

OFFICE OF THE HISTORIC PRESERVATION COMMISSION

25 Neptune Boulevard Neptune NJ 07753
(732) 988-5200 Ext. 204 Fax (732) 988-4259
awalby@neptunetownship.org

April 14, 2021

Deborah Osepchuk

88 Heck Ave
Ocean Grove, NJ 07756

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2021-050
BLOCK 216 LOT 2 ALSO KNOWN AS 88 Heck Ave**

Dear Applicant:

Please be advised the above mentioned application has been reviewed for completeness and the Application Review Team (Review Team) has determined that this application cannot be administratively approved. Therefore, you are hereby notified that your application has been scheduled for a virtual public hearing before the Historic Preservation Commission. Your application has been scheduled for a virtual public hearing/meeting on **Tuesday, May 11th, 2021 at 7:00 PM**. The meeting will be held virtually via Zoom. Log-in and Participant information is as follows:

Topic: Historic Preservation Commission Regular Meeting of May 11th, 2021

Time: May 11, 2021 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84823209822?pwd=STBuSmVJUHVNQXZlN2dBY2N5OWJ4Zz09>

Meeting ID: 848 2320 9822

Passcode: 691860

One tap mobile

+13017158592,,84823209822# US (Washington DC)

+13126266799,,84823209822# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

Meeting ID: 848 2320 9822

Find your local number: <https://us02web.zoom.us/j/84823209822?pwd=STBuSmVJUHVNQXZlN2dBY2N5OWJ4Zz09>

Join by SIP

84823209822@zoomcrc.com

Preliminary Review Notes

Below, please find the Application Review notes. Please understand that this is a preliminary review. It includes, but is not limited to, the observations on the following pages concerning your project. In no event shall this preliminary review constitute an approval. Neither the Applicant nor the Review Team is bound by this review. Also, these comments do not preclude additional information requests, comments, or concerns from HPC members before or at the virtual hearing/meeting. The Applicant and/or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

Description of Work

1. Installation of mini split on the south facing rear second floor roof (flat)
2. There will be no exterior chase.
3. This unit is to provide cooling to the attic only.
4. A small corner of the condenser will be visible from the rear neighbor's alley looking through their porch.

Additional Request

You will need to provide **nine (9)** sets of plans, including color photos of the house and affected areas, as well as the property survey, and plans/catalog cuts, and paint color swatches. This must be provided at the latest **11 days (latest on April 30th) before the meeting May 11th, 2021**. Along with providing 9 hard copies, please also email via .pdf.

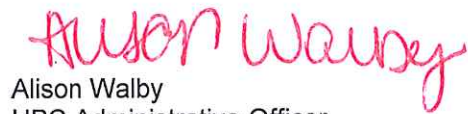
If any changes are made to your application after you have been placed on the agenda, or if you fail to produce any of the items requested by the Commission, your hearing will be deferred to the next available meeting.

It is highly recommended that you attend this virtual hearing in order to address any questions or concerns the Commission may have. An Architect, Contractor, or Attorney may accompany you, or you may appoint a representative in the event you are unable to attend/participate. Please be advised, your absence or lack of participation in the virtual meeting may cause your application to be deferred.

For your convenience, the Ocean Grove Historic District Guidelines for Residential Structures can be found online at www.neptunetownship.org.

The HPC thanks you for your cooperation and support in maintaining the integrity and character of the Ocean Grove, a registered National and State Historic District. Should you have any further questions or concerns please feel free to contact me at (732) 988-5200, extension 204 or via email awalby@neptunetownship.org.

Cordially,



Alison Walby
HPC Administrative Officer

Application #: HPC 2021-050

Application Date: _____

Historic Preservation Commission Certificate of Appropriateness Application

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> AC UNIT | <input type="checkbox"/> GATE | <input type="checkbox"/> RAILINGS |
| <input type="checkbox"/> ADDITION | <input type="checkbox"/> GENERATOR | <input type="checkbox"/> RETAINING WALL |
| <input type="checkbox"/> ARBOR | <input type="checkbox"/> GUTTERS & LEADERS | <input type="checkbox"/> ROOF |
| <input type="checkbox"/> AWNING | <input type="checkbox"/> HOT TUB | <input type="checkbox"/> SATELLITE DISH |
| <input type="checkbox"/> BALCONY | <input type="checkbox"/> LATTICE | <input type="checkbox"/> SHED |
| <input type="checkbox"/> CHIMNEY | <input type="checkbox"/> LIGHT FIXTURE | <input type="checkbox"/> SHUTTERS |
| <input type="checkbox"/> COLUMNS | <input type="checkbox"/> NEW CONSTRUCTION | <input type="checkbox"/> SIDING |
| <input type="checkbox"/> DECK | <input type="checkbox"/> ORNAMENTATION | <input type="checkbox"/> SIGN |
| <input type="checkbox"/> DOOR REPLACEMENT | <input type="checkbox"/> OUTDOOR SHOWER | <input type="checkbox"/> SKYLIGHT |
| <input type="checkbox"/> DRIVEWAY | <input type="checkbox"/> PAINT | <input type="checkbox"/> SOLAR |
| <input type="checkbox"/> EXTERIOR ALTERATIONS | <input type="checkbox"/> PATIO | <input type="checkbox"/> STAIRS |
| <input type="checkbox"/> FENCE | <input type="checkbox"/> PIERS | <input type="checkbox"/> VENT |
| <input type="checkbox"/> FLAGS / BANNERS | <input type="checkbox"/> PORCH | <input type="checkbox"/> WALKWAY |
| <input type="checkbox"/> FOUNDATION | <input type="checkbox"/> PORCH FAN | <input type="checkbox"/> WINDOWS |
| <input type="checkbox"/> OTHER _____ | | |

Please complete this application in its entirety.

Before submission of an application, the applicant is encouraged to review the Ocean Grove Historic District Architectural Design Guidelines for Residential Structures or Commercial Buildings and read the entire attached Information Sheet. The Guidelines are available online at www.neptunetownship.org. Please type or print legibly with ink.

Incomplete applications will not be accepted.

REQUIRED INFORMATION: *With each application, you are required to submit color photos of the property, and, depending on the scope of work proposed, architectural plans or sketches, material samples, color samples, catalog cuts, or any other useful references for review. Once your application is scheduled for a meeting, you may be required to submit additional information or copies of your application and other submitted documents.*

PROPERTY IDENTIFICATION

ADDRESS: 88 HECK AVE OCEAN GROVE 07756
BLOCK: 216 LOT: 2 QUALIFIER: _____

OWNER INFORMATION

NAME(S): DEBORAH + (JOHN OSEPCHUK)
ADDRESS: 88 HECK AVE OCEAN GROVE 07756
PHONE: 732-361-6736 EMAIL: JDCTRIOS@AOL.COM

APPLICANT INFORMATION

☒ Check if same as Owner

NAME(S): _____ COMPANY: _____
ADDRESS: _____
PHONE: _____ EMAIL: _____

APPLICANT CAPACITY – IF OTHER THAN OWNER (Check one):

☐ Lessee ☐ Agent ☐ Architect ☐ Contractor ☐ Attorney ☐ Other: _____

PROPERTY INFORMATION

PROPERTY TYPE (Check one):

☒ Single Family ☐ Multifamily: _____ Units ☐ Commercial ☐ Condo ☐ Mixed Use

ARCHITECTURAL PERIOD / YEAR BUILT: 1904 ARCHITECTURAL STYLE: FOUR SQUARE

Does your project include demolition of 15% or more of exterior of existing structure? ☐ YES ☒ NO

If YES: you must apply for a Demolition Permit prior to applying for a Certificate of Appropriateness.

Do you have Zoning Department approval for this project? ☒ YES ☐ NO ☐ N/A

ZONING PERMIT ID# (from Zoning Permit): SS4751178 DATE APPROVED: 4/7/21

Please Note: If Zoning approval is required for the work described on your application, your application will remain incomplete until Zoning approval is received. **Incomplete applications will not be accepted.**

Describe all proposed work to be conducted on subject property below. Be sure to include all colors and materials to be used. Attach additional pages if necessary.

INSTALLATION OF MINI SPLIT ON SOUTH
FACING REAR 2ND FLOOR ROOF (FLAT)

THERE WILL BE NO EXTERIOR CHASE

THIS UNIT IS TO PROVIDE COOLING TO THE
ATTIC ONLY

A SMALL CORNER OF THE CONDENSER WILL
BE VISIBLE FROM THE NET STREET
THROUGH THE REAR NEIGHBORS ALLEY
LOOKING THROUGH THEIR PORCH (PHOTO #2)

By signing this application, the Applicant and Owner agree to the following:

- Property site visits by Neptune Township Staff, HPC Members and HPC Professionals until the project has been deemed to be complete.
- The information herein is correct and complete to the best of your knowledge.
- The HPC or HPC Application Review Team may require additional information for your application to be considered complete.

By signing this application, the Owner authorizes the listed Applicant to appear as their representative at a public hearing before the Commission.

DEBORAH OSEPCHUK

OWNER NAME – Please PRINT

Deborah Osepchuk

OWNER SIGNATURE

DEBORAH OSEPCHUK

APPLICANT NAME – Please PRINT

Deborah Osepchuk

APPLICANT SIGNATURE

DATE

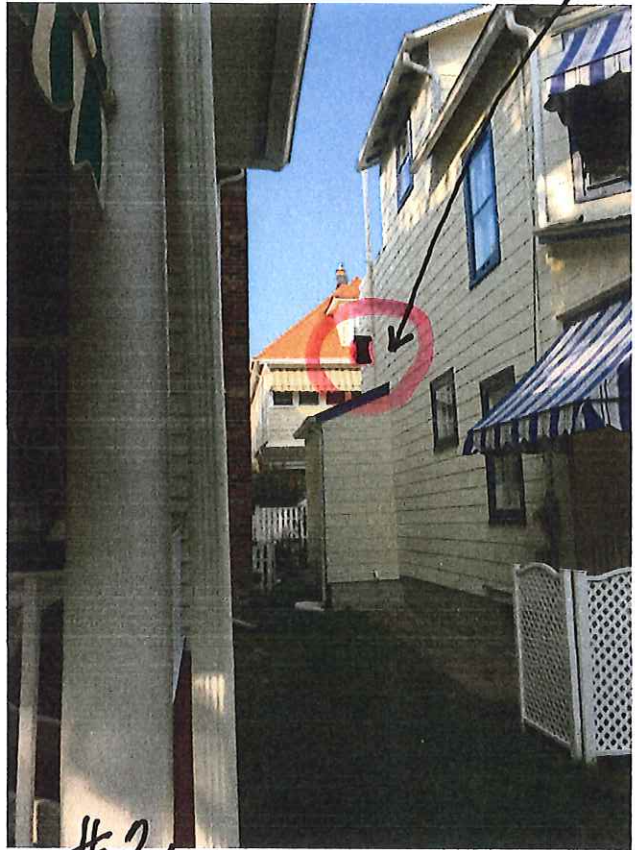
DATE



VIEW FROM PENNSYLVANIA



#1



#2

VIEWS FROM EMBURY



#3



#4

THIS IS THE ONLY ANGLE A PORTION OF THE CONDENSER CAN BE SEEN

Inverter Driven Heat Pump

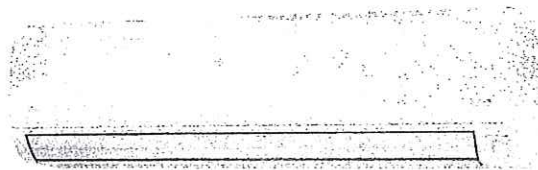
18K BTU Single Zone Wall Mounted System

Job Name _____
 Location _____
 Engineer _____
 Submitted To _____
 Submitted By _____
 Reference _____

Date _____
 Approval _____
 Construction _____
 Unit No _____
 Drawing No _____

PRODUCT FEATURES

Auto Changeover
 24 Hour Timer
 Auto Louver: 4 way
 Minimum Heat Mode
 Quiet Mode
 Auto Restart
 Economy Mode
 Auto Fan



MODEL NUMBERS	
Indoor Unit	ASU18RLB
Outdoor Unit	AOU18RLB
System	18RLB

EFFICIENCIES	
SEER	19.0
EER	12.5
HSPF	10.6
COP	4.11
	14.0

OUTDOOR TEMPERATURE OPERATION RANGE	
Cooling	14 to 115 (-10 to 46)
Heating	5 to 75 (-15 to 24)

CAPACITIES	
Cooling	18,000
Heating	3100 - 19000
	18,000
	7000 - 20000

PIPE SIZE REQUIREMENTS	
Connection Method	Flare
Liquid	Ø 1/4 (Ø 6.35)
Gas	Ø 1/2 (Ø 12.70)
Pre-Charge Length	49 (15)
Minimum Length	10 (3)
Maximum Length	66 (20)
Max. Height Diff.	49 (15)

INDOOR DIMENSIONS & WEIGHT	
Net (H x W x D)	320 x 998 x 228
	12-10/16 x 39-5/16 x 9
Gross (H x W x D)	319 x 1090 x 429
	12-9/16 x 42-15/16 x 16-14/16
Net Weight	31 (14)
Gross Weight	40 (18)

OUTDOOR DIMENSIONS & WEIGHT	
Net (H x W x D)	24 - 7/16 x 31 - 2/16 x 11 - 7/16
	620 x 790 x 290
Gross (H x W x D)	28 - 1/16 x 37-3/16 x 15 - 9/16
	713 x 945 x 395
Net Weight	86 (39)
Gross Weight	93 (42)



Indoor Unit ETL#: 3170288
 Outdoor Unit ETL#: 91987

Warranty Information



7 Year Compressor, 5 Year Parts out-of-the-box Warranty



10 Year Compressor, 10 Year Parts Warranty when registered within 60 days of installation in a residence



12 Year Compressor, 12 Year Parts Warranty when registered within 60 days of installation in a residence, and installed by a Fujitsu Elite contractor

ACCESSORIES

UTY-TTRX	3rd Party Thermostat Converter
FJ-IR-WIFI-1NA	Intesis WiFi IR Module
FJ-RC-WIFI-1NA	Intesis WiFi Wired Module
UTY-TFNXXZ	WiFi Interface Module
UTY-RNNUM	Wired Remote
UTY-RVNUM	Wired Remote w/backlight
UTY-RSNUM	Simple Remote
UTY-XWZX	Dry Contact Wire Kit



This system combination is Energy Star qualified

Effective Date: 10/29/2019

Version 18RLB 2019C

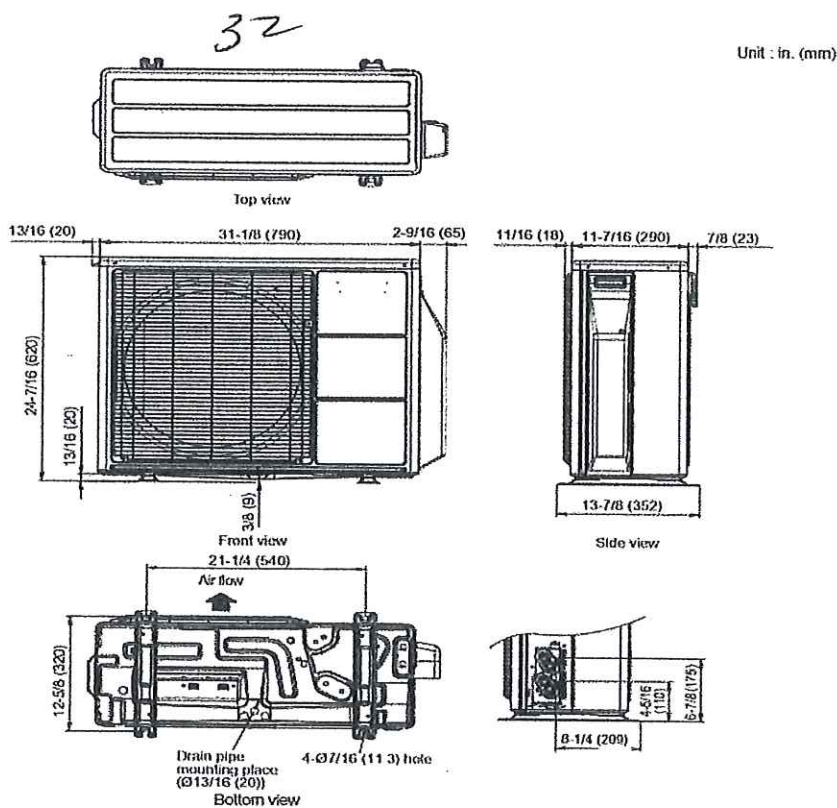
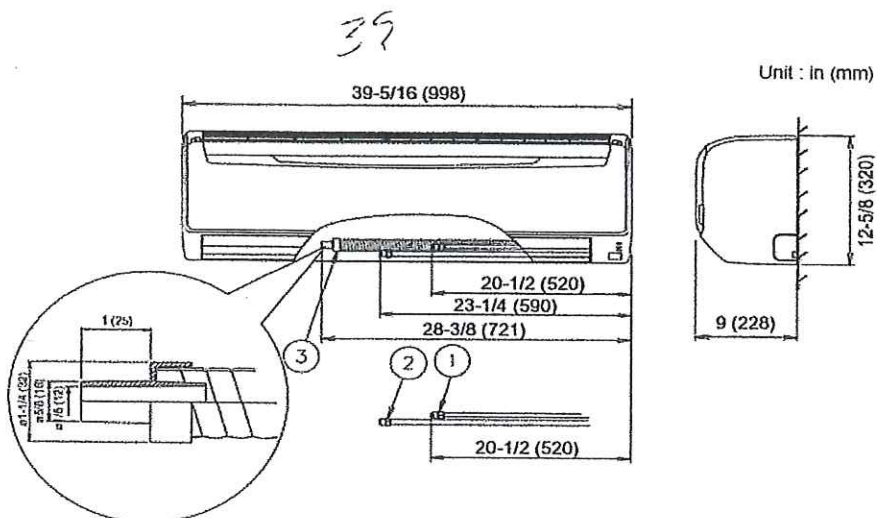
Due to continuous product improvements, specifications are subject to change without notice. Please log in to the Fujitsu Portal for the most up-to-date documentation
<https://portal.fujitsugeneral.com>

FUJITSU GENERAL AMERICA, INC. • 340 Changebridge Road, Pine Brook, NJ 07058 • Toll Free: (888) 888-3424 • www.fujitsugeneral.com

18K BTU Single Zone Wall

18K BTU Single Zone Wall Mounted System

FAN DATA				ELECTRICAL SPECIFICATIONS				
Indoor Unit Airflow Rate	Cooling	High	541 (920)	Voltage/Frequency/Phase		208/230V ~ 60Hz		
		Medium	435 (740)	Voltage Range		187-253V		
		Low	365 (620)	Current	Cooling	Rated	6.4	
	Heating	Quiet	306 (520)		Heating	Rated	5.8	
		High	541 (920)		Maximum Operating Current	Cooling	A	8.3
		Medium	435 (740)	Heating		11.8		
Outdoor Unit Airflow Rate	Cooling	Low	365 (620)	Starting Current	6.4			
	Heating	Quiet	318 (540)	MCA	14.6			
				1,206 (2,050)	Maximum Circuit Breaker	15		
SOUND PRESSURE								
Indoor Unit	Cooling	High	42	Input Power	Cooling	Rated	kW	1.44
		Medium	35			Min.-Max.		1.63
		Low	31	Power Factor	Heating	Rated	%	1.285
		Quiet	26			Min.-Max.		2.06
	Heating	High	43	OTHER				
		Medium	36	Moisture Removal	pints/h (L/h)		1.9(4)	
		Low	33	Energy Star	YES			
		Quiet	28	Drain hose	Material	PVC		
				51	Size	in (mm)	Ø 15/32 (12) (I.D.), 5/8 (16)	
Outdoor Unit	Cooling		50	Operation	Cooling	°F (°C)	64 to 90 (18 to 32)	
REFRIGERANT				Range		%RH	80 or less	
Type	R410A				Heating	°F (°C)	88 (30) or less	
Charge	lb oz	3lbs. 1 oz						
	kg	1						
Oil Type	POE (RB68)							



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Note: Specifications are based on the following conditions:
Cooling: Indoor temperature of 80°F (26.7°C) DB/67°F (19.4°C) WB, and outdoor temperature of 95°F (35°C) DB/75°F (23.9°C) WB. Heating: Indoor temperature of 70°F (21.1°C) DB/60°F (15.6°C) WB, and outdoor temperature of 47°F (8.3°C) DB/43°F (5.1°C) WB. Pipe length: 25ft. (7.5m), Height difference: 0ft. (0m) (Outdoor unit - indoor unit).