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OFFICE OF THE HISTORIC PRESERVATION COMMISSION

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

Regular Mail
Electronic Mail:



May 1, 2020

Scott Nelson
Oceanside Service
531 Main Street
Allenhurst, NJ 07711

**RE: HISTORIC PRESERVATION COMMISSION APPLICATION NO. HPC 2020-037
BLOCK 150 LOT 11 ALSO KNOWN AS 87 MT HERMON WAY**

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 12, 2020 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 May 12, 2020
Time: May 12, 2020 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/91806310940?pwd=dHhhdGVTTTFJ6VUEraEVlZWQzUHRwUT09>

Meeting ID: 918 0631 0940

Password: 7x4hEp

One tap mobile

+16465588656,,91806310940#,,1#,572949# US (New York)

+13017158592,,91806310940#,,1#,572949# US (Germantown)

Dial by your location

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 918 0631 0940

Password: 572949

Find your local number: <https://us02web.zoom.us/j/kd2kpsNMcd>

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 a hearing. The Applicant or the Representative of the Applicant should carefully review the notes below and be prepared to discuss these items.

Description of Work:

"Installation of Daikin 48,000 BTU SEER ductless mini split heat pump system. (1) 12,000 BTU wall head in living room, (1) 7,000 BTU wall head in kitchen, (3) 7,000 or 9,000 BTU wall heads in each 2nd floor (sic) bedroom, floor mount 12,000 BTU unit on 3rd floor"

Classification:

According to the Tax Assessor's records, the subject property was constructed in 1930. As per *Ocean Grove Historic District Architectural Guidelines for Residential Structures*, Section III, p. 9, this property is considered a **Contributing Structure** by date. Contributing structures includes those dwellings originally constructed between the 1910 and 1941 consisting primarily of Colonial Revival, Shingle Style, American Four-Square, Bungalow/Craftsman and other Late Pattern Book Victorian. **Applications for work on key and contributing structures are most carefully scrutinized during the HPC review process.**

Non-Compliant Items:

The Applicant Review Team could not determine if the proposed location of the air condenser unit and exterior piping/chase demonstrate compliance.

Additional Request/Comments

1. No new evidence or exhibits can be submitted during the meeting;
2. Additional information about the meeting can be found online at:
http://neptunetownship.org/sites/default/files/HPC%20Agenda-%20May%202020_0.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 278 or via email kdickert@neptunetownship.org.

Cordially,


Dawn Crozier
HPC Administratively Officer



Fee \$10.00

 HISTORIC PRESERVATION
 PHONE 732-988-5200
 FAX 732-988-4259
Application #: HPC 2020-037Application Date: FEB 10 2020

Historic Preservation Commission Certificate of Appropriateness Application

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

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: 191 R Wearimus Rd, Hoboken, NJ 07423
 PHONE: _____ EMAIL: _____

APPLICANT INFORMATION

☐ Check if same as Owner

NAME(S): Scott Nelson COMPANY: Oceanside Service
 ADDRESS: 531 Main Street, Allenhurst, NJ 07711
 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: _____ ARCHITECTURAL STYLE: _____

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/AZONING PERMIT ID# (from Zoning Permit): 552051820 DATE APPROVED: 1/21/2020

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.

Installation of Daikin
48,000 BTU 18 SEER ductless mini split heat pump
system. (1) 12,000 BTU wall head in living room, (1) 7,000
BTU wall head in 1st floor bedroom, (1) 7,000 BTU wall
head in kitchen, (3) 7,000 or 9,000 BTU wall heads in
each 2nd floor bedroom, floor mount 12,000 BTU unit
on 3rd floor

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
[Signature]
OWNER SIGNATURE
1/31/20
DATE

Scotty Nelson
APPLICANT NAME - Please PRINT
[Signature]
APPLICANT SIGNATURE
1/31/2020
DATE

Marc Silber



April 28, 2020

Kristie Dickert, Administrative Officer
Planning Board/Zoning Board of Adjustment
Historic Preservation Commission (HPC) Secretary
Township of Neptune
25 Neptune Boulevard
Neptune, NJ 07753

Re: Silber, 87 Mt Hermon Way, Certificate of Appropriateness to the HPC for Air Conditioning

First and foremost, I hope that everyone remains safe and healthy during these unprecedented pandemic times, and we can return to a "new normal" in due time. As the homeowner at 87 Mt Hermon Way, I have been engaged in a central air conditioning upgrade project since the fall of 2019. Working through a well-respected local contractor, Oceanside Service who performs work in Ocean Grove and the Neptune area, we secured the necessary zoning approvals, permit 552051820 on January 21, 2020, and subsequently applied for the Certificate of Appropriateness to the Historic Preservation Commission on January 31, 2020. On March 10, 2020, Oceanside and I attended a meeting with your Technical Committee where specifics were discussed, and design alternatives were suggested to drive your mandate of preserving the historic district's architectural integrity.

The meeting focused on the location of the condenser (tucked neatly behind the brick chimney and only partially viewable from the street), and exterior lines. Options were discussed for a potential alternate condenser location, minimizing exterior lines, and obscuring what could be seen from the street. Oceanside subsequently responded on March 19, 2020, with a complete redesign that removed more than 60% of the exterior lines, hid most of the remaining lines tightly behind the chimney and out of view, and keeping the original condenser location as no other suitable location exists. As in the original plan, all remaining exterior lines would be neatly enclosed, blended and painted to match the exterior colors, respecting and fully maintaining the historical craftsmanship and heritage of the house. In addition, appropriate lattice will be employed to screen the unit from street view, consistent with historic installations.

The next step was to be on the agenda for the April 14, HPC meeting, which obviously didn't happen due to the CV-19 restrictions, and it's unlikely the May or maybe even the June meetings will be able to happen at this point, and we just don't know when these restrictions will end. With the summer cooling season almost upon us and HPC's concerns hopefully fully addressed, it would be very much appreciated to receive approval to move forward to minimize disruptive work during the heart of the summer season and install a greener more efficient cooling system as soon as possible.

Please be assured that I'm fully vested in the mission and charter of the HPC to preserve the historic districts architectural integrity, craftsmanship, and heritage, and will do everything feasible to ensure this project is installed in the most architecturally welcoming way to maintain the historical charm of Ocean Grove.

Thank you for your support in being able to move this project forward and to continue to enhance our properties while still respecting their historical significance.

I appreciate your time and attention, be safe during these unprecedented times.

Best regards,

Marc Silber

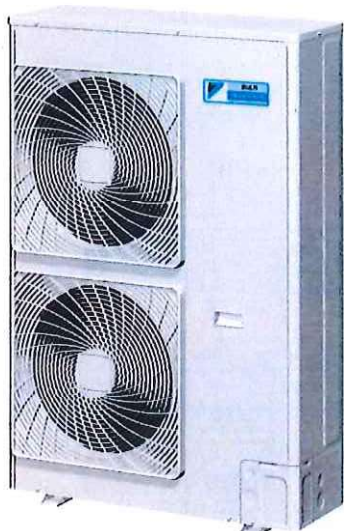
Job Name:	
Tag#	



Submittal Data Sheet

RMXS48LVJU

4-Ton Multi-Split Outdoor Unit



APPROVED
FOR ZONING ONLY
Township of Neptune
Engineering and Planning Department

**12 YEAR
PARTS
LIMITED
WARRANTY**

Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. *If product is installed in a commercial application, limited warranty period is 5 years.*

Outdoor Specifications

Compressor	Hermetically Sealed Scroll Type
Refrigerant	R-410A
Refrigerant Oil	DAPHNE (FVC68D)
Airflow Rate (cfm)	3,740
Sound Pressure Level (dBA)	57 / 58
Dimensions (H x W x D) (in)	52-15/16 x 35-7/16 x 12-5/8
Weight (Lbs)	283

Efficiency

	SEER	EER	HSPF
Non-Ducted	18.8	10.3	11.3
Ducted	14.1	9.3	9.6

Performance

Cooling (Btu/hr)

Rated	48,000
Operating Range	23°F – 115°F

Rated Cooling Conditions: Indoor: 80°F DB/67°F WB
Outdoor: 95°F DB/75°F WB

Heating (Btu/hr)

Rated	54,000
Operating Range	5°F – 60°F

Rated Heating Conditions: Indoor: 70°F DB/60°F WB
Outdoor: 47°F DB/43°F WB

Electrical

	208/60/1	230/60/1
System MCA	27	27
System MFA	30	30
Compressor RLA	22.7	20.5
Outdoor fan motor FLA	.30 x 2	.30 x 2
Outdoor fan motor W	70 x 2	70 x 2

MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A)
RLA: Rated load amps (A) W: Fan motor rated output (W)

Piping

Liquid (in) – Flare Connection	3/8
Gas (in) – Brazing Connection	3/4
Drain (in)	1

Optional Accessories

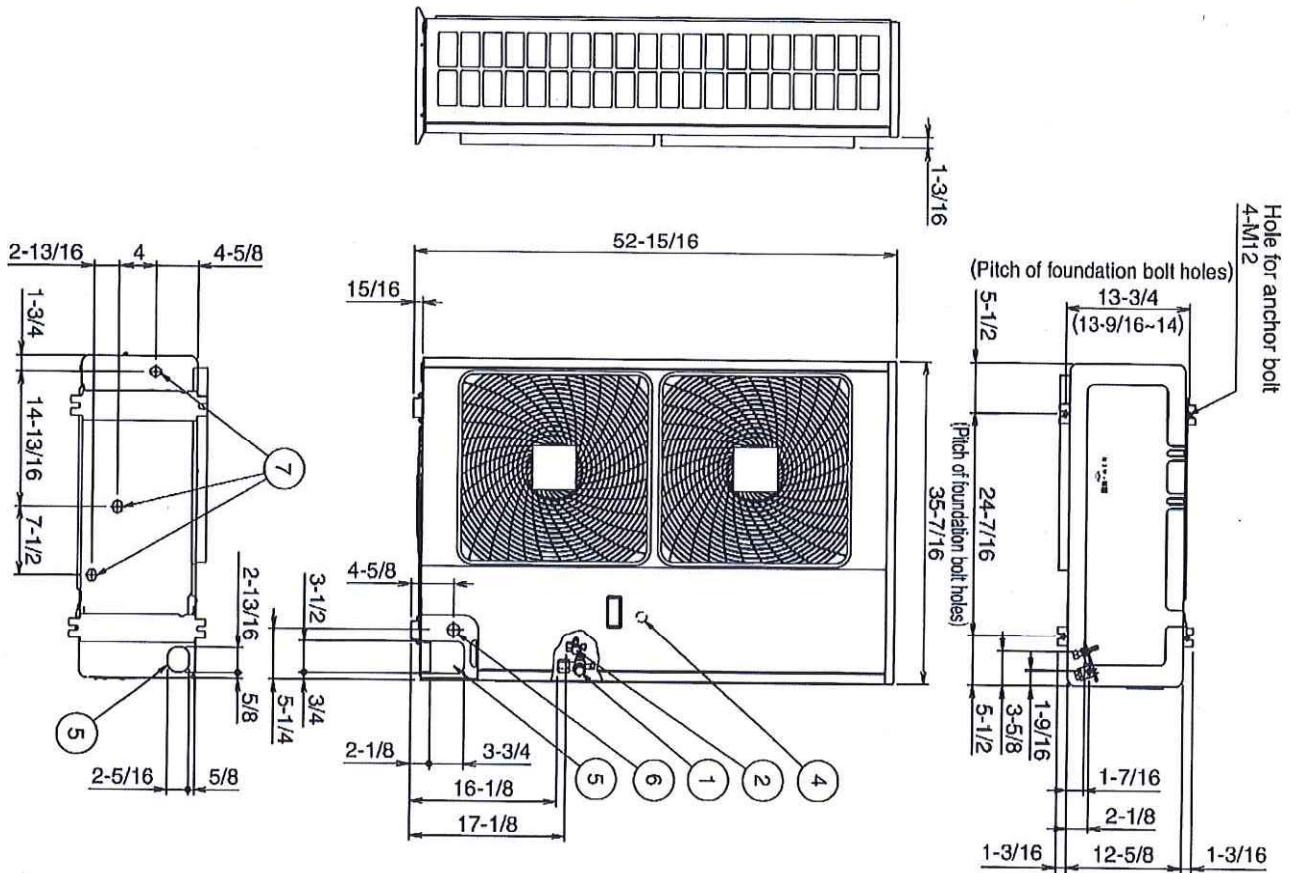


Included	Part Number	Description
	KKPJ5F180	Drain Plug
	BPMKS048A2U	Branch Port Unit – 2 Port
	BPMKS049A3U	Branch Port Unit – 3 Port
	KHRP26A22T	REFNET Joint

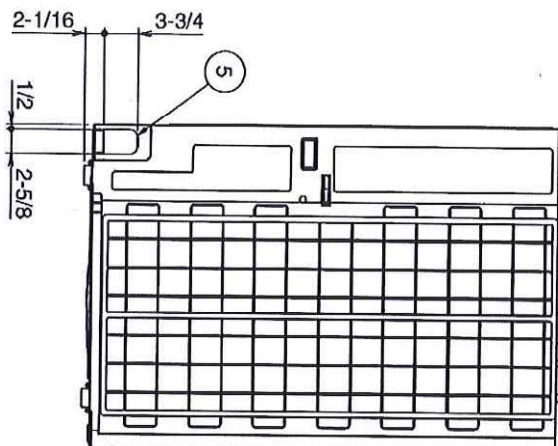
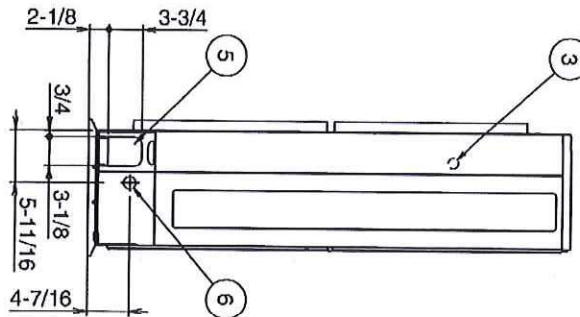
Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

RMXS48LVJU Dimensional Data



NO.	Parts name	Remarks
7	Drain pipe connection	Outside diameter $\phi 1"$ 3points
6	Power supply wiring or transmission wiring intake	$\phi 7/8"$ Knockout hole
5	Refrigerant piping intake	
4	Grounding terminal	In switch box (M5)
3	Service port	In the unit
2	Liquid pipe connection	3/8" Flare
1	Gas pipe connection	3/4" Brazing



3D080736

Daikin North America LLC 5151 San Felipe, Suite 500 Houston, TX 77056

(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Submittal Revision Date: May 2018

Page 2 of 4

INSTALLATION INSTRUCTIONS Model WBFSMG401 (Same as Samsung WBF-1)



CHECK FIT

Before removing protective film or opening fastener package, check the wind baffle fit. Returns will not be accepted if film is removed or fastener package is opened.

APPROVED
FOR ZONING ONLY
Township of Neptune
Engineering and Planning Department

CONTENTS INCLUDED: 2 side panels, 1 top or outer panel, 8 sheet metal screws, 8 washers, 8 spacers, 8 screws, 8 locknuts & 8 shoulder spacers.

GENERAL: The WBFS201 Front wind baffle is for: AJ036JCJ5CH/AA, AC024JXADCH/AA, AC030JXADCH/AA, AC036JXADCH/AA, AC042JXADCH/AA, AC048JXADCH/AA, AM036FXMDCH/AA, AM048FXMDCH/AA, AM053FXMDCH/AA, AC030JXSCCH/AA, AC036JXSCCH/AA (Units with Dual Fans require 2 kits)

The baffle is made to be placed on the fan discharge side of the unit. See Fig. 1 below.

*Note: Only a front shield is required for applications for which the mini split is adjacent to a structure that protects the intake side from prevailing wind. Applications without this protection, such as a roof tops, would require a back shield.

INSTALLATION PROCEDURES:

Remove all the protective film on the clear parts.

The pre drilled holes (on the baffle) will serve as a template to drill pilot holes on the mini splits. Use caution and slowly install screws into plastic fan guard to avoid stripping the holes.



BEFORE DRILLING OR SCREWING INTO THE UNIT, MAKE SURE THERE WILL BE NO CONTACT WITH REFRIGERANT TUBING OR ELECTRICAL WIRES. CHECK FOR CLEARANCE.

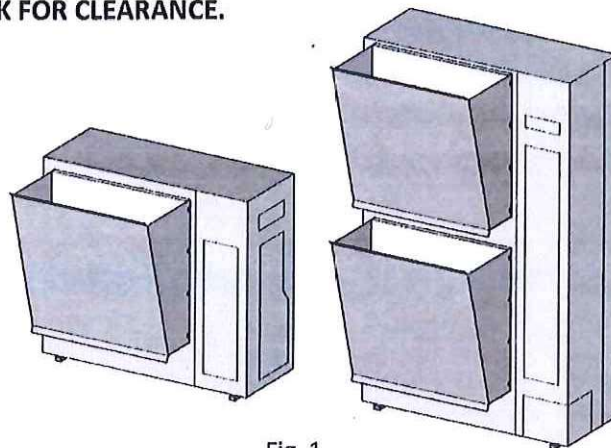
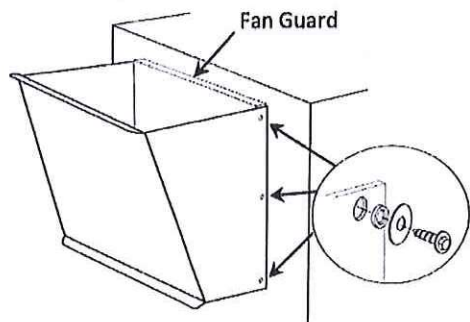
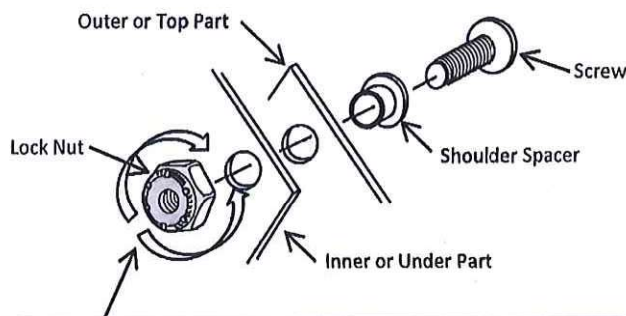
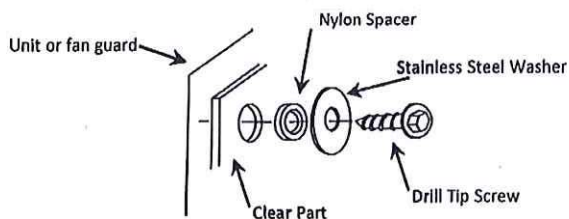


Fig. 1



Caution: Do not over tighten lock Nut. Tighten nut until slightly snug, then back off until it will lightly twist or spin.

Caution: Use only mild soap or detergent and water to clean baffle. Do not use any chemicals.

ZONING PERMIT

ID: 552051820

Date: 01/21/2020

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.** [REDACTED] **Fax No.**

Applicant's Address: 531 MAIN STREET ALLENHURST, NJ 07711

Email: [REDACTED]

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:** SINGLE FAMILY RESIDENTIAL

5. **Proposed Zoning Use of the Property:** SINGLE FAMILY RESIDENTIAL

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.**

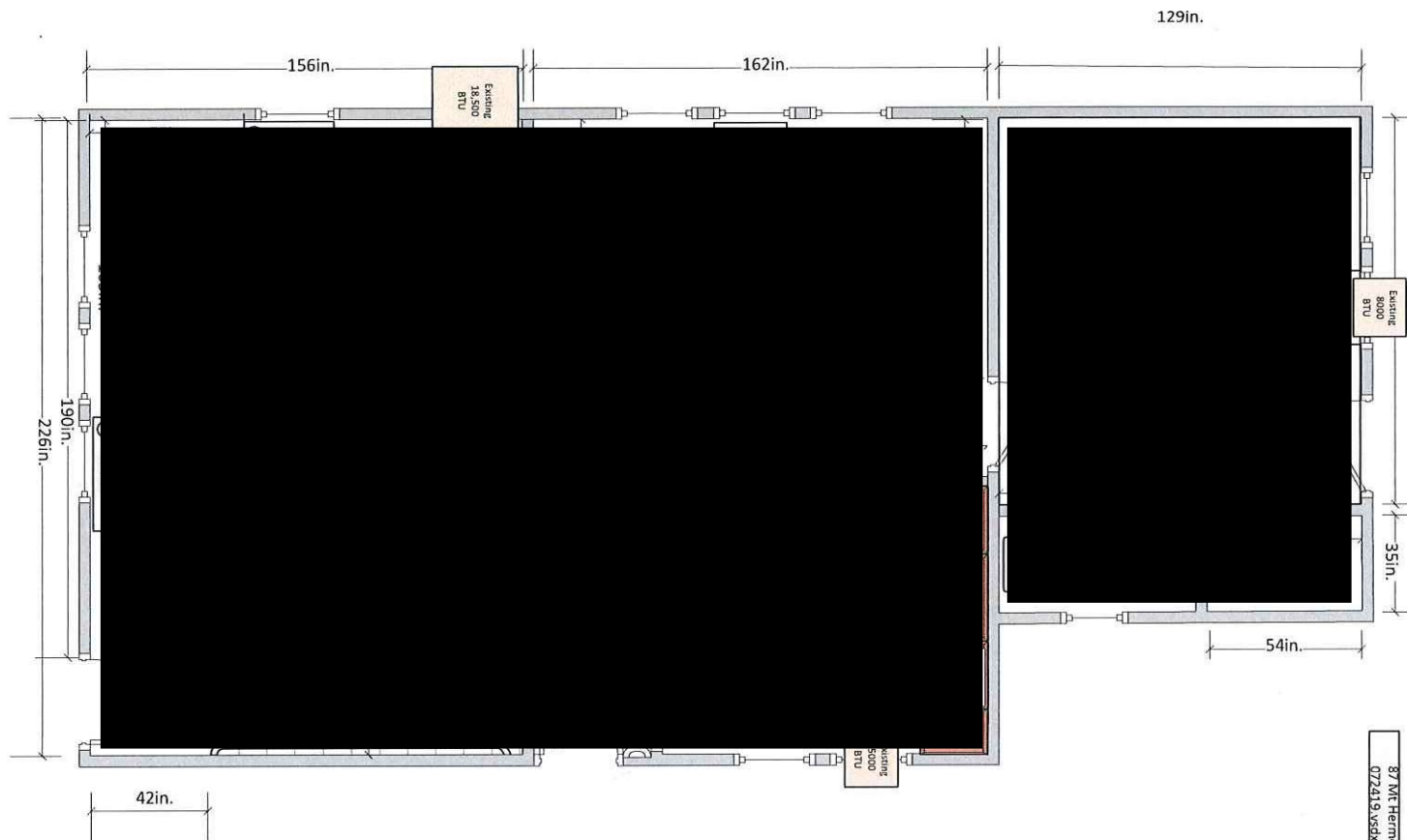
"Daikin 48,000 BTU 18 Seer Ductless Mini Split Heat Pump System"

7. **Has the above referenced premises been the subject of any prior application to the ZONING BOARD OF ADJUSTMENT or PLANNING BOARD?**

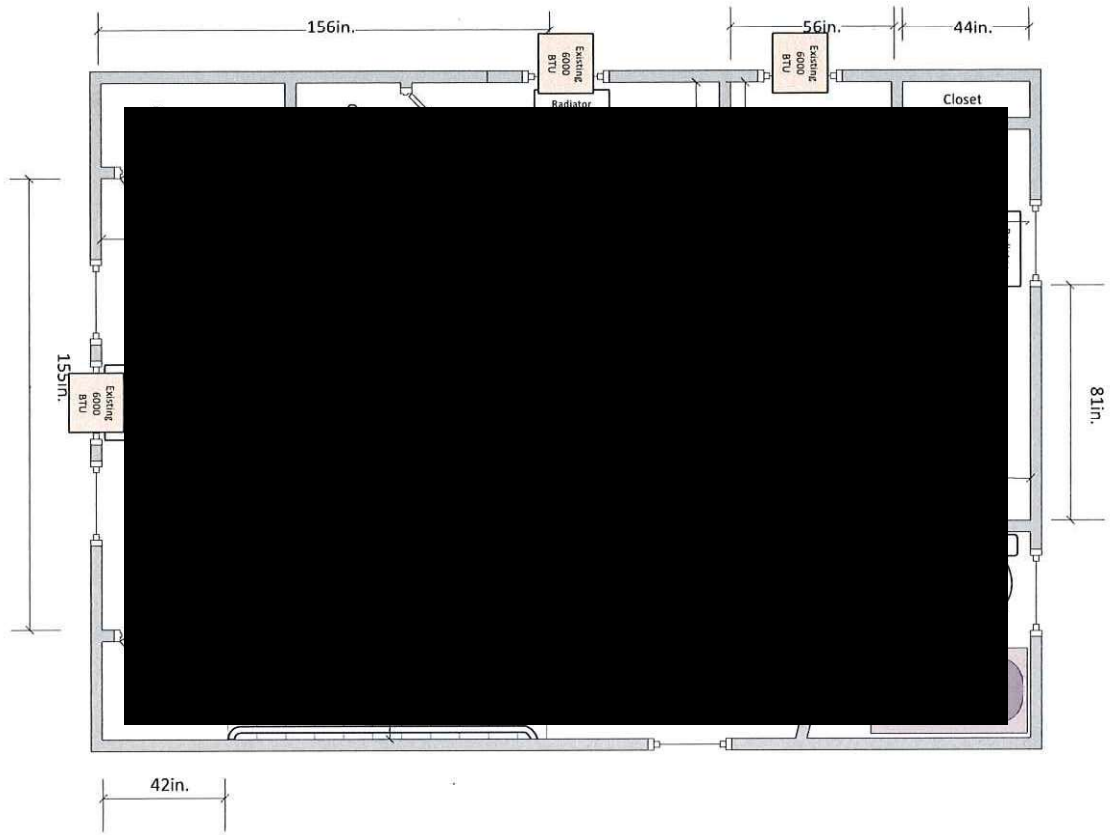
Yes ☐ No ☒ If Yes, state date:

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

A Professional Corporation



87 ME Hermon Mini Split 1st Floor
072419.156X
7/25/2019



505 Sqft for entire floor including
closets, bathroom, hallway, & stairs

New Search **Assessment Postcard** **Property Card**

Block: 150 Prop Loc: 87 MT HERMON WAY
 Lot: 11 District: 1335 NEPTUNE TOWNSHIP
 Qual: Class: 2

Owner: SILBER, MARC
 Street: 87 MT HERMON WAY
 City State: NEPTUNE, NJ 07753

Square Ft: 1576
 Year Built: 1930
 Style: 5

Additional Information

Prior Block: 67 Acct Num: 00011242
 Prior Lot: 107 Mtg Acct:
 Prior Qual: Bank Code: 0
 Updated: 01/29/20 Tax Codes: F02
 Zone: HDR1 Map Page:

Addl Lots:
 Land Desc: 31X60
 Bldg Desc: 2S-F-L-1DG-1U
 Class4Cd: 0
 Acreage: 0

EPL Code: 0 0 0
 Statute:
 Initial: 000000 Further: 000000
 Desc:
 Taxes: 10879.96 / 10797.43

Sale Information

Sale Date: 05/21/19 Book: 9349 Page: 5243

Price: 629000 NU#: 0

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	05/21/19	9349	5243	629000		81.24	SILBER, MARC

TAX-LIST-HISTORY

Year	Owner Information	Land/Imp/Tot	Exemption	Assessed	Property Class
<u>2020</u>	SILBER, MARC 87 MT HERMON WAY NEPTUNE, NJ 07753	358000 254100 612100	0	612100	2
<u>2019</u>	LOSONCZY THOMAS & AUDREY STRAHL 86 OLD ARMY RD BERNARDSVILLE, NJ 07924	328300 182700 511000	0	511000	2
<u>2018</u>	LOSONCZY THOMAS & AUDREY STRAHL 86 OLD ARMY RD BERNARDSVILLE, NJ 07924	328300 181300 509600	0	509600	2
<u>2017</u>	LOSONCZY THOMAS & AUDREY STRAHL 86 OLD ARMY RD BERNARDSVILLE, NJ 07924	293900 167900 461800	0	461800	2

*Click on Underlined Year for Tax List Page

[*Click Here for More History](#)



531 MAIN STREET, ALLENHURST, NJ 07711

PHONE: [REDACTED]

FAX: (7 [REDACTED])

March 19th, 2020

To whom it may concern: RE: Silber, 87 Mt Hermon Way, Ocean Grove

The condenser cannot be relocated to the rear of the home due to no crawl space access to that area. The HPC asked if lines could be run inside. After inspecting the home this cannot be done due to the fact that the home is not balloon framing. After further inspection of the home we cut down exposed lines on the exterior of the home, about 60% from original drawing. Most of the lines will be hidden behind the existing chimney. All exposed channels will be painted by the home owner to match the exterior of the home.

Sincerely,

Scott Nelson, Owner/Operator
Oceanside Service
Master HVAC License #19HC00265800
HIC License #13VH00363800
531 Main St
Allenhurst, NJ 07711



