

**BRICK, TOWNSHIP**  
**OF**  
**(PLANNING AND ZONING DEPT.)**



LDS BR-PZ 10302421

BRICK TOWNSHIP PLANNING BOARD  
PRELIMINARY AND FINAL AMENDED SITE PLAN APPROVAL

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August 8, 1990

WHEREAS, Medical Center of Ocean County, having a mailing address of Edgewater Place and Osborn Avenue, Point Pleasant, NJ 08742 has applied to the Brick Township Planning Board for preliminary and final amended site plan approval pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50; and

WHEREAS, proof of service as required by law upon appropriate property owners and governmental bodies has been furnished and determined to be in proper order; and

WHEREAS, a public hearing was held on June 25th, 1990, at which time testimony and exhibits were presented on behalf of the applicant and all interested parties having been heard; and

WHEREAS, the Board makes the following factual findings and findings of law:

1. This property is designated as Lot 16, Block 1170 on the Municipal Tax Map.

2. The property is located in the H-S hospital support zone.

3. The applicant is proposing to construct a child care center on a .95 acre portion of the site currently under development for a Veterans Administration Outpatient Clinic.

4. The Board's Engineer, T & M Associates, prepared a report to the Board dated May 22nd, 1990. The Board hereby adopts the findings in that report and incorporates that document in this Resolution by reference.

Site - 2  
mCOC  
deagle  
SW Smith  
J. Symmes  
Tomell  
Bledy  
Eng - 2  
Zoning  
BFS

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5. Subsequent to the public hearing, the applicant revised its plans and submitted to the Board at its workshop meeting on August 2nd a concept sketch dated July 30th, 1990. The revision provides the following improvements to the original plan:

A. The isle leading to the drop-off area has been reconfigured, lengthening the access lane and thereby permitting up to seven cars to queue at one time in the vicinity of the drop-off area.

B. The number of parking spaces has been increased from 20 to 25. A second row of parking spaces has been provided adjacent to the building and a 25 foot fire lane has been created between the two rows of parking stalls.

C. Additional traffic control signs have been provided and a project identification sign has also been provided in an island to the front of the proposed building. Portions of the parking area have been striped to provide for better traffic control.

D. Additional landscaping has been added to the island in front of the building.

E. The dumpster has been moved from the former location adjacent to the playground to a location near the northerly driveway access, which location is remote from the playground area.

The Board finds that all of the revisions to the plan as represented in the concept sketch dated July 30th, 1990 represent significant improvements which adequately address many of the concerns which the Board raised as to the original plan proposed.

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6. The proposed child care center will comply with all the bulk requirements of the Zoning Ordinance.

7. The child care center is an unspecified use in the schedule of required number of parking spaces contained in Section 190-160 of the Land Use Ordinance. Consequently, the number of parking spaces are to be established as determined by the Planning Board. The applicant submitted testimony that the proposed child care center will have 13 employees and will service approximately 80 children. The applicant presented the testimony of Kevin McDonough, a Traffic Engineer, who testified that the 20 spaces originally proposed by the applicant will be sufficient for the proposed number of employees and for the short term parking required for drop off of children to be received at the child care center. In particular, the Traffic Engineer testified that most drop-offs will occur directly at the front entrance of the child care center and that most vehicles coming on the site for this purpose will not utilize parking spaces. The Board finds that, based upon the testimony submitted by the applicant, the number of spaces proposed which has now been increased to 25 spaces, will be sufficient for the expected number of employees and use of visitors and invitees.

8. As part of its report, the Board's Engineer, T & M Associates, has prepared a review of the applicant's soil erosion and sediment control, landscaping and lighting plans. The applicant has agreed to add site triangle information to the landscaping plan; to plant two additional shade trees in order to

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meet the requirement of one shade tree for every ten parking stalls; and to add planting and additional landscaping along the northerly property line adjacent to the 16 stall parking area. Applicant has further agreed to prune the existing wooded area to remove dead plant material, however, the Board finds that the applicant shall not be required to thin diseased plant material since such thinning will not be permitted by CAFRA. The Board also finds that recommendation number 1 of the review letter relating to the increase of tree height to a minimum of eight to ten feet shall not be required of the applicant in view of the excessive cost.

9. The applicant has complied with the requirements of the Municipal Site Plan Ordinance and the overall plan for the improvement of this property is consistent with the intent and purpose of the Municipal Development Ordinance. Accordingly, the Board finds that the preliminary and final amended site plan for the proposed child care center should be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Brick Township Planning Board on this 8th day of August , 1990 that this application be approved subject to the following conditions:

1. The applicant shall comply with all standard Planning Board conditions to site plan approval as set forth on attachment "A".

2. The applicant shall comply with all representations and agreements made by the applicant or the applicant's representatives during the presentation of this application.

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3. The applicant shall comply with all requirements in the report of the Board's Engineer, except to the extent modified in this Resolution.

4. The number of parking spaces provided on this site has been calculated based upon the nature and extent of uses previously approved and the nature and extent of the child care center herein approved and the uses existing and proposed for the site. Before any additional development occurs on this site, a review of the paving requirements shall be made to determine the adequacy of the parking for this and other facilities on site.

5. Applicant shall realign the pipeline proposed for the recharge drainage system in such a manner as shall be approved by the Planning Board Engineer, and the final grading and drainage plans for this site shall be subject to the review and approval of the Planning Board Engineer.

6. Applicant shall add a highway guide rail as a barrier between the three parking spaces facing the proposed playground at the easterly end of the proposed building. The location of such guide rail shall be subject to the approval of the Planning Board Engineer.

7. Applicant shall add a detail of the project identification sign on the proposed plans.

8. Applicant shall revise the proposed site plan in accordance with the changes shown on the concept sketch dated July 30th, 1990. The revised plans shall be subject to the review and approval of the Planning Board Engineer.

9. In addition to obtaining all other approvals of

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governmental agencies having jurisdiction over development of this site, as required by the standard Planning Board conditions in attachment "A", applicant shall also obtain approval of the Division of Youth and Family Services for the operation of a child care center at this site.

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MOVED BY: Councilwoman Fayad

SECONDED BY: Mr. Heslin

VOTING IN AFFIRMATIVE: Mayor Zboyan Mr. Cantillo

Councilwoman Fayad Mr. Heslin Mr. Skirde Mr. Vespi

Mrs. Barlo

VOTING IN NEGATIVE:

ABSTAINING:

ABSENT: Mr. Anderson Mr. Kazawic Mr. Scherer Mrs. LaDuke

#### CERTIFICATION

I, E. JOAN KULL, Clerk to the Planning Board of the Township of Brick, County of Ocean, State of New Jersey do hereby certify that the foregoing Resolution was duly adopted by the said Planning Board of the Township of Brick at a regular meeting held on the 8th day of August, 1990.

IN WITNESS WHEREOF, I have set my hand this 10th day of August, 1990.

  
E. JOAN KULL, CLERK, Planning  
Board of the Township of Brick

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR SITE PLAN APPROVAL

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1. Applicant shall obtain certification by the Local Soil Conservation District of a plan for soil erosion and sediment control in accordance with N.J.S.A. 4:24-39 et seq., commonly known as the "Soil Erosion and Sediment Control Act."

2. All materials, methods of construction and details shall be in conformance with the current "Engineering Specifications and Construction Details" of the Township of Brick, which are on file in the office of the Township Engineer.

3. Applicant shall obtain all approvals required by any Federal, State, County or Municipal agency having regulatory jurisdiction of this development. Upon receipt of such approval(s), the applicant shall supply a copy of the permit(s) to the Board. In the event that any other agency requires a change in the plans approved by this Board, the applicant must reapply to the Brick Township Planning Board for approval of that change.

4. Applicant shall resubmit this entire proposal for re-approval should there be any deviation from the terms and

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conditions of this Resolution or the documents submitted as part of this application, all of which are made a part hereof and shall be binding on the applicant.

5. Applicant shall provide a statement from the Brick Township Tax Collector that all taxes are paid in full as of the date of this Resolution and as of the date of the fulfillment of any condition(s) of this Resolution.

6. Prior to the issuance of a construction permit, the applicant shall furnish the Township Clerk with a cash bond and performance guarantee in an amount to be determined by the Township Engineer.

7. Applicant shall post an inspection fund with the Township Clerk in an amount to be determined by the Township Engineer.

8. No soil shall be removed from the site without the written approval of the Township Council.