

BRICK, TOWNSHIP OF (PLANNING AND ZONING DEPT.)



LDS BR-PZ 10503855

BRICK TOWNSHIP PLANNING BOARD

AMENDED PRELIMINARY AND FINAL SITE PLAN
APPROVAL WITH VARIANCES AND DESIGN WAIVER

RESOLUTION: R-84-98

PAGE 1

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

WHEREAS, Meridian Health System, Brick Hospital, having a mailing address of 425 Jack Martin Boulevard, Brick, New Jersey 08724 has applied to the Brick Township Planning Board for amended preliminary and final site plan approval with variances and design waivers pursuant to N.J.S.A. 40:55B-46, 50, 51 and 60; 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, public hearings were held on September 30, 1998 and October 7, 1998 in the municipal building, 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 Block 1170, Lots 18 and 18.02 on the municipal tax map.

2. The property is located in the Hospital Support Zone. The applicant proposes to construct a two (2) story 54,946 sq. ft. Outpatient Ambulatory Care Center and add a 16,272 sq. ft. sixth floor addition to the existing hospital. In addition, the Hospital plans to increase on-site parking from 664 to 956 spaces including the 13 green bank parking spaces. The tract size is 24.18 acres, fronting on N.J. State Route 88 and Jack Martin Boulevard west of Route 70. The expansion of Brick Hospital is a permitted use in the Hospital Support Zone subject to the Hospital Support Zone requirements listed in

File - 2
Meridian
Cucci
LW Smith
Ford
Canley
Bledy
Eng. 2
Zoning
B.L.
COAH.

RESOLUTION: R-84-98

PAGE 2

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

the Board Engineer's report of September 1, 1998.

3. Michael P. Fowler prepared a report to the Board dated September 30, 1998. The Board hereby adopts the findings in that report and incorporates that document in this Resolution by reference.

4. Owen, Little & Associates, Inc., prepared two reports to the Board dated September 1, 1998 and September 28, 1998. The Board hereby adopts the findings in those reports and incorporates those documents in this Resolution by reference.

5. The Fire Inspector prepared a report to the Board dated September 22, 1998. The Board hereby adopts the findings in that report and incorporates that document in this Resolution by reference.

6. The Traffic Safety Officer prepared a report to the Board dated August 19, 1998. The Board hereby adopts the findings in that report and incorporates that document in this Resolution by reference.

7. The following variances have been applied for:

A. The applicant requests a variance from the minimum parking stall size required by ordinance. A minimum stall of 10' x 20' is required and the applicant proposes parking stalls 9' x 18'. The Board finds that the request is reasonable and should be granted in that the 9' x 18' parking spaces constitute the most efficient use of the parking lot, said size has been recommended by CAFRA, and it is adequate for the surface parking.

B. A minimum aisle width of 25' is required and the applicant proposes an aisle width of 24'. The Board finds that this variance is reasonable and is granted in that this

RESOLUTION: R-84-98

PAGE 3

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

is necessary to meet the requirements of CAFRA.

C. A minimum setback of 10' is required between a parking lot and an adjoining business use/zone. The applicant provides 5' between the proposed parking lot that parallels State Highway 88 and Block 1170, Lot 14. The Board finds that this variance is reasonable and should be granted in that it maximizes the parking spaces that are needed for the hospital use without adverse effect on the adjacent property.

D. A landscaped island is required for each row of ten (10) parking stalls. The applicant proposes rows of parking stalls ranging from 26 to 49 spaces with no islands in between. The Board finds that this request is reasonable and should be granted in that it maximizes parking space, and applicant is landscaping in other locations within the parking area to compensate for the loss of the landscaped islands.

8. The applicant has complied with the requirements of the Site Plan Ordinance and the overall development plan of this property constitutes a substantial upgrading of the property and is consistent with the intent and purpose of the Municipal Development Ordinance. Accordingly, the Board finds that the relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Township Zoning Ordinance or Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Brick Township Planning Board on this 28th day of October, 1998, that this application be approved subject to the following conditions:

1. The applicant shall comply with all standard Planning

RESOLUTION: R-84-98

PAGE 4

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

Board conditions for site plan approval as set forth on attachment "A".

2. The applicant shall comply with all representations and agreements made by the applicant or its attorney during the presentation of this case.

3. The applicant shall comply with all terms and conditions proposed in the report of Michael P. Fowler dated September 30, 1998, except as follows:

A. Item V(b), the thirteen (13) parking stalls proposed adjacent to the trash storage area shall be green-banked by the applicant.

B. Item V(c), the row of seven (7) parking stalls proposed in the southwest corner of the site shall remain on the plan, and should not be eliminated.

C. Item V(k), the applicant shall provide two (2) boardwalks over two existing islands in the parking lot located on the west side of the hospital as depicted on the plan which was submitted by the applicant on October 21, 1998. One boardwalk is to be located on the island immediately adjacent to the emergency room entrance and the second boardwalk is to be located on the existing island west of and immediately opposite to hospital rear entrance. The location and plan for the boardwalks must meet with the approval of the Board Engineer and Board Planner.

D. The applicant shall comply with all conditions proposed in the reports of Owen, Little & Associates, Inc. dated September 1, 1998 and September 28, 1998.

E. The applicant shall comply with all conditions proposed in the report of the Fire Inspector dated September

RESOLUTION: R-84-98

PAGE 5

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

22, 1998.

F. The applicant shall comply with all conditions proposed in the report of the Traffic Safety Officer dated August 19, 1998.

G. Lot G shall be designated and marked as employee parking.

H. All hospital employees shall be issued parking stickers.

I. The applicant shall submit a landscaping plan showing an increase to the screening which currently exists on that portion of the property adjoining Walter Road (south boundary of property). Said plan subject to review and approval of the Board Engineer and Planner.

J. A 6' high a board-on-board fence is required in proximity to the cooling towers and trash storage area. The fence location is subject to the approval of Board Planner and Board Engineer.

K. The applicant shall shift the location of the waste trailer and the linen trailer wherein the new location for the waste trailer will be the current location of the linen trailer and vice versa.

L. At all times the applicant shall keep the waste trailer locked.

M. The applicant shall provide a barrier consisting of natural and/or man-made materials along the driveway aisle on the southwest side of the hospital to discourage the illegal parking of vehicles in the landscaped area.

N. The applicant shall provide proof of applicant's submission to the Township of Brick to have Subtitle 1 of

RESOLUTION: R-84-98

PAGE 6

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

Title 39 of the Motor Vehicle Laws of New Jersey made applicable to the proposed traffic controls resulting from the subject expansion project.

O. The applicant shall provide an irrigation system in all new landscaped areas.

RESOLUTION: R-84-98

PAGE 6

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

MOVEDBY: Mr. Haney

SECONDED BY: Councilwoman Fayad

VOTING IN THE AFFIRMATIVE: Councilwoman Fayad Mrs. Fox

Mr. Haney Mr. Kelly Mrs. LaDuke Mr. Petoia Mr. Palmieri

Mr. Scherer

VOTING IN THE NEGATIVE: _____

INELIGIBLE TO VOTE: Mr. Cevalco

ABSENT: Mr. Aiello Mrs. Paxton

CERTIFICATION

I, E. JOAN KULL, 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 28th day of October, 1998.

IN WITNESS WHEREOF, I have set my hand this 2nd day of November, 1998.

E. Joan Kull
E. JOAN KULL
Clerk of the Planning Board

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR SITE PLAN APPROVAL

RESOLUTION R-84-98

PAGE 7

CASE NO. PB-2266 (1281)-A/PFSP-8/98

October 28, 1998

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 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.

9. The applicant shall comply with all provisions and pay all fees established under Article VB (Mandatory Development Fees) of Chapter 190 of the Code of the Township of Brick.

10. For all residential uses the subdivider or site plan applicant shall provide for a trash receptacle.

11. In order to insure uniformity of trash receptacles and compatibility with the automatic trash collection system, all trash can receptacles required herein shall be obtained from the Township of Brick.