

Historic District Ordinance

Haddonfield Borough, Camden County, NJ

ARTICLE VI Historic District

§ 135-42. Purpose.

The purpose of this section is to safeguard the heritage of the Borough of Haddonfield by preserving that part of the Borough which reflects elements of its cultural, social, economic and architectural history; to preserve the integrity of design of the eighteenth and nineteenth century buildings and streetscapes within the Historic District, and the preservation of the historic and architecturally significant buildings; to maintain and improve property values; to preserve and promote the Historic District as an essential element of municipal character and identity, as an important factor in the economy of the Borough and the property values therein; to foster civic beauty; to promote the use of the district for the education, pleasure and welfare of the citizens of the Borough and its visitors; and to further assure that construction, alterations, repairs, replacements such as lighting, fences, walkways, signs, color and landscaping are compatible with the Borough's historic, cultural, aesthetic and architectural heritage.

§ 135-43. Permitted uses.

All uses permitted in the Historic District shall be those designated by this chapter. Such uses shall not be altered by further designation as being within the Historic District.

§ 135-44. Area and dimensional regulations.

[Amended 7-23-2002 by Ord. No. 1825, effective 9-15-2002]

The area, yard, bulk, and other dimensional regulations within the Historic District Overlay Zone shall be in accordance with those requirements of the underlying zoning district, as set forth in this chapter, except where modified by any other applicable section of this chapter.

§ 135-45. Boundaries of Historic District.

There is hereby established in the Borough of Haddonfield a district to be known as the Haddonfield Historic District and defined for the purpose of this chapter as follows:

- A. The boundary lines of the Haddonfield Historic District, as generally defined by the several streets, shall be the existing rear boundary lot line, as of the date of this chapter, of the lots bordering on the outside lines of the streets named as boundaries. (Both sides of street are included unless otherwise designated).

- (1) King's Highway from the Borough line on the east to Chews Landing Road and Avondale Avenue on the west.

- (2) Tanner Street from King's Highway to Euclid Avenue.
- (3) Haddon Avenue from King's Highway to and including #65 Haddon Avenue
- (4) Lake Street from Haddon Avenue to Grove Street.
- (5) Grove Street from Lake Street to King's Highway on the west, and from Glover Avenue to King's Highway on the east.
- (6) Warwick Road from King's Highway to West Summit Avenue.
- (7) Washington Avenue from King's Highway to Cottage Avenue.
- (8) Chestnut Street from King's Highway to East Park Avenue.
- (9) Centre Street from Ellis Street to East Park Avenue.
- (10) Potter Street from King's Highway to Fowler Avenue.
- (11) Clement Street from Mechanic Street to Tanner Street.
- (12) Colonial Avenue from King's Highway East to Lake Street.
- (13) Friends Avenue from King's Highway East to Lake Street.
- (14) Mechanic Street from King's Highway East to Clement Street.
- (15) Lincoln Avenue from East Atlantic Avenue to Centre Street.
- (16) West Park Avenue from Washington Avenue to Warwick Road.
- (17) West Park Avenue from East Atlantic Avenue to Washington Avenue.
- (18) East Park Avenue from East Atlantic Avenue to Centre Street.
- (19) East Atlantic Avenue from Lincoln Avenue to East Park Avenue.
- (20) West Cottage Avenue (north side) from Washington Avenue to Warwick Road.

B. The following specific historic structures outside the contiguous physical boundaries of the Historic District set forth above shall be considered part of the district and all provisions of the Historic District Ordinance shall apply to them and the tax lot or lots on which they are located:

- (1) Wm. Estaugh Hopkins House, "Birdwood," Hopkins Lane (1794).
- (2) Birdwood Farmer's Cottage, 405 Birdwood Avenue (1796).

- (3) Samuel Wood House, 201 Wood Lane (1841).
- (4) Elizabeth Haddon's Brew House, 201 Wood Lane (1713).
- (5) Original Gill Country House, 80 Lane of Acres (1748).
- (6) Redman House, 140 Westmont Avenue (1834).
- (7) Campbell House, 540 Coles Mill Road.
- (8) Needles House, 592 Coles Mill Road.
- (9) Daniel Fortiner House, 8 Roberts Avenue (1820).
- (10) Nathan Willits House, 22 Roberts Avenue (1836).

§ 135-46. Applicability of Historic District and use district provisions.

The following regulations shall apply in the Historic District and to those historic structures so designated outside the district and shall be in addition to the use districts which shall be designated by the Official Zoning Map and articles of the Zoning Ordinance for such areas. The Haddonfield Historic District shall be specifically identified with the community zone plan element of the Master Plan as recognized by N.J.S.A. 40:55D-28(10).

§ 135-47. Historic Preservation Commission.

An Historic Preservation Commission (HPC) is hereby established in the Borough of Haddonfield.

- A. The HPC shall consist of five regular members and two alternate members, who shall be appointed by the Mayor.
- B. The membership of the HPC shall include at least one regular member of each of the following classes:
 - (1) Class A: a person who is knowledgeable in building design and construction or architectural history and who may reside outside the municipality; and
 - (2) Class B: a person who is knowledgeable or with a demonstrated interest in local history and who may reside outside the municipality.
- C. Of the regular members a total of at least one less than a majority shall be of Classes A and B.
- D. The remaining regular members and alternate members shall be designated as Class C members who shall hold no other municipal office, position or employment except for membership on the Planning Board or Board of Adjustment, as provided in N.J.S.A.

40:550-107. The alternate members shall be identified as Alternate 1 and Alternate 2, at the time of appointment.

- E. The terms of the initial appointments shall not exceed four years and shall be staggered; thereafter the regular members shall be appointed for four-year terms. HPC members on the Planning Board or on the Zoning Board shall hold office on the HPC for the term of membership on the respective board, but in no event shall such term exceed four years.
- F. The members of the HPC shall annually elect a Chairperson and a Vice Chairperson. The HPC shall select a Secretary who need not be a member of the HPC or municipal employee.
- G. No member shall act on any matter in which he or she has, either directly or indirectly, an personal or financial interest. A member of the HPC may, after a public hearing if he or she requests it, be removed for cause by the Borough Commissioners.
- H. A quorum needed to conduct business shall consist of three members of the HPC.
- I. The Secretary shall keep the records of all meetings and proceedings including voting records, attendance, resolutions, findings, determination and decision. These shall be included in a report to the Planning Board on each application for a certificate of appropriateness reviewed by the HPC, and shall be public records.
- J. Expenses and costs.
 - (1) The governing body shall make provision in its budget and appropriate funds for the expenses of the Historic Preservation Commission.
 - (2) The Historic Preservation Commission may employ, contract for, and fix the compensation of experts and other staff, services and supplies as it shall deem necessary. The Commission shall obtain its legal counsel from the Municipal Attorney at the rate of compensation determined by the governing body. Expenditures pursuant to this subsection shall not exceed, exclusive of gifts or grants, the amount appropriated by the governing body for the Commission's use.