

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



LDS BR-PZ 10403334

**BRICK TOWNSHIP PLANNING BOARD  
AMENDMENT TO THE SECOND AMENDED  
PRELIMINARY AND FINAL SITE PLAN APPROVAL  
WITH VARIANCES**

RESOLUTION R-63-02

PAGE 1 OF 4

Case No. PB-2403 (2266) (1281) 2-A-PSP/FSP-V-2/02

July 10, 2002

**WHEREAS, MERIDIAN HOSPITALS CORPORATION, MEDICAL CENTER OF OCEAN COUNTY**, having a mailing address of 425 Jack Martin Boulevard, Brick, New Jersey 08724, has applied to the Brick Township Planning Board for an amendment to the second amended preliminary and final site plan approval pursuant to N.J.S.A. 40:55D-46, 50, 51, and 60; and

**WHEREAS**, a hearing was held on July 3, 2002 in the Municipal Building for a discussion of the reasons for the amendment to the second amended preliminary and final site plan approval and all interested parties having been heard, and at which time testimony was presented on behalf of the applicant and all interested parties having been heard; and

**WHEREAS**, the applicant received a resolution of intent of preliminary and final site plan approval with Resolution R-39-82 dated May 26, 1982; and

**WHEREAS**, the applicant received a resolution approving site plan and conditional use with Resolution R-41-82, dated June 9, 1982; and

**WHEREAS**, the applicant has received amended preliminary and final site plan approval with variances and design waivers with Resolution R-84-98 dated October 28, 1998, which amended approval and granted variances; and applicant received second amended approval with variances and design waivers with Resolution R-42-02 dated April 24, 2002;

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

1. This property is known and designated as Block 1170, Lots 18 and 18.02 on the Municipal Tax Map.

FILE 2  
APP  
APP ATT.  
APP ENG  
PB ATT  
PB ENG  
PB BUILD.  
ZONING  
TAX A.  
ENG 2.

2. The property is located in the HS (Hospital Support) Zone and is comprised of 26.47 acres fronting on State Highway Route 88 westbound and Jack Martin Boulevard north of State Highway Route 70. The applicant proposes an expansion of the existing boiler room located at the southwest corner of the existing building to accommodate additional utilities required for the proposed building expansion. The expansion of the boiler room is to consist of a basement story and one story above ground.

3. The proposed amendment to the second amended preliminary and final site plan is shown on plans entitled, "Preliminary and Final Site Plan, Medical Center of Ocean County, Block 1170, Lots 18 and 18.02, Township of Brick, Ocean County, New Jersey," dated 2/14/02, and last revised 6/20/02, consisting of fifteen (15) sheets, as prepared by Menlo Engineering Associates, Inc./Julius T. Szalay, P.E./L.S.

4. T&M Associates, Jay C. Steinmetz, P.E., C.M.E., prepared a report to the Board dated July 3, 2002. The Board hereby adopts the findings in that report and incorporates that document in this resolution by reference.

5. Mr. Steinmetz advises that the proposed addition does not impact traffic circulation or layout; as adequate parking was already supplied, as this subject application will not increase parking needs.

6. Mr. Steinmetz further advises that grading and drainage are not impacted. Certain necessary changes in routing were made which are acceptable. He further advises that landscaping and lighting were not affected by this application.

7. Further, Mr. Steinmetz advises that there is no change to the environmental impact and compliance statement as the facility already existed with prior approvals, and same is not affected by this application.

Whereas, applicant seeks amendment to expand existing boiler room, and the applicant has complied with the requirements of the Site Plan Ordinance. The plan is consistent with the intent and purpose of the Master Plan and the Municipal

Development Ordinance. Further, recognizing the growing health care needs of the Township of Brick and its surrounding communities, the Board is satisfied that the applicant's amended plan is reasonable and consistent with its health care service mission to the community. The Board finds that the amendment is reasonable and should be granted permitting the boiler room expansion. Accordingly, the Board permits this amendment.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Planning Board on this 10<sup>th</sup> day of July, 2002, that this application to amend resolution R-42-02 be approved subject to the following conditions:

1. The applicant must comply with all conditions of the original approving intent Resolution R-39-82 dated May 26, 1982, pertaining to the subject property; Resolution R-41-82 dated June 9, 1982 approving site plan and conditional use; and the amended approving Resolution R-84-98 dated October 28, 1998, and Resolution R-42-02 dated April 24, 2002, except as modified by this resolution.
2. The applicant shall comply with all standard Planning Board conditions for preliminary major site plan approval as set forth on Attachment 'A.'
3. The applicant shall comply with all representations and agreements made by the applicant's representatives, its attorney, or its professionals during the presentation of this case.
4. The applicant shall comply with the comments contained in the report of T & M Associates, J.C. Steinmetz, P.E., C.M.E., Board Engineer, dated July 3, 2002.

**RESOLUTION** R-63-02  
**CASE NO. PB-2403 (2266) (1281) 2-A-PSP/FSP-V-2/02**

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**July 10, 2002**

**MOVED BY:**

Mr. Aiello

**SECONDED  
BY:**

Mr. Reilly

**VOTING IN THE AFFIRMATIVE:** Mrs. LaDuke, Mr. Aiello, Mr. Dockery, Mr. Reilly,

Mr. Vespi, Mr. Fredo

**VOTING IN THE  
NEGATIVE:**

**INELIGIBLE TO  
VOTE:**

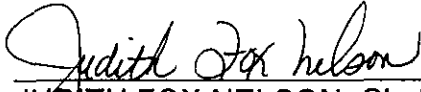
**ABSTAINING:** Mr. Kelly

**ABSENT:** Councilman Underwood, Mr. Petoia, Mr. Higgins, Mr. Scherer

**CERTIFICATION**

I, **JUDITH FOX NELSON**, Clerk of 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 10<sup>th</sup> day of July, 2002.

**IN WITNESS WHEREOF**, I have set my hand this 12<sup>th</sup> day of July, 2002.

  
JUDITH FOX NELSON, Clerk  
Brick Township Planning Board