

N
6/19/20

Application #: HPC 2020-130

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 <u>Resubmission</u> | | |

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: 87 Mt Hermon Way, Ocean Grove, NJ 07756

BLOCK: 150 LOT: 11 QUALIFIER: _____

OWNER INFORMATION

NAME(S): Marc Silber

ADDRESS: 87 Mt Hermon Way, Ocean Grove, NJ 07756

PHONE: [REDACTED] EMAIL: [REDACTED]

APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): Scott Nelson COMPANY: Oceanside Service

ADDRESS: 531 Main Street, Allenhurst, NJ 07711

PHONE: 732-531-1523 EMAIL: amanda@air-doctors.com

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: 1930 ARCHITECTURAL STYLE: Craftsman

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): 552511791 DATE APPROVED: 6/15/2020

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.

Mini Split Heat Pump System with 7 Internal Heads

The condenser unit will be mounted in the rear of the house and not visible from any surrounding street.

All exterior chases will be enclosed in sub duct and painted to match the exterior of the house.

Re-submission = Moved Condenser location to the rear - not visible from Street.

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.

Marc Silber

OWNER NAME - Please PRINT

Marc Silber

OWNER SIGNATURE

6/18/2020

DATE

Scott Nelson

APPLICANT NAME - Please PRINT

Scott Nelson

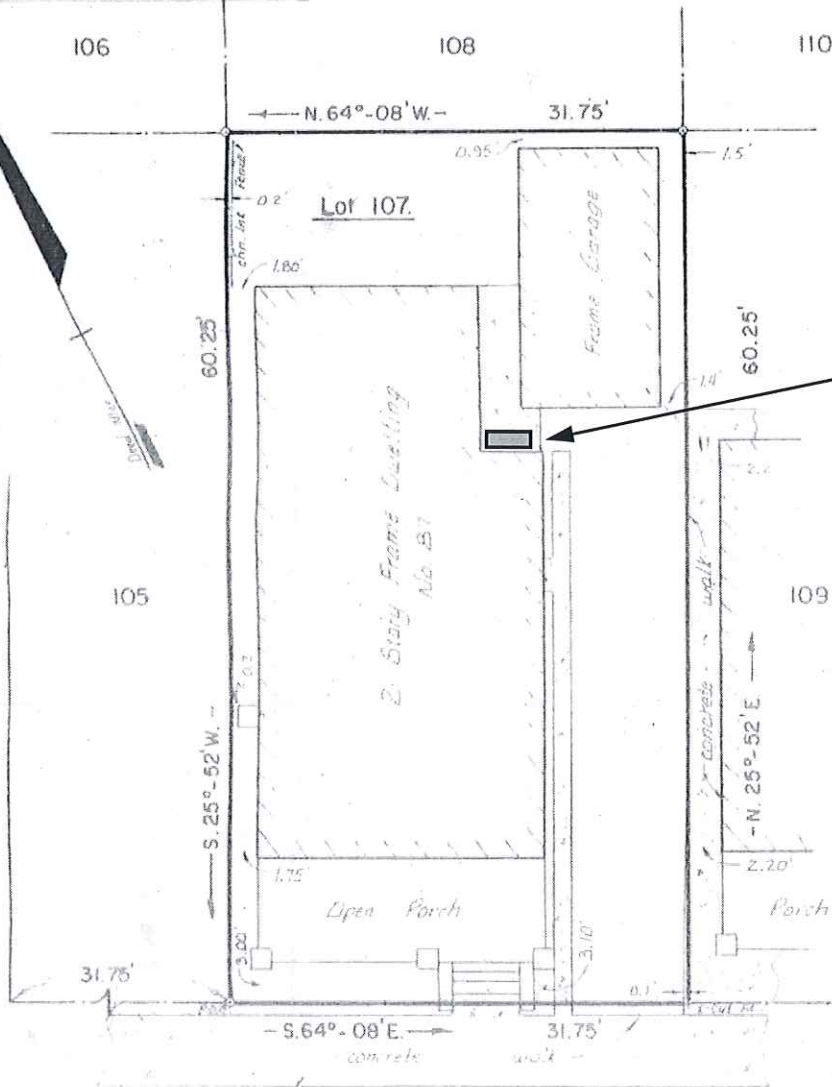
APPLICANT SIGNATURE

6/18/2020

DATE

Tax Map Block 67.

PENNSYLVANIA AVENUE



Outdoor Condenser

MT. HERMON WAY
(40')

NOTE: No corners set as per contractual agreement with owner or owners agent. DEED REFERENCES: LVA 3864, Pg. 257
Subsurface utilities or other underground improvements are not shown hereon.

This survey is certified as accurate to:

Thomas J. Losonczy & Audrey B. Strahl
Century/Intercounty Title Agency, Inc.;
Chicago Title Insurance Company;
Carteret Savings Bank, F.A.,
Its Successors and/or Assigns,
As their interests may appear, and
P. Kevin Missett, Esq.

SURVEY OF PROPERTY

situate in
TOWNSHIP OF NEPTUNE, MONMOUTH CO., N.J.

TAX MAP BLOCK 67 LOT 107
(as shown on current Official Tax Map)

LeRoy C. Stroby
LeRoy C. Stroby, PLS
N.J. Licensed Land Surveyor No. 25485

SCALE: 1" = 10'

DATE: Oct. 5, 1988

This certification is made only to the above named parties and is not transferable to subsequent owners.

REVISIONS:

DRAWN L.C.S.
CHECKED L.C.S.
FILE 88-7384
REF CHF-25903

STROBY
Surveying & Planning & Development
P.O. BOX 14
Monmouth Beach, N.J.
07750
A Professional Corporation

West side view from Mt Hermon Way



West side view from rear side



Front view

Back view of walkway to backyard



East side view from driveway



East side view from driveway of walkway to backyard



East side view from driveway



Basement crawl space



Basement showing no access in northeast corner

Back view from Pennsylvania Ave



Back view from Pennsylvania Ave



Back view from adjacent backyard 85 Mt Hermon Way



Back view from Mt Tabor Way



Back view from Mt Tabor Way



Back view from Mt Tabor Way

Backyard view



Backyard view



87 Mt Hermon Way

Addendum Pictures List for July 14th HPC Meeting

Driveway

3822 – northeast corner property view

Mockup in place

2760 – Driveway garage view

2761 – Driveway garage view

2763 – Walkway view from driveway

2766 – Walkway view from backyard

2773 – Walkway view from backyard

2774 – Walkway view from backyard

2782 – View from 87 Mt Hermon backyard

Other Views

3666 – View from southwest corner

3761 – View from 89 Mt Hermon backyard

3763 – View from 90 Mt Tabor backyard

3672 – View from walkway between 87 & 89 Mt Hermon

3766 – View from Mt Tabor backyard

3767 – View from Mt Tabor backyard

Backyard

2749 - Backyard

2754 - Backyard

Basement

2727 – Northeast corner of basement

2735 – Northeast corner of basement with basement floorplan

2743 – Basement crawlspace

2746 - Northeast corner of basement with basement floorplan



3822



2760

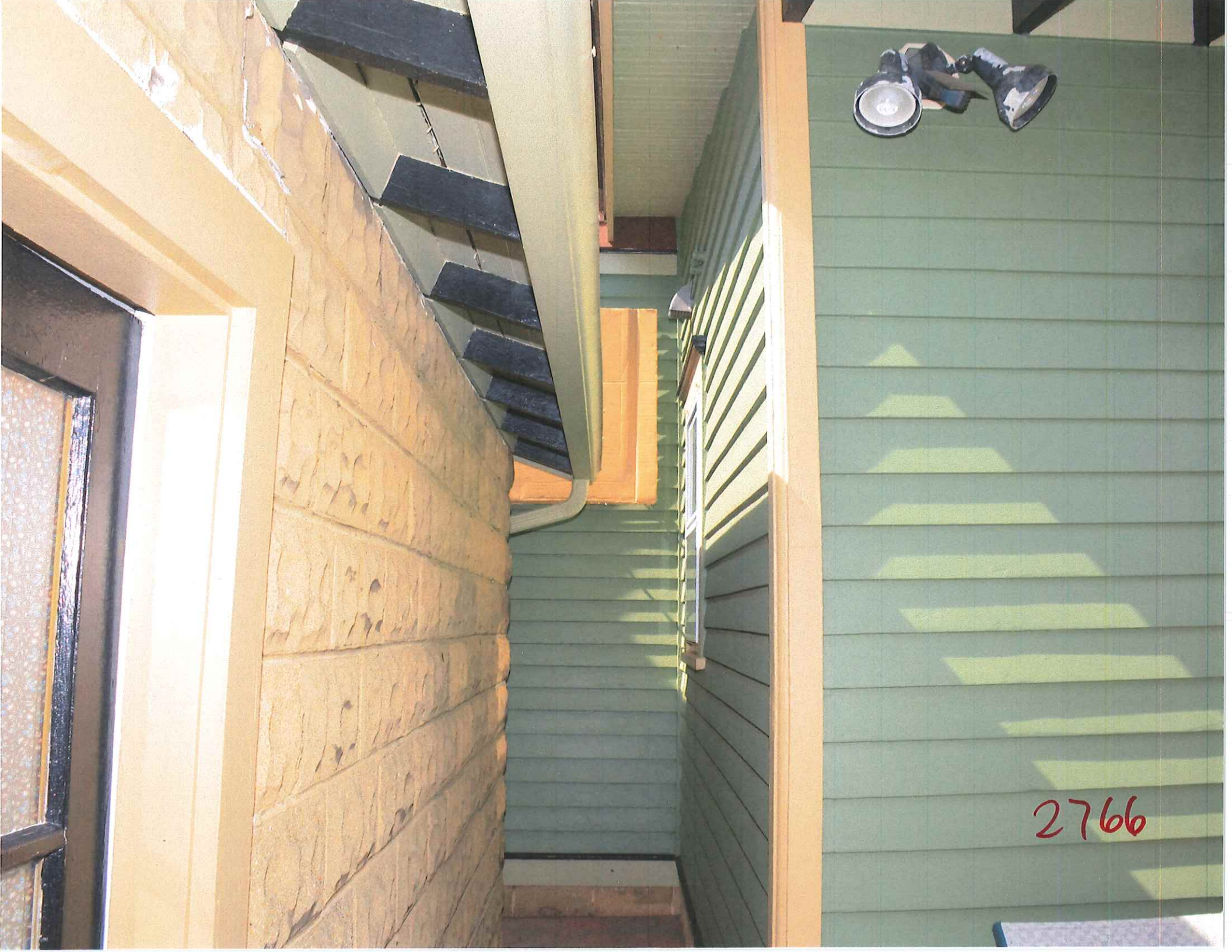


2761



2763





2766



2773



2782

3666



3761



3763



3672



3767



3766

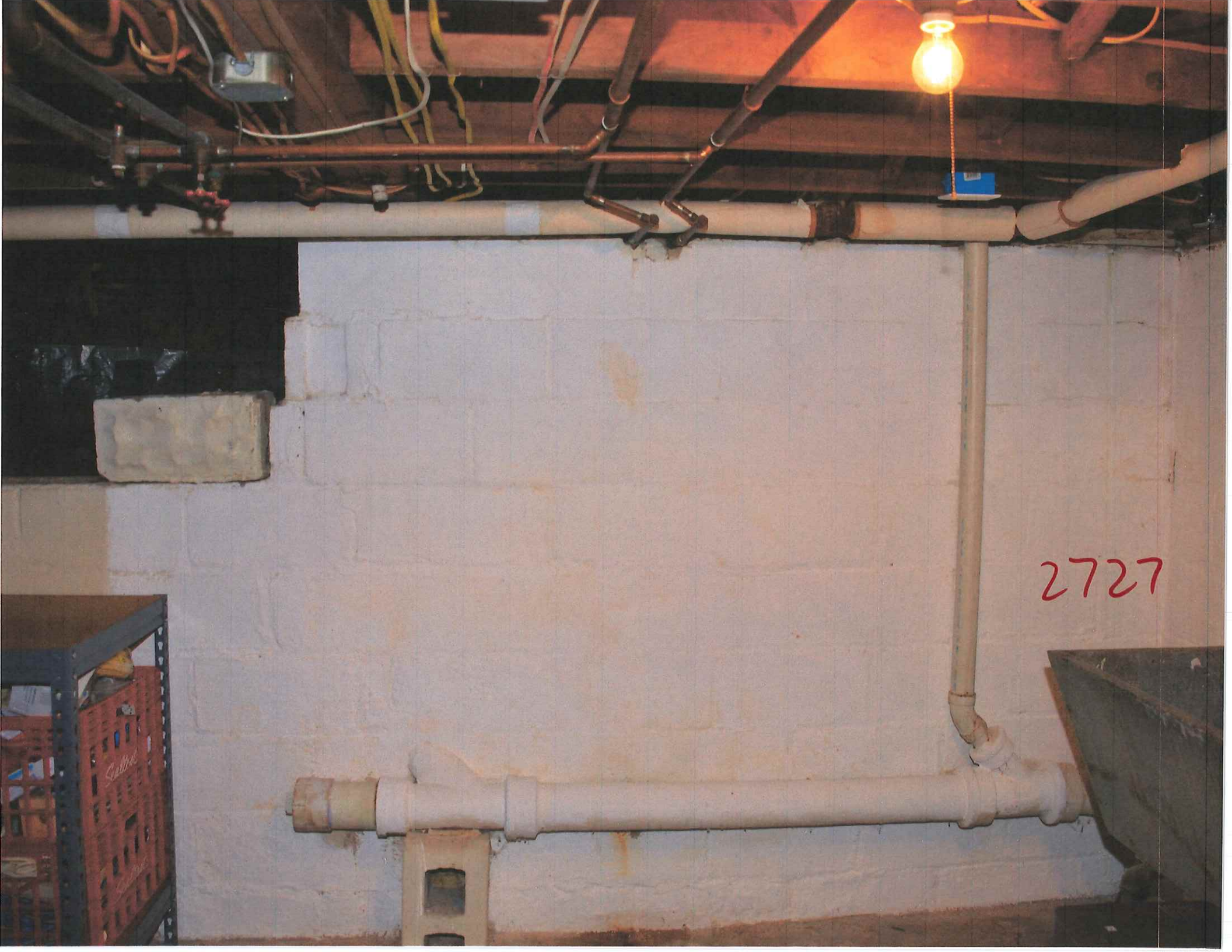




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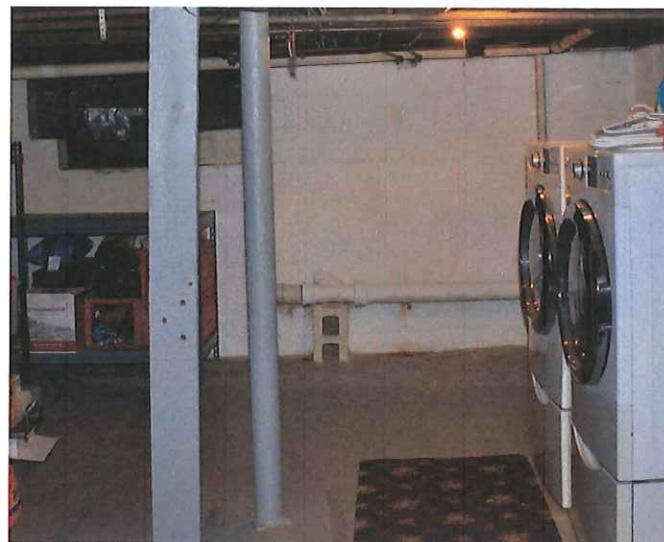
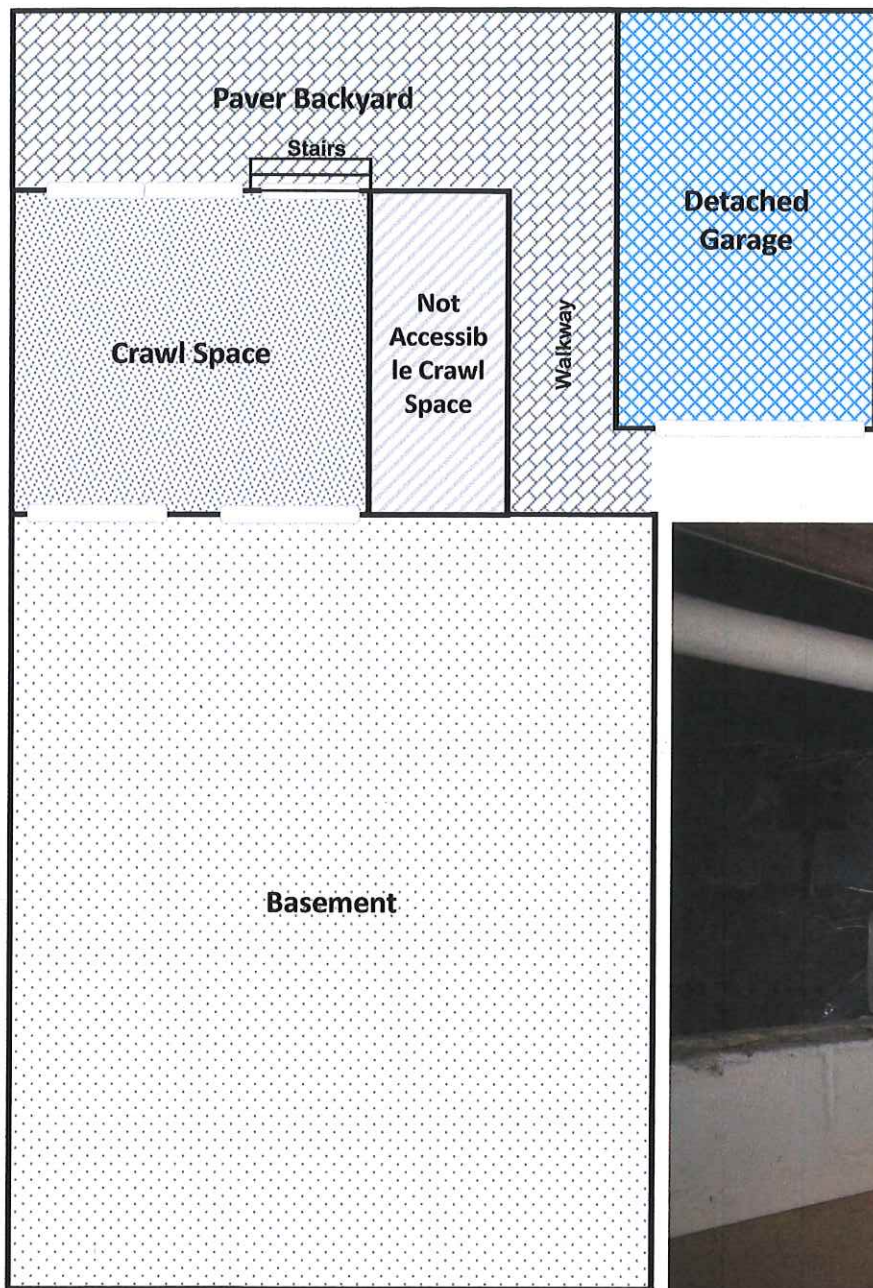
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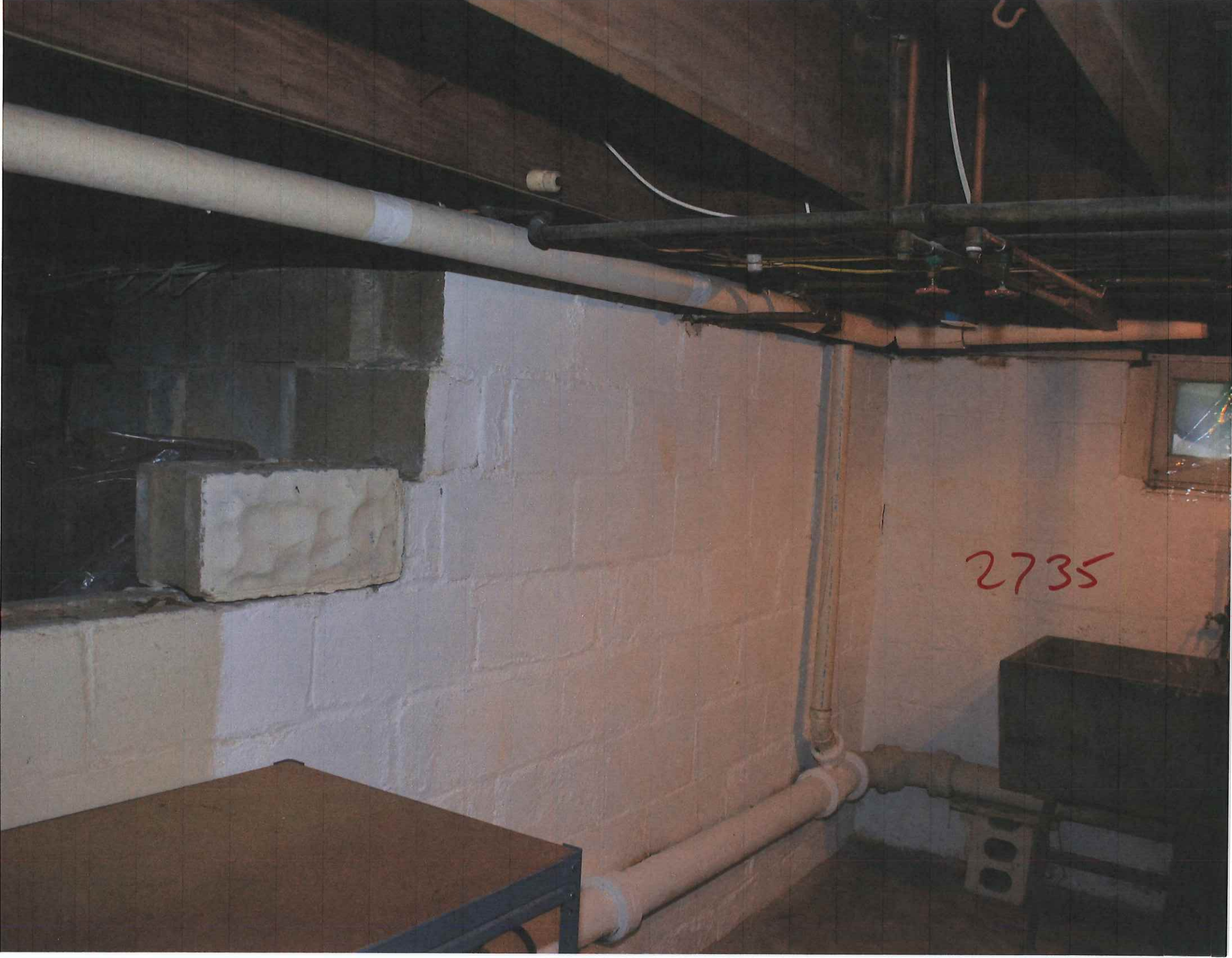
2727

2746

Basement Floor Plan Crawl Space Access



2735



2735



2743



NEW JERSEY
RCZ-398
Garden State

2746

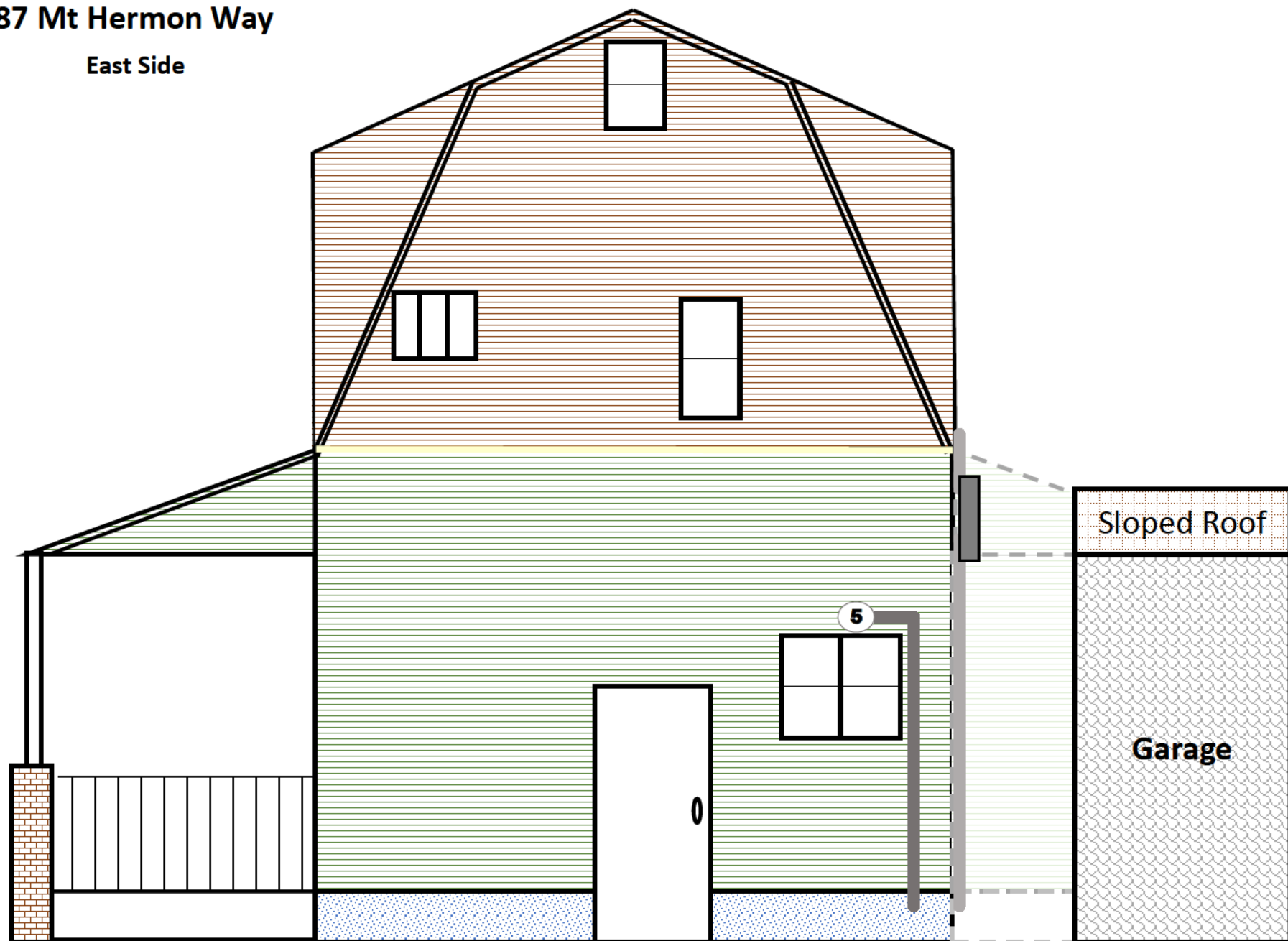
87 Mt Hermon Way

West Side



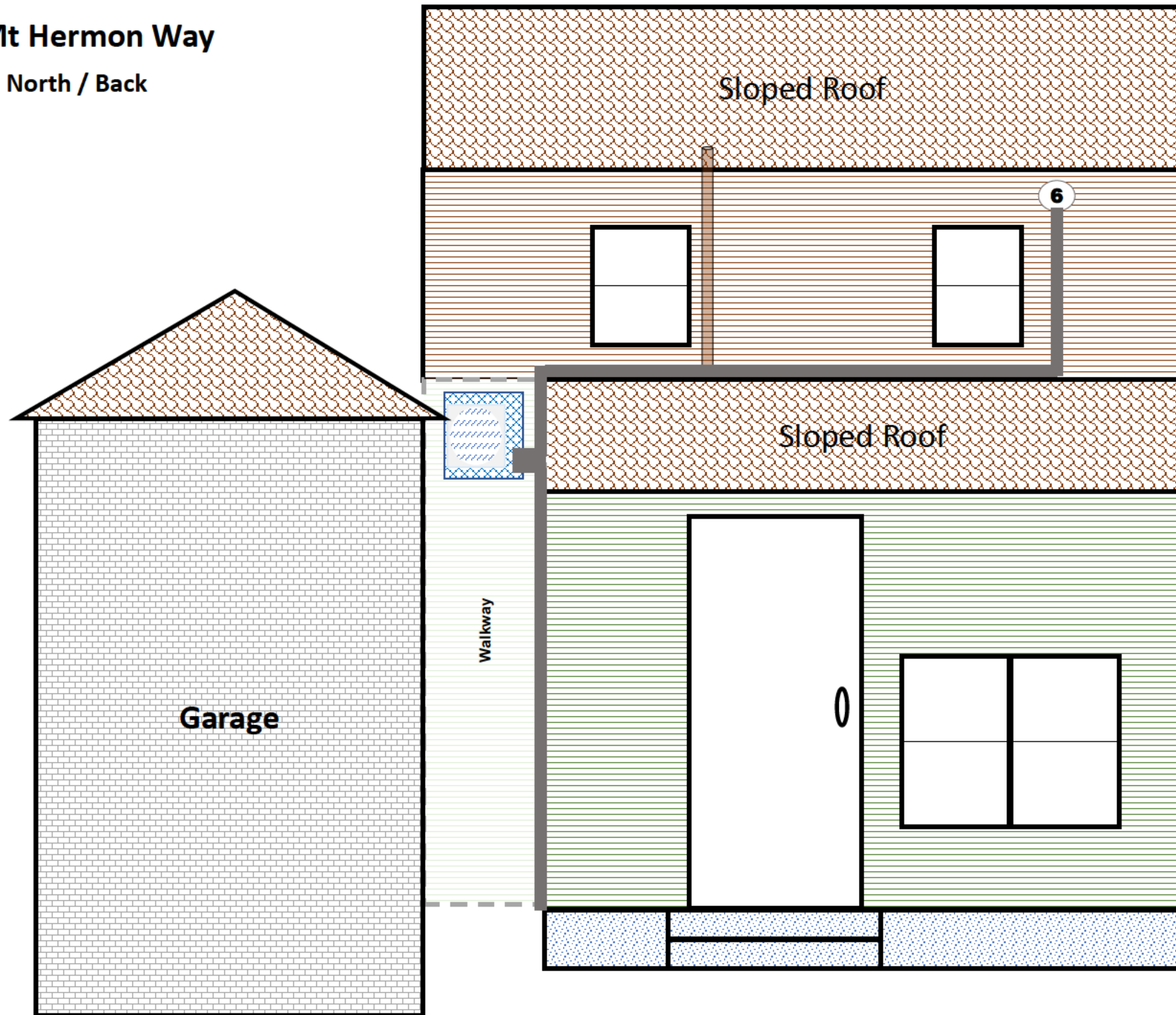
87 Mt Hermon Way

East Side

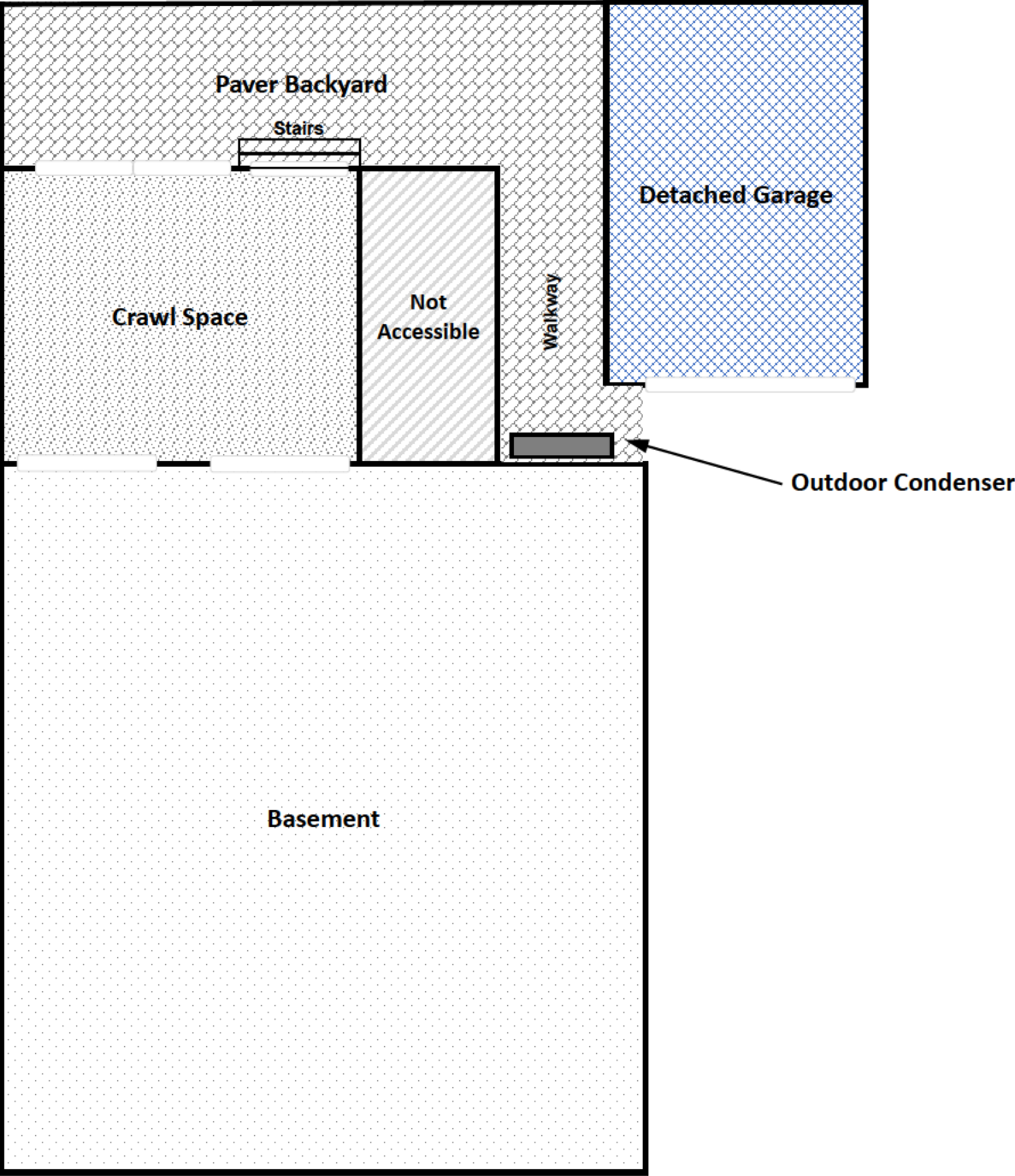


87 Mt Hermon Way

North / Back



87 Mt Hermon Way
Foundation / Site Plan





Fee Date: 05/21/2020
Check #: 29506
Cash: 0

ZONING PERMIT

ID: 552511791

Date: 05/26/2020

Fee: \$ 35.00

PROPOSED WORK

- | | | |
|-----------------------------------------------------------|-------------------------------------------------------------|------------------------------------------------|
| <input type="checkbox"/> Adding a New Use to a Property | <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Private Garage |
| <input checked="" type="checkbox"/> Air Condensor Unit(s) | <input type="checkbox"/> Interior Remodel - Comm / Res | <input type="checkbox"/> Residential Addition |
| <input type="checkbox"/> Commercial Addition | <input type="checkbox"/> New Accessory Structure | <input type="checkbox"/> Signs |
| <input type="checkbox"/> Continuing/Changing Use | <input type="checkbox"/> New Commercial Business | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Deck/Balcony | <input type="checkbox"/> New Ownership of Property/Business | <input type="checkbox"/> Storage Shed |
| <input type="checkbox"/> Driveway / Sidewalk / Apron | <input type="checkbox"/> New Residence | <input type="checkbox"/> Swimming Pool/Hot Tub |
| <input type="checkbox"/> Fence/Retaining Wall | <input type="checkbox"/> Porch | <input type="checkbox"/> Zoning Determination |
| <input type="checkbox"/> Other: _____ | | |

The Neptune Township Zoning Map, Land Development Ordinance and its amendments can be found online at www.neptunetownship.org/departments/land-use.

ALL APPLICATIONS WITHIN THE HISTORIC DISTRICT REQUIRE HPC APPROVAL.

IF ANY OF THE REQUESTED INFORMATION IS SUBMITTED INCOMPLETE, THEN THIS APPLICATION SHALL BE RETURNED UNPROCESSED.

1. Location of property for which zoning permit is desired:
Street Address: 87 MT HERMON WAY Block: 150 Lot: 11 Zone: HDR1
2. Applicant Name: OCEANSIDE SERVICE Phone No. (732)531-1523 Fax No.
Applicant's Address: 531 MAIN STREET ALLENHURST, NJ 07711
Email: amanda@air-doctor.com
3. Property Owner Name: SILBER, MARC Phone No. [REDACTED] Fax No.
Property Owner's Address: 87 MT HERMON WAY NEPTUNE, NJ 07753
Email: [REDACTED]
4. Present Approved Zoning Use of the Property: Detached Single Family Residence
5. Proposed Zoning Use of the Property: Detached Single Family Residence
6. Describe in detail the activity or activities you are proposing. If you are proposing construction, then describe in detail the dimension and setbacks. If you are proposing a use, then describe the proposed use.
"Mini Split Heat Pump System with 7 Internal Heads"
7. Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?

Yes ☐ No ☒ If Yes, state date:

Board: Resolution # (if any): (submit a copy of the Resolution)

8. For all exterior work pertaining to additions and accessory structures, excluding fences, please provide:

Building Coverage: 0

Lot Coverage: 0 (Please include calculations)

40:55D-68.3. Penalty for false filing. Any person who knowingly files false information under this act shall be liable to a civil penalty not to exceed \$1,000 for each filing. any penalty imposed under this section may be recovered with costs in a summary proceeding pursuant to "the penalty enforcement law," N.J.S.2A:58-1 et seq.

-----FOR OFFICE USE-----

Zoning Review Notes:

06/15/2020 With this Zoning Permit Application resubmission the applicant submitted:

- One (1) copy of the detailed description
- Three (3) copies of the Survey of Property by Leroy C Stroby, P.L.S., dated 10-05-1988

The property is located within the HDR1 Zoning District. The present approved zoning use of the property is a Detached Single Family Residence.

The applicant describes the proposed work in detail:

"Mini Split Heat Pump System with 7 Internal Heads"

PERFORMANCE STANDARDS FOR ALL USES:

Per Land Development Ordinance section 402-G:

Ventilation. No use shall obstruct the natural ventilation of adjacent uses nor contaminate the air with excessive heat or odor. Further, no air conditioners or exhaust fans shall be permitted to discharge exhausted air unless set back from all property lines 10 feet or equipped with baffles to deflect the discharged air away from the adjacent use.

ZONING NOTES:

- The applicant indicates the proposed construction of one (1) Daikin model RXSQ48TAVJUA, side ventilating condenser unit on the property. The applicant indicates the proposed to be setback 21' from the rear property line.

The applicant is approved zoning for the construction indicated in the above ZONING NOTES only. The above indicated zoning approved construction, shall be constructed as indicated on the stamped approved zoning plans. Any deviations shall void this zoning approval.

HPC and Construction Department approvals are required.

*Returned to the applicant:

- One (1) copy of the Zoning Determination
- Two (2) copies of the Survey of Property by Leroy C Stroby, P.L.S., dated 10-05-1988

Status

Approved ☒

Denied ☐

Referrals

Construction ☒

HPC ☒

Engineering ☐

Planning Board ☐

Zoning Board ☐

Mercantile ☐

Code Enforcement ☐

PENNSYLVANIA AVENUE

APPROVED
ZONING

JUN 15 2020

105

Lot 107.

2 Story Frame Dwelling
No BI

Daikin RXSQY8TAVJUA
39" H X 37" W X 12 5/8" D

Frame Garage

Open Porch

109

Porch

MT.

HERMON
(40')

WAY

NOTE: No corners set as per contractual agreement with owner or owners agent.
Subsurface utilities or other underground improvements are not shown hereon.

DEED REFERENCES

LIB 3244, 13 1557

This survey is certified as accurate to:

Thomas J. Losonczy & Audrey B. Strahl
Century/Intercounty Title Agency, Inc.;
Chicago Title Insurance Company;
Carteret Savings Bank, F.A.,
Its Successors and/or Assigns,
As their interests may appear, and
P. Kevin Missett, Esq.

SURVEY OF PROPERTY

situate in

TOWNSHIP OF NEPTUNE, MONMOUTH CO., N.J.

TAX MAP BLOCK 67

LOT 107

(as shown on current Official Tax Map)

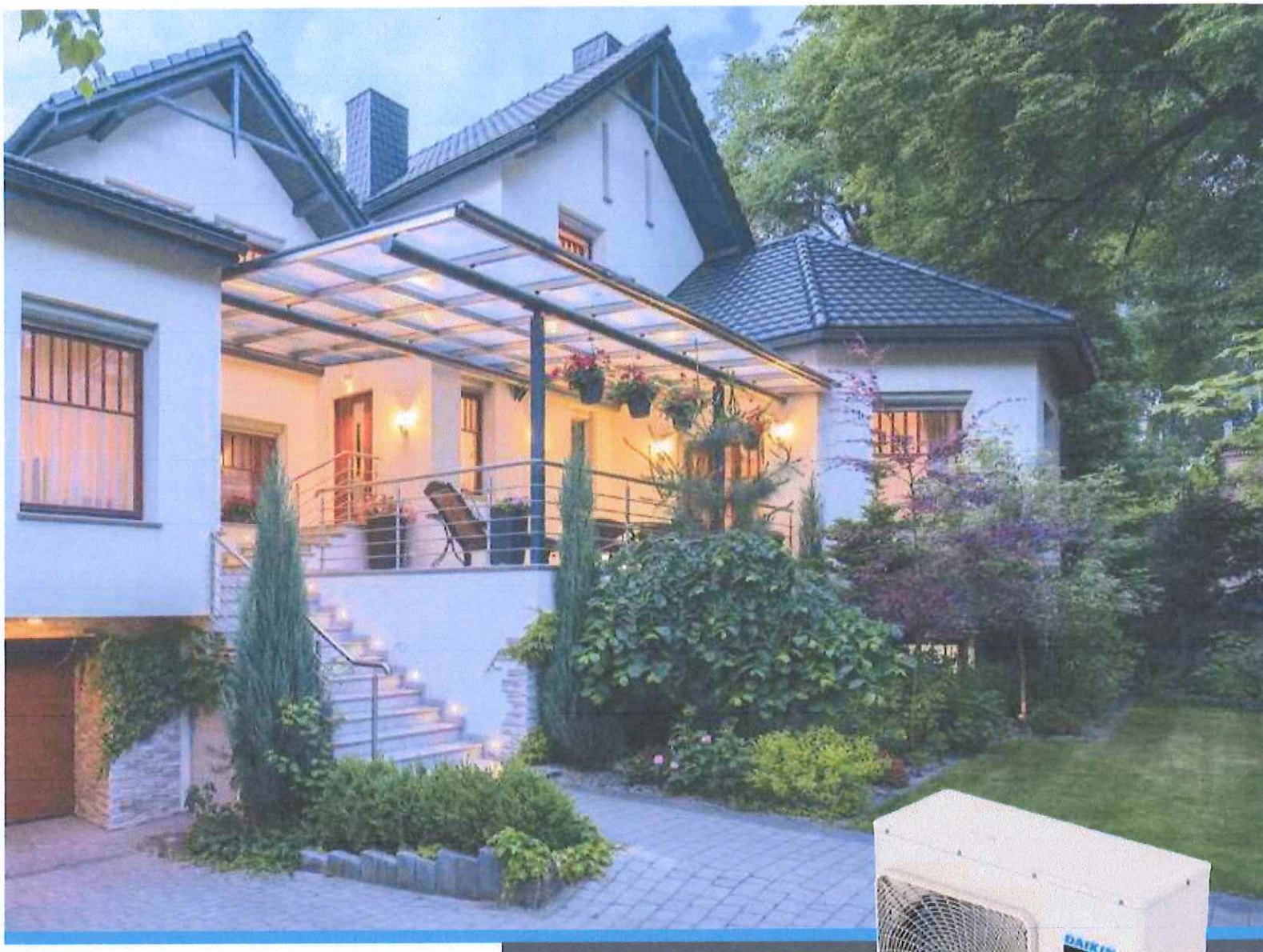
LeRoy C. Stroby, PLS

N.J. Licensed Land Surveyor No. 25485

SCALE 1" = 10'

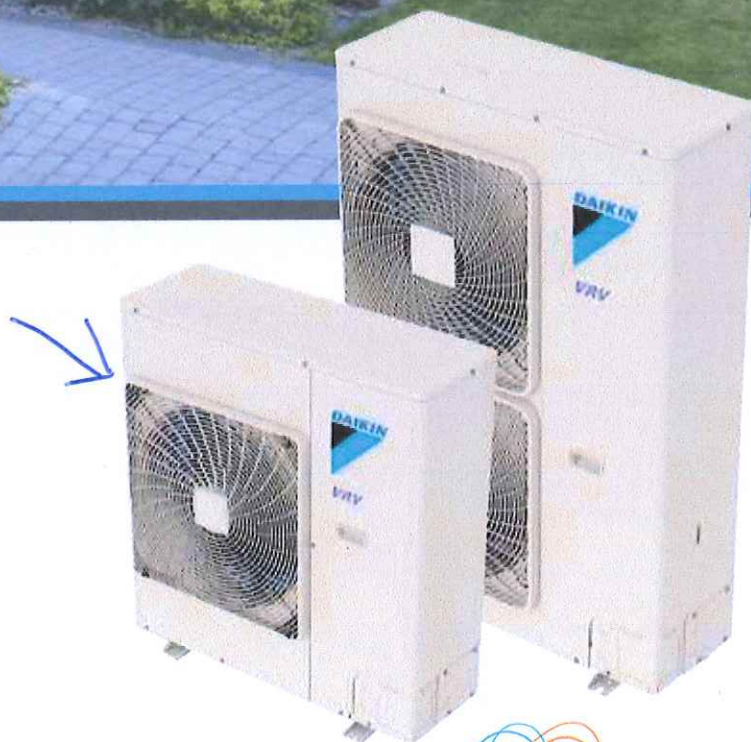
DATE: Oct. 5, 1988

Scale 1" = 10'







VRV LIFE

FLEXIBLE / DUAL-FUEL HEATING /
INVERTER TECHNOLOGY / QUIET /
SPACE-SAVING







VRV LIFE SPECIFICATIONS

VRV LIFE – OUTDOOR – RXSQ

Model Name			RXSQ24TAVJUA	RXSQ36TAVJUA	RXSQ48TAVJUA	RXSQ60TAVJUA
	ODU Style	Fan Type	Single Fan 	Single Fan 	Single Fan 	Double Fan 
PERFORMANCE	Nominal Cooling Capacity	BTU/h	24,000	36,000	48,000	57,500
	Nominal Heating Capacity	BTU/h	27,000	40,000	52,000	57,500
	Operation Range Cooling	°F DB	23 to 122			
	Operation Range Heating	°F WB	-4 to 60			
	Power	V/p/Hz	208-230/1/60			
	Sound Pressure Level @ 3ft.	dB(A)	58			57
REFRIGERANT PIPING	Refrigerant		R-410A			
	Refrigerant Quantity	lbs	6.4		7.5	7.9
	Liquid Pipe (Main Line)	in	3/8			
	Suction Gas Pipe (Main Line)	in	5/8			3/4
	Vertical Pipe Length	ft.	98			
	Maximum vertical pipe length between IDU	ft.	33		49	
	Actual Pipe Length (Equivalent Length)	ft.	100 (125)			
	Total Piping Length	ft.	328		492	
CONNECTION RATIO	Connectible Indoor Unit Ratio	%	50-130			
	Number of Indoor Units	Qty	4	6	8	9
UNIT	Outdoor Unit Size	(HxWxD)	39 x 37 x 12-5/8		39 x 37 x 12-5/8	52-15/16 x 35-7/16 x 12-5/8
	Weight	lbs.	172		176	225
FAN	Airflow	CFM	2682		2682	3741
	Fan Motor Output and Quantity	kW	0.20 x 1		0.20 x 1	0.070 X 2
ELECTRICAL	Maximum Over Current Protection (MOP)	A	25		35	35
	Minimum Circuit Amps (MCA)	A	16.5		29.1	29.1
	Rated Load Amps (RLA)	A	15.3		19.0	23.2
COMPRESSOR	Compressor Type	Type	Daikin Swing			
	Capacity Control	%	14-100			

VRV LIFE – INDOOR – CXTQ

Model Name			CXTQ24TASBLU	CXTQ36TASBLU	CXTQ48TASBLU	CXTQ60TASBLU
						
Power Supply			24VAC from gas furnace			
Nominal Tons			2	3	4	5
*1, *3 Cooling Capacity	Btu/h (kW)		24,000 (7.0)	36,000 (10.6)	48,000 (14.1)	60,000 (17.6)
*2, *3 Heating Capacity	Btu/h (kW)		27,000 (7.9)	40,000 (11.7)	54,000 (15.8)	66,000 (19.4)
Casing / Color			Daikin Slate Gray			
Dimensions (H x W x D)		in. (mm)	22-1/16 x 17-23/32 x 24-7/32 (560 x 450 x 615)	22-1/16 x 17-23/32 x 24-7/32 (560 x 450 x 615)	30-1/16 x 21-7/32 x 24-7/32 (764 x 539 x 615)	30-1/16 x 24-23/32 x 24-7/32 (764 x 628 x 615)
Coil	Type		Cased Upflow/Downflow A-coil			
	*4 Air pressure drop	in w.g.	0.089"	0.240"	0.310"	0.329"
Weight		lbs (kg)	46 (20.9)	52 (23.6)	72 (32.7)	79 (35.8)
Pipe Connections	Liquid	in. (mm)	3/8" (9.5)	3/8" (9.5)	3/8" (9.5)	3/8" (9.5)
	Gas	in. (mm)	5/8" (15.8)	5/8" (15.8)	5/8" (15.8)	5/8" (15.8)
	Drain	in. (mm)	3/4" (19.1)	3/4" (19.1)	3/4" (19.1)	3/4" (19.1)
Safety devices			Fuse			
Refrigerant Control			Electronic Expansion Valve			
Connectible Outdoor Unit			R-410A VRV LIFE			