HPC Application No. HPC2022/186 – Block 147 Lot 14
25 Olin St
K. Williamson
HPC Hearing February 14, 2023

Notes:

- The condenser has been placed in the space that shows as a shed on the survey (**see *Survey* pages 3-4**). That shed was a frame and plywood cover for an above ground oil tank that was removed in 2006 when we replaced the furnace and added central air conditioning. In doing so, we have no essentially altered the exterior of the house.
    - Plumbing and electrical permits were approved but no HPC approval was requested at that time – this was an oversight. Our original contractor – Larrison's in Neptune City –handled all permits and permissions. I was unaware of the HPC at that time and did not know that HPC approval was also needed. ***(Please refer to pages 5-6 containing permit information for Project 31655 Issued April 17, 2006 and approvals dated May 10 – 18, 2006)***
    - The condenser unit was installed in 2006 in the side yard, in a small pocket area between the fence and the front side of the bumpout (***Photo #1, p7***). This keeps the unit out of the flow of foot traffic in the yard, so it is both well protected and not a hazard for people using the side and back yard.
        - The view of the unit from the street is shielded by the fence. Should a subsequent owner decide to remove the fence, it could easily be screened by planting.
        - While we recognize that a fence is a temporary structure, please note that the fence in place now was installed in 2007 (with HPC approval at that time). It is structurally sound, although we are considering replacing it in the coming months with an approved style that would be easier to maintain. We have every intention of keeping a fence in place.
        - The life expectancy of an AC condenser in a shore area is about 12-14 years. The current fence has already held up better than that.
    - The current condenser unit is much smaller than the one installed in 2006 – the length and width are about half that of the original unit. The original unit was also considerably smaller than the shed/oil tank originally in that spot. Aesthetically, these have both been an improvement over what was in place when we purchased the house.
    - ***Photo 2, p8*** is taken from about the middle of the driveway and shows the fence in front of the condenser unit – as you can see, the unit is completely screened by the fence and entirely out of view from the sidewalk.
    - ***Photo 3:*** Rear side of the bumpout with silver tape on the pavers marked to show length and width of the condenser unit if it were installed 11" from the side of the house. It is currently situated 11" from the side of the house, so I used that same measurement here. That space is needed to allow for the various connections and fittings. The condenser unit is also 31" tall.
    - The crawl space access panel is visible in this photo.
- ***Please refer to Drawing p10***
    - ***Drawing, p10:*** Bumpout dimensions including the location of the back door and mechanicals inside
    - The bumpout is essentially a utility room and a passthrough between the backdoor and the kitchen. It allows for a second means of egress. All the mechanicals for the house – hot water heater, furnace/air handler and electrical panel) are in the bumpout to the right of the backdoor, the side nearest the street.

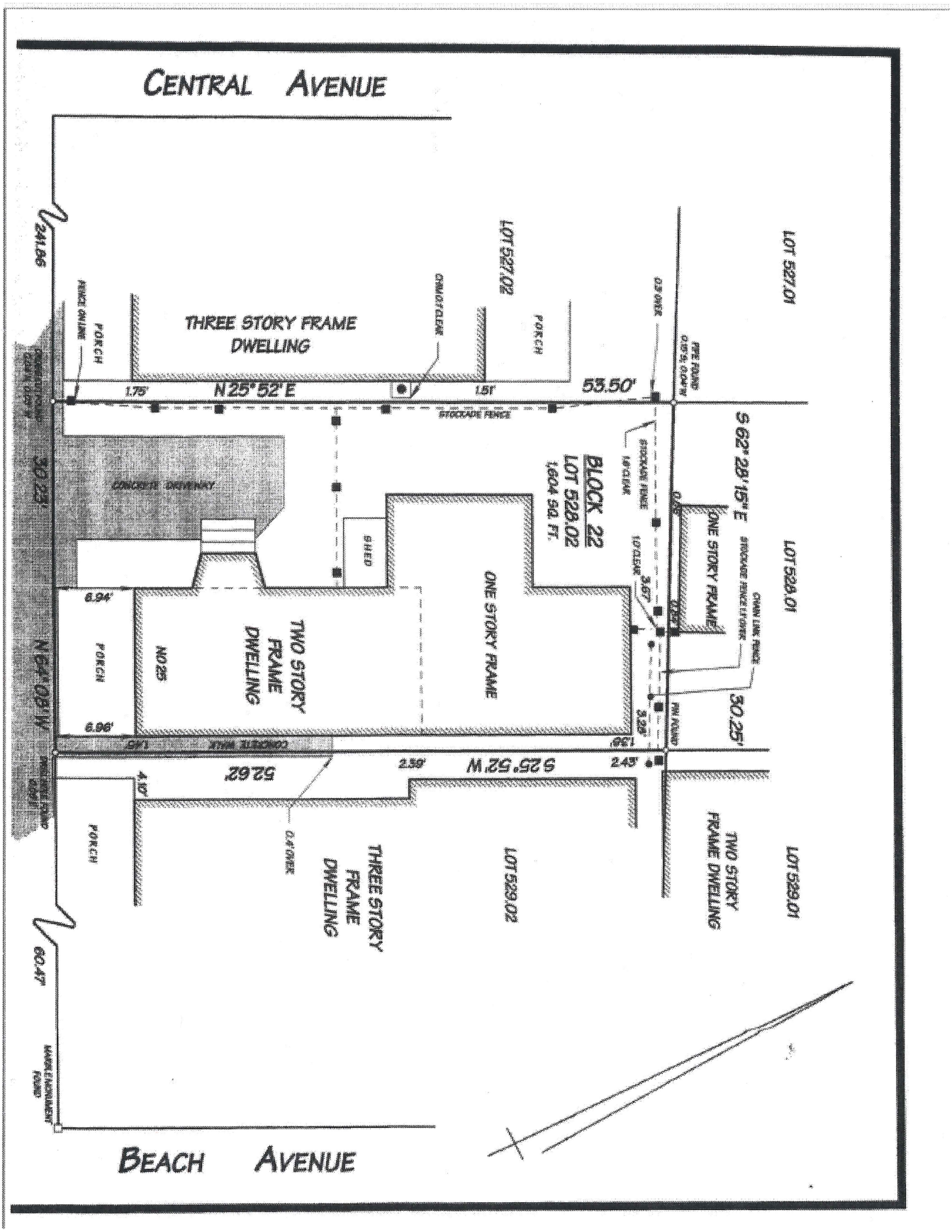
- There is no access to go under the bumpout as this was part of the house built on a slab and appears to have been added separately from the one story addition identified on the survey. The rest of the house sits on a crawlspace.

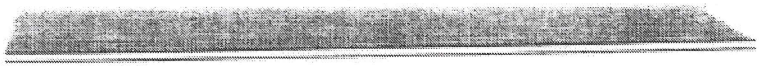
- Moving the AC condenser to sit behind the bumpout creates several problems:
  - The crawlspace panel is occasionally needed for plumbing repairs. As it is, the plumber has had to send their shortest person to service our property when it has been necessary to go into the crawlspace.
  - To access the crawlspace, the plumber has to sit on the ground and lean back to slowly lower himself feet first through the opening. Locating the condenser on the rear side of the bumpout would make it extremely difficult, if at all possible, to safely enter and exit the crawlspace.
  - Placing the condenser on the back side of the bumpout would compromise safe access to the crawlspace, and without access via the crawlspace, the only way to get at gas, water and drain lines in the kitchen will be to pull up the kitchen floor.
  - Switching the fittings for the electrical connection and air handler to run through the space leading to the kitchen rather than where it sits now would be highly impractical. Connections would need to run through this area, which is a means of egress from the kitchen in the event of a fire.

While the placement of the condenser unit is not strictly compliant with current HPC guidelines, the present location of the AC unit is the safest and most practical, and, equally importantly, we are able to fully maintain the spirit of the guidelines by shielding the unit from the streetside view with the fence.

For these reasons we respectfully ask that you please consider granting permission for us to proceed with the AC unit where it is placed.

Survey dated August 15, 2005 by Michael J. Williams p1





OLIN STREET

40' RIGHT OF WAY 25' PAVEMENT

PREMISES KNOWN AS LOT 528.02 IN BLOCK 22 AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF NEPTUNE.

PREMISES ALSO KNOWN AS A PORTION OF LOT 528 AS SHOWN ON A CERTAIN MAP OF LOTS OF CAMP GROUND OF THE OCEAN GROVE CAMP METING ASSOCIATION OF THE METHODIST EPISCOPAL CHURCH.

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS MAP IS A RESULT OF A FIELD SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION, ON AUGUST 15, 2005 IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE "STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS".

THE INFORMATION SHOWN HEREON CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE.

CERTIFIED TO: KATHLEEN A. WILLIAMSON AND SUSAN L. PRESTON, BOTH SINGLE
WEICHERT FINANCIAL SERVICES, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR
TRIDENT ABSTRACT TITLE AGENCY, L.L.C.
TRANSNATION TITLE INSURANCE COMPANY
RICHARD W. HOGAN, J.D.

CAUTION: IF THIS DOCUMENT DOES NOT CONTAIN A RAISED IMPRESSION SEAL OF THE PROFESSIONAL, IT IS NOT AN AUTHORIZED ORIGINAL DOCUMENT AND MAY HAVE BEEN ALTERED.

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SURVEY OF PROPERTY

25 OLIN STREET

NEPTUNE TOWNSHIP MONMOUTH COUNTY
NEW JERSEY

AUGUST 15, 2005 SCALE 1" = 10'

A- 6506 M5 - 53 97/24

Permits for Original HVAC Installation - 2006

Project Name	Parcel Data	Block	Lot	Permit	Description	Proposed Work Site at:	Building	Electrical	Fire Protection	Plumbing	Workflow Status	Permit Fees	Total Cost	Received	Certificate	Violation Count	Created At ▾	Zoning Permit	Permit Issued	Comments Table
61389 BURGLAR ALARM/ 25 OLIN	25 OLIN ST	147	14	201706 56 04/12/2017	BURGLAR ALARM	25 OLIN ST	✓	✓			CLOSED	$104.00	$198.00	03/21/2017		0	03/21/2017, 8:32 AM		04/12/2017	
31655	25 OLIN ST	22	528.02	20060486 04/17/2006, 20060486+A 05/10/2006	TANK REMOVAL, HEAT/FURNANCE, AIR CONDITIONING UNIT	25 OLIN ST	✓	✓	✓	CLOSED	$299.00	03/24/2006			0	06/11/2015, 4:33 PM		04/17/2006	
31564	25 OLIN ST	22	528.02	20060480 03/31/2006	SHEETROCK	25 OLIN ST	✓				CLOSED	$46.00	$100.00	03/14/2006		0	06/11/2015, 4:33 PM		03/31/2006	
30990	25 OLIN ST	22	528.02	20060024 01/11/2006		25 OLIN ST			✓		CLOSED	$116.00		12/21/2005		0	06/11/2015, 4:31 PM		01/11/2006	

ORIGINAL PERMITS

Print This Page

Construction Project: 31655

NEW INSPECTION CPA Inspection Calendar

Inspections

Inspections - Project View 1-4 of 4

Inspection	Event Subject	Scheduled Date	Assigned To	Initials	Result	Approved Date	Fail Date #1	Fail Date #2	Workflow Status	Workflow Actions	Updated At	Updated By
Electrical												
Final	Final	05/17/2006		DAC	Pass	05/18/2006			Passed	To Be Deleted	09/02/2015, 4:27 AM	Tom Vignola
FINNAL	FINNAL	05/09/2006		DAC	Failed		05/11/2006		Failed	Schedule Inspection | To Be Deleted	09/02/2015, 4:25 AM	Tom Vignola
Fire												
Final	Final	05/09/2006		KGN	Pass	05/10/2006			Passed	To Be Deleted	09/02/2015, 4:25 AM	Tom Vignola
Plumbing												
Final	Final	05/09/2006		RAK	Pass	05/10/2006			Passed	To Be Deleted	09/02/2015, 4:25 AM	Tom Vignola

Photo 1: Current Location of the Condenser Unit. It is tucked away in a well-protected area and not an impediment or hazard to people moving about the outdoor space.

Photo 2 – View of the condenser unit from the driveway. The unit is fully screened by the fence. The fence we are considering replacing this with would be a simpler board on board picket with no lattice top section. It would continue to fully screen the unit from view from the street.

Photo 3: Alternate placement of the condenser unit. During the Zoom call with Tech Review on January 4, we were told that according to the survey, there appeared to be room to move the condenser to the back side of the bumpout. This photo shows the footprint of the condenser unit (14"wide x 38" long and placed 11" from the side of the house) laid out where it would be placed if we were to move it. The unit it also 31" high, which would place it well above the height of the crawlspace access point.

To access the crawlspace, the plumber has to sit on the ground and lean back, lowering himself feet first into the space. Placing the unit in this space would make is extremely difficult for someone to safely enter and exit the crawlspace.

This placement allows for a few inches of clearance off the corner of the bumpout, which is important for safety as this portion of the yard is used frequently.

Drawing: Dimensions of the Bumpout