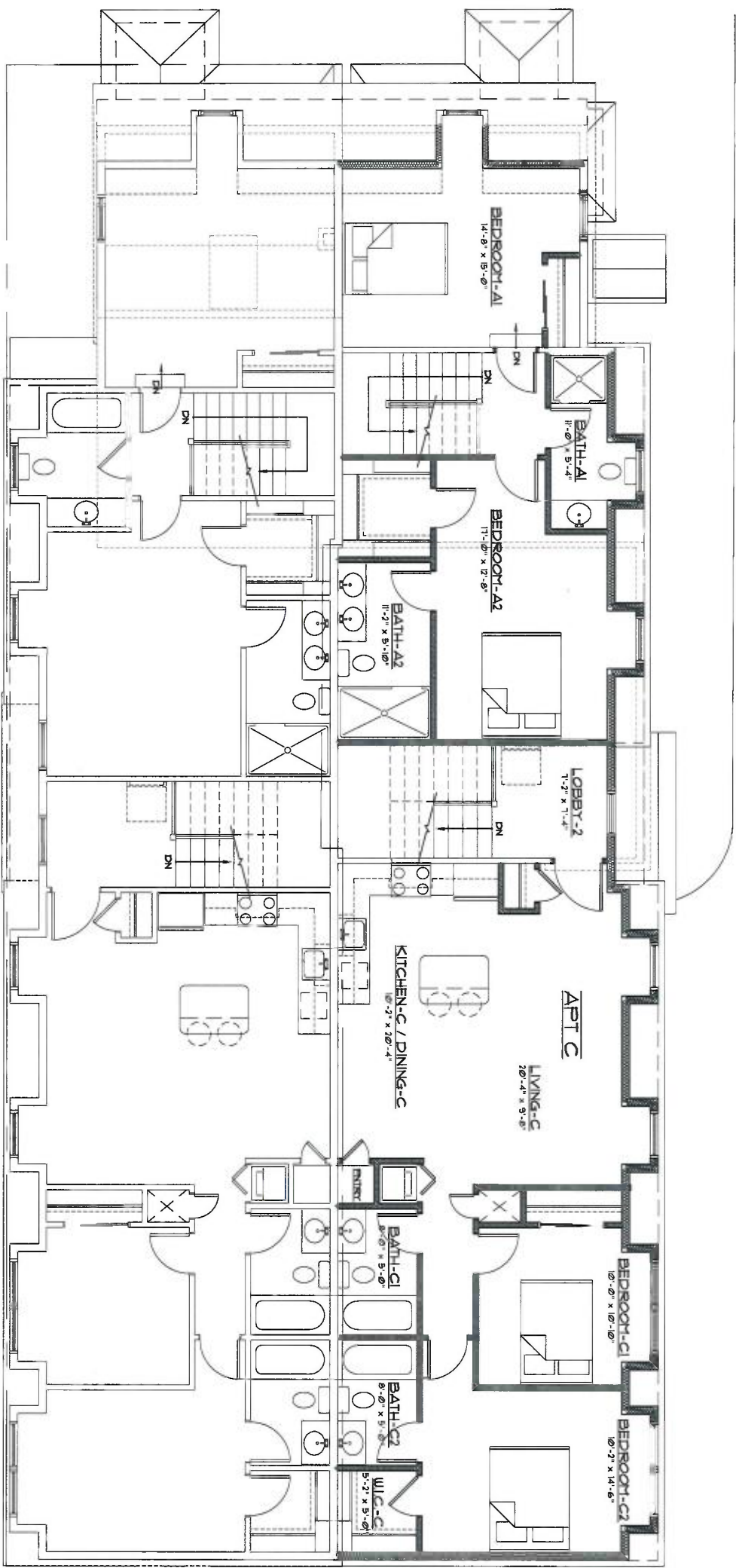
1 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



<div> <div>SHEET</div> <div>A2</div> </div>	<div> <div>DRAWING</div> <div>SECOND FLOOR PLAN</div> </div>	<div> <div>DATE 7/16/20</div> <div>SCALE AS NOTED</div> </div>	<div> <div> <div> <div></div> <div></div> </div> <div> <div>Thomas B. Wagner, Architect</div> <div>Architecture Interior Design Preservation Consulting</div> </div> </div> <div> <div>Post Office Box 8071 Haddonfield, NJ 08033 Tel (856) 796 4880 Fax (856) 796 1798</div> </div> </div>	<div> <div>PROJECT:</div> <div>Renovation to 25 TANNER STREET HADDONFIELD, NJ</div> </div>	<div> <div>REVISIONS</div> <div> <div></div> <div></div> <div></div> <div></div> <div></div> </div> <div> <div>Thomas B. Wagner</div> <div>NJ AI 11819</div> <div>PA 009230X</div> </div> </div>
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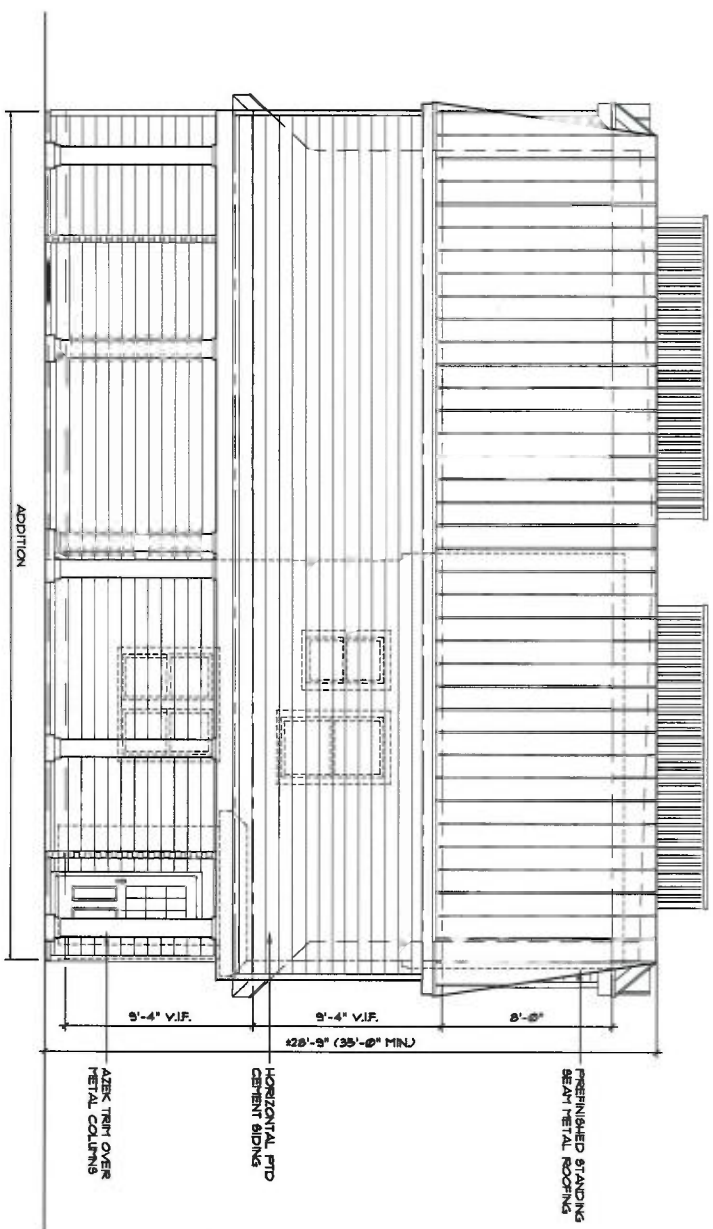
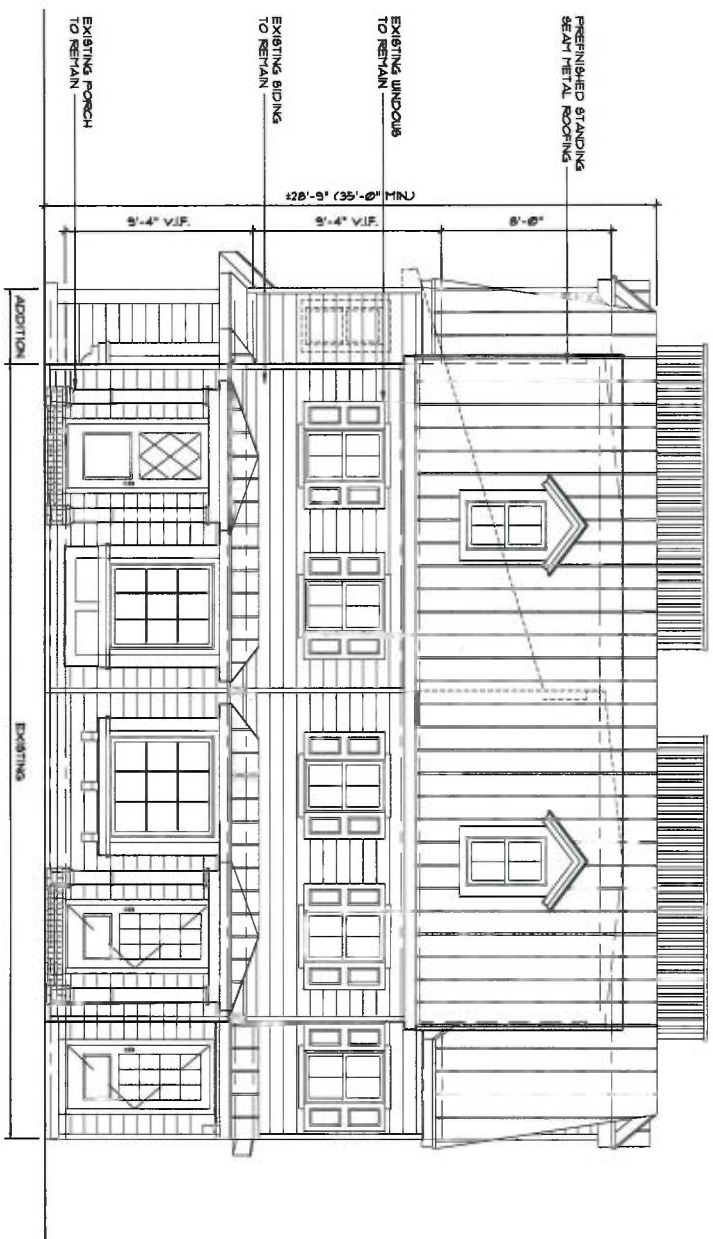
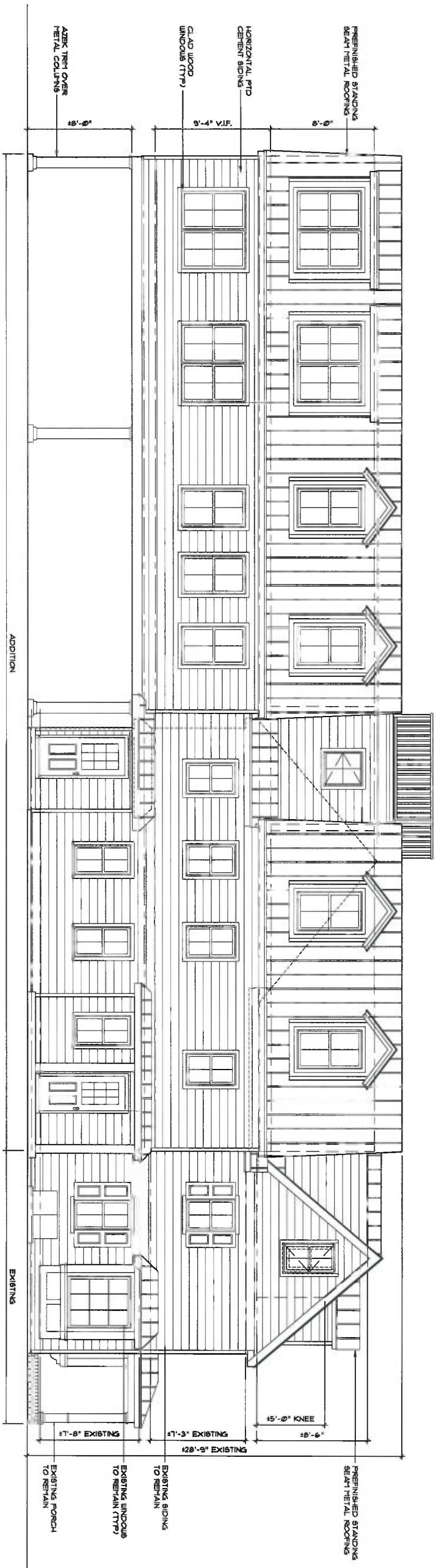


1 ATTIC FLOOR PLAN  
SCALE: 1/4" = 1'-0"

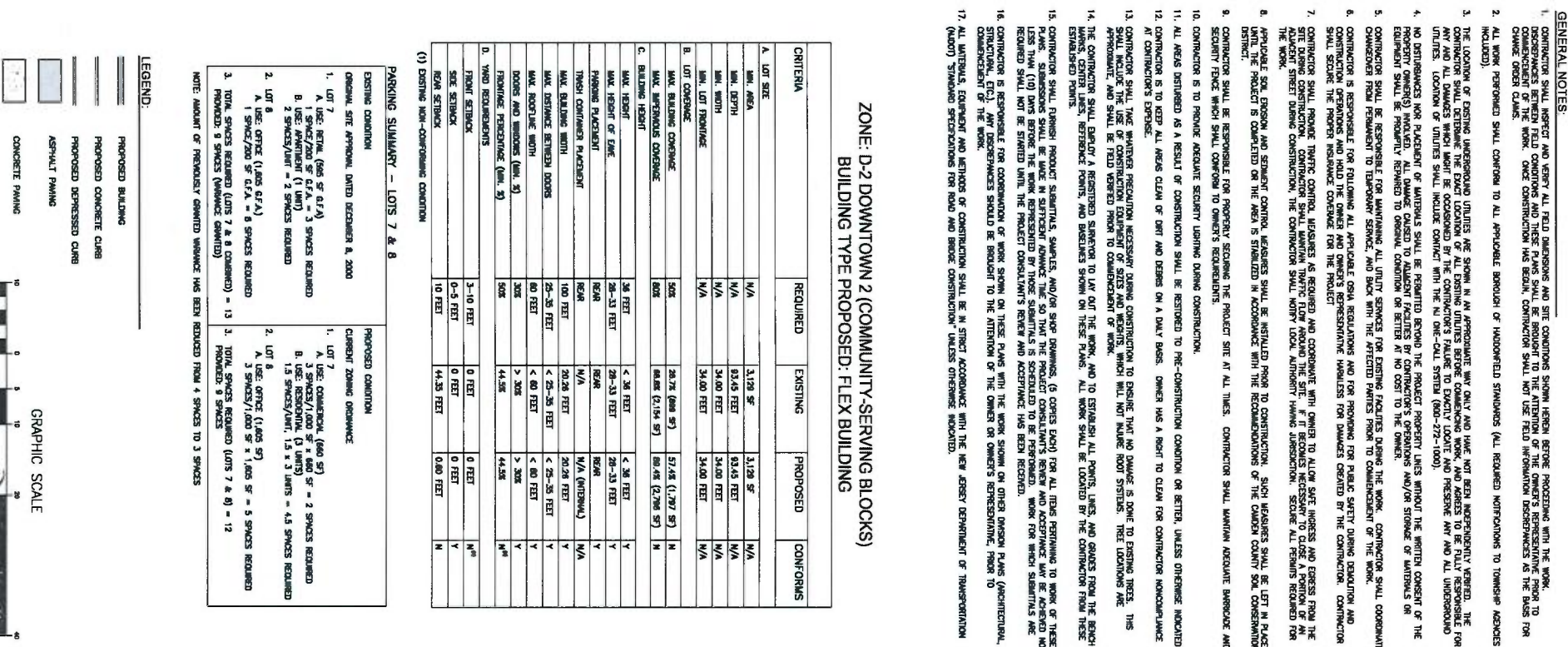


<p>SHEET</p> <p><b>A3</b></p>	<p>DRAWING</p> <p>ATTIC FLOOR PLAN</p>	<p>DATE 7/16/20</p> <p>SCALE AS NOTED</p>	<p>Thomas B. Wagner, Architect Architecture Interior Design Preservation Consulting</p> <p>Post Office Box 8071 Haddonfield, NJ 08033 Tel (856) 795 6880 Fax (856) 795 1788</p>	<p>PROJECT:</p> <p>Renovation to 25 TANNER STREET HADDONFIELD, NJ</p>	<p>REVISIONS</p>	<p>Thomas B. Wagner NJ AJ 11819 PA 009230X</p>
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CRITERIA		REQUIRED	EXISTING	PROPOSED	COMMENTS
<b>A. LOT SIZE</b>					
MIN. AREA	N/A	3,128 SF	3,128 SF	N/A	
MIN. DEPTH	N/A	83.45 FEET	83.45 FEET	N/A	
MIN. WIDTH	N/A	34.00 FEET	34.00 FEET	N/A	
MIN. LOT FRONTAGE	N/A	34.00 FEET	34.00 FEET	N/A	
<b>B. LOT COVERAGE</b>					
MIN. BUILDING COVERAGE	50%	28.7% (486 SF)	57.4% (1,179 SF)	N	
MAX. IMPAVED COVERAGE	50%	68.8% (1,194 SF)	80.4% (2,786 SF)	N	
<b>C. BUILDING HEIGHT</b>					
MAX. HEIGHT OF EAVE	26 FEET	< 26 FEET	< 26 FEET	Y	
MAX. HEIGHT OF FINISH FLOOR	28'-3.5 FEET	28'-3.5 FEET	28'-3.5 FEET	Y	
THROUS PLACEMENT	8'0"IN	8'0"IN	8'0"IN	Y	
THROUS CONNECTION PLACEMENT	N/A	N/A	N/A (INTERNAL)	N/A	
MAX. BUILDING WIDTH	100 FEET	20.26 FEET	20.26 FEET	Y	
MAX. DISTANCE BETWEEN DOORS	< 25'-3.5 FEET	< 25'-3.5 FEET	< 25'-3.5 FEET	Y	
MAX. DOORWAY WIDTH	< 60 FEET	< 60 FEET	< 60 FEET	Y	
DOORS AND WINDOWS (MIN. %)	30%	> 30%	> 30%	Y	
FRONTING FENCIBLE (MIN. %)	50%	44.5%	44.5%	N <sup>48</sup>	
<b>D. TWO REQUIREMENTS</b>					
FRONT SETBACK	3'-10 FEET	0 FEET	0 FEET	N <sup>48</sup>	
SIDE SETBACK	0-5 FEET	0 FEET	0 FEET	Y	
REAR SETBACK	10 FEET	44.3% FEET	0.00 FEET	N	

PARKING SUMMARY - LOTS 7 & 8	
EXISTING CONDITION ORIGINAL SITE APPROVAL DATED DECEMBER 8, 2000	PROPOSED CONDITION CARPORT ZONING REQUIREMENT
1. LOT 7 A. USE: RETAIL (660 SF) 3 SPACES/1,000 SF (0.3) = 3 SPACES REQUIRED B. USE: AMBULANCE (1 UNIT) 2 SPACES/UNIT = 2 SPACES REQUIRED 2. LOT 8 A. USE: OFFICE (1,605 SF) 1 SPACE/2,000 SF (0.5) = 1 SPACE REQUIRED 3. TOTAL SPACES REQUIRED (LOTS 7 & 8 COMBINED) = 13 PROVIDED: 9 SPACES (UNAVAILABLE GARAGE)	1. LOT 7 A. USE: CONVENTION (660 SF) 3 SPACES/1,000 SF (0.3) = 3 SPACES REQUIRED B. USE: RESIDENTIAL (3 UNITS) 1.5 SPACES/UNIT, 1.5 x 3 UNITS = 4.5 SPACES REQUIRED 2. LOT 8 A. USE: OFFICE (1,605 SF) 3 SPACES/1,000 SF x 1,605 SF = 5 SPACES REQUIRED 3. TOTAL SPACES REQUIRED (LOTS 7 & 8) = 12 PROVIDED: 9 SPACES

NOTE: AMOUNT OF PROPOSEDLY GRANTED VARIANCE HAS BEEN REDUCED FROM 4 SPACES TO 3 SPACES

**LEGEND:**

- |   |                         |
|---|-------------------------|
|  | PROPOSED BUILDING       |
|  | PROPOSED CONCRETE CURB  |
|  | PROPOSED DEPRESSED CURB |
|  | ASPHALT PAVING          |
|  | CONCRETE PAVING         |



Client  
HADDONFIELD COMMONS

---

Title  
SITE PLAN

**CLIFTON W. QUAY**  
PROFESSIONAL ENGINEER, PROFESSIONAL PLANNER  
N.J.P.E. LICENSE #42670, N.J.P.P. LICENSE #105663

DATE \_\_\_\_\_



10000 Midlantic Drive, Suite 300 W Tel. 856.234.0800  
Mount Laurel, NJ 08054-1740 Fax. 856.234.5928

Certificate of Auth. 24GA28064600

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.

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