

BRICK, TOWNSHIP OF (PLANNING AND ZONING DEPT.)



LDS BR-PZ 10403258

BRICK TOWNSHIP PLANNING BOARD
SECOND AMENDED PRELIMINARY AND
FINAL SITE PLAN APPROVAL WITH VARIANCES

RESOLUTION R- 42 -02

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

April 24, 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 second amended preliminary and final site plan approval pursuant to N.J.S.A. 40:55D-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, a public hearing was held on April 10, 2002 in the Municipal Building for a discussion of the reasons for 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 the following exhibits were admitted into evidence:

A-1 Site Plan by Menlo Engineering Associates Inc. dated 2/14/02

A-2 Color rendering of architectural/hospital addition

A-3 Plan of canopies/circulation route

A-4 Architectural of proposed three-story parking garage

A-5 Temporary Office Trailer Plan by Menlo Engineering Associates Inc. dated 3/19/02

A-6 Architectural of four-story hospital addition

FILE 2
APP
APP ATT
APP ENG
PB ATT
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BUILD
ENG-2

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A-7 Traffic Assessment Study dated 1/02

A-8 Drainage Plan by Menlo Engineering Associates Inc. dated 2/14/02

A-9 Environmental Impact Study by Menlo Engineering Associates Inc. dated
2/14/02

A-10 Brick Township Shade Tree Commission Report of 4/5/02

A-11 Ocean County Soil Conservation Report dated 2/25/02

A-12 Brick Township Planning Board Engineering Professional Jay C.
Steinmetz, P.E., C.M.E. of T&M Associates report of 4/1/02

A-13 Brick Township Planning Board Municipal Planner Michael Fowler,
A.I.C.P./P.P., report of 4/9/02

A-14 Brick Township Bureau of Fire Safety Kevin C. Batzel, Bureau Chief/Fire
Sub Code Official, report of 3/4/02

A-15 Color rendering of 1-page Site Plan (hospital addition)

A-16 Color rendering of entire campus site plan

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 for minimum
parking stall sizes of 9' by 18' where 10' by 20' are required; minimum aisle width of
24' where 25' was required; minimum setback of 5' between proposed parking lot
adjoining Highway 88 and adjoining business use/zone where 10' was required; and
a design waiver for rows of parking stalls ranging from 26 to 49 spaces with no

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islands in between, where a landscaping island was required for each row of ten (10) parking stalls.

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.
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 (to house the Shore Rehabilitation Institute and other hospital uses) which consists of a four-story building addition with full basement to be constructed at the southeast corner of existing building, together with a three-story parking garage deck containing 443 parking stalls which is proposed in the northwest area of the parking lot. On completion, this garage would provide for a net increase of 286 on-site parking spaces. Additionally, applicant has indicated necessity of placement of a temporary office trailer on site, because of the construction displacement of certain offices.
3. The applicant currently proposes to further amend the previous approvals in order to permit a variance for a minimum parking stall size of 9' by 18' where 10' by 20' is required; and a variance for minimum driveway aisle width of 24' where 25' is required. The proposed 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 2/20/02, 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 April 1, 2002. The Board hereby adopts the findings in that report and incorporates that document in this resolution by reference.

5. Michael P. Fowler, A.I.C.P./P.P., Municipal Planner, prepared a report to the Board dated April 9, 2002. The Board hereby adopts the findings in that report and incorporates that document in this resolution by reference.

6. The Bureau of Fire Safety, Kevin C. Batzel, prepared a report to the Board dated March 4, 2002. The Board hereby adopts the findings in that report and incorporates that document into this resolution by reference.

7. The Shade Tree Commission, Dottie La Posa, prepared a report to the Board dated March 5, 2002. The Board hereby adopts the findings in that report and incorporates that document into this resolution by reference.

8. Albert A. Zager, Esq. appeared on behalf of the applicant and introduced a number of applicant's executives and professionals. Mr. Jeffrey Brickman, the executive vice president of Meridian Health System Inc., parent company of Meridian Health Corporation/Medical Center of Ocean County, testified that the expansion is extremely important because the hospital has been a "victim of its own success." Mr. Brickman further testified that the hospital is busier than ever, and occupancy levels are at their highest, making it urgent that this expansion be approved. He further testified that the relocation of the Shore Rehabilitation Center from its present location in Point Pleasant, to the Brick Township Hospital campus will be more convenient for patients and staff; and ease the transition to restorative care that the Rehab Center provides. Mr. Brickman concluded that, when this expansion is complete, it will make the Medical Center of Ocean County a "state-of-the-art Medical Center equal to any in the State of New Jersey."

Mr. Peter Daniels, newly installed president of the Medical Center of Ocean County, testified that the expansion proposed of 98,000 sq. ft. in the four-story addition with full basement and the expansion of the available parking by the construction of the three story parking deck garage (adding 286 spaces net) is necessary and timely. Mr. Daniels further testified that the relocation of the Shore Rehabilitation Center will help provide appropriate and convenient continuity of patient care. He further testified that he anticipated the first floor of the proposed addition would be utilized by the Outpatient Shore Rehab Center. The second floor, he anticipated, would be used as a 40-bed inpatient unit; the third floor used as demand required, but perhaps a 24-bed medical/surgical unit, and the use of the fourth floor is as yet undesignated. Mr. Daniels additionally testified that the basement would be used to expand support services and conference facilities. In his brief time here, Mr. Daniels acknowledged that the storage space issue is a problem that this expansion will remedy. He further related that, in answer to a Board member's concern, the entire hospital has just contracted to ensure that the entire interior of the hospital complex will be fit with sprinklers to the satisfaction of the Bureau of Fire Safety.

Mr. Scott Malin, A.I.A., architect with Vitetta Group, applicant's architectural firm, testified that with the project's L-shaped configuration, the applicant could provide safe, convenient access to the proposed new main entrance, which will be canopied in a color scheme still to be decided. Mr. Malin acknowledged that the applicant intends to match the existing structure's brick/stone for the four-story addition. However due to the uncertainty of obtaining specific materials and the sometimes lengthy delay in delivery, as well as cost considerations, applicant wanted to keep its options open as to the siding of the three-story parking garage. Mr. Malin testified that the first floor would have a glass block wall element; and

every effort would be made to work with the Board and its architectural committee in applicant's final selection of materials. Mr. Malin then testified as to the parking garage, and utilized the exhibits A-3 and A-4 in explaining the design and material choices of applicant. Mr. Malin concluded that the choices of costs, detail, and delivery dates are all important but the applicant wanted what was "right for the property."

Mr. William Lane, L.E., of Menlo Engineering Associates, Inc., applicant's engineering firm, recited the applicant's desire to cooperate with recommended changes and modifications suggested by Board's Engineer Mr. Steinmetz, as shown in Exhibit A-12, and agreed with many concerns, including the prohibiting of left turns from driveways of applicant onto Route 88. Although this would require diverting traffic to Jack Martin Blvd., then east to Route 70, or continuing through to Route 88, Mr. Lane agreed that it is a difficulty that they will address and remedy. Further concerns as to quality of drainage, landscaping length, and environmental impact have all been recognized and agreed. The applicant's acceptance of these changes were fully recorded in Mr. Steinmetz's conditions of report.

Mr. Raymond Fochesto, Senior Manager of Facilities Support Services, testified as to the temporary office trailer. It is 65' long and 24' wide (approximately 1200 sq. ft.), a double wide trailer. It will be removed at end of project, no later than four months after the certificate of occupancy is issued. The trailer is necessary because of the construction displacement of several offices, and it will be equipped with air conditioning, telephones, and electricity, as well as a chemical toilet, which will be periodically serviced as necessary.

Mr. Eric Keller, P.E., P.P., Omland Engineering Associates, Inc., testified as to the site's traffic patterns and applicant's proposed expansion. He recited that the 9' by 18' stall size match what is on site and is generally accepted. He further

testified that the parking needs of applicant are met by this garage/deck and that it is an efficient use of open space, and maximizes applicant's available and necessary need for visitor, patient, staff, vendor and physician parking.

Mr. Keller could not definitively answer Board's questions and concern as to whether there will be a fee or charge for parking. Mr. Keller acknowledged that it is never a popular choice to charge for parking, but applicant wanted to keep the option available of in the future charging a parking fee.

After some thought and consideration, and recognizing the concerns of the Board, applicant agreed that at present there would be no charge for parking, and agreed to return to the Planning Board for approval of any change in that "No-Fee Parking" policy.

Applicant further agreed that the handicapped parking area would be relocated adjacent to the proposed addition building, as it makes sense to have those spaces as convenient as possible to the entrance, and recognizing applicant has in excess of required spaces per existing plan.

Further, the site of the temporary office trailer will be restored to its pre-trailer condition (or better) after removal of the trailer, and in view of the approximate twenty-month period the temporary office trailer would be utilized, applicant agreed to provide landscaping in the vicinity of the trailer to the satisfaction of Board's Planner and Engineer.

With the exception of the variances granted hereinabove, 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 plan is reasonable and consistent with its health care service mission to the community.

Accordingly, the Board finds that the benefits of the proposed development outweigh any detriments, and 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 Township Planning Board on this 24th day of April, 2002, that this application to amend resolution R-84-98 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, except as modified by this resolution.
2. The applicant shall comply with all standard Planning Board conditions for preliminary major subdivision 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 from Michael P. Fowler, Municipal Planner, dated April 9, 2002, including:
 - A. Applicant agreed that at least one space per parking level would be van-accessible.
 - B. Applicant agreed to enhancements of landscaping around parking garage including foundation plantings and supplementing with shade trees and evergreens to the satisfaction of Board's Engineer and Planner.

C. Applicant recited circulation in/around garage and agreed to provide to continue sidewalk/walkway to/from parking garage to satisfaction of Board's Engineer and Planner.

D. Applicant agreed to pavement marking adjacent to handicapped parking and depressed curbing in front of Shore Rehab, and will add crosswalks as per Board Engineer and Planner.

E. Applicant will provide color renderings of architectural plans to satisfaction of Board's Engineer and Planner.

F. Applicant agreed to provide outdoor public seating where appropriate to satisfaction of Board's Engineer and Planner.

G. Applicant advised safety concerns as to loading zones prevented walkway around the entire perimeter of hospital building.

H. Applicant agreed not to remove topsoil from site or use same as spoil. Applicant further agreed to use redistributed topsoil throughout site.

5. 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 April 1, 2002.

Traffic Circulation/Layout

3.4 Applicant will correct required number of parking spaces.

3.5 Applicant will supply to satisfaction of Board Engineer the layout of proposed parking deck.

3.7 Applicant agrees to restrict "No Left Turn" onto Rt. 88 from applicant's driveways.

3.8 Applicant will supply sign schedule.

3.9 Applicant will supply signage for traffic exiting Brick Medical Arts Facility.

Grading/Drainage

- 4.1 Applicant has applied for Ocean County approval.
- 4.2 Applicant will indicate which pipes are to be plugged and abandoned or removed and, will supply details of plugged and abandoned pipe.
- 4.3 Applicant will supply details of proposed stormwater collection system for parking deck.
- 4.4 Applicant will provide details of proposed storm manholes and inlets.
- 4.5 Applicant will provide pipe bedding details.

Landscaping

- 5.1 Applicant will supply clearer, unshaded plans for review of Board Engineer.
- 5.2 Applicant agreed to attempt to relocate as many existing trees as possible and recite/provide same.
- 5.3 Applicant agreed to irrigate landscaped areas as required by Brick Township Ordinance Chap. 190-257 (K).
- 5.4 Applicant agreed to mulch per Brick Township Ordinance 190-257(I) and provide details of same to Board Engineer.
- 5.5 Applicant agreed to provide weed barrier per Brick Township Ordinance 190-257 (G).
- 5.6 Applicant agreed to define landscaped areas per Brick Township Ordinance 190-257 (E).
- 5.7 Applicant agreed to relocate existing 6" caliper Zelkova trees near proposed parking deck.

5.8 Applicant agreed to incorporate into the deciduous tree planting detail a root barrier product for deciduous trees that are to be installed with 10' of new or existing sidewalks/curbs.

5.9 Applicant agreed to include and correct planting sizes to satisfaction of Board Engineer.

5.10 Applicant agreed to reposition white pines or replace them with a fastigate species to satisfaction of Board Engineer.

5.11 Applicant agreed to enhance and supplement proposed plantings around north side of parking deck, as well as between proposed deck and walkway on south side of parking deck, to satisfaction of Board Engineer.

Lighting

6.1 Applicant agreed to re-label "Light Pole Foundation/"

6.2 Applicant agreed to add bollard light foundations to Detail Sheet 2.

6.3 Applicant agreed to supply photometrics for Lighting Plan I vicinity of outer roadway (eastern portion of site) or to supplement existing lighting to Board Engineer's satisfaction.

6.4 Applicant agreed to supplement proposed lighting in the handicapped parking area in northwest corner of existing hospital building to Board Engineer's satisfaction.

Environmental Impact Statement

7.1 Applicant agreed to supplement report to address Brick Township Ordinance Chap. 190-188C (a) 5&6 as to air quality and noise.

7.1.1 Applicant agreed to supply further information as to reduction in air quality.

7.1.2 Applicant agreed to recite and represent that mechanicals are in basement.

7.2 Applicant agreed to supplement report to recite as to need for expanded facility and effect on evaluated factors, to address the alternate proposal element of the Environmental Impact Statement.

Site Plan

8.1 Applicant agreed to supplement per Brick Township Ordinance on page OP-1.

8.3 Applicant agreed to either reconfigure handicap spaces in easterly lot adjacent to Jack Martin Boulevard to eliminate crossing of 25' access drive or to paint crosswalks at each ramp location to satisfaction of Board Engineer.

8.4.1 Applicant will supply details to satisfaction of Board Engineer as to concrete curb.

8.4.2 Applicant will supply details to satisfaction of Board Engineer as to concrete sidewalk.

8.4.3 Applicant will supply details to satisfaction of Board Engineer as to parking lot pavement

8.4.4 Applicant will supply details to satisfaction of Board Engineer as to handicap spaces and associated signs.

Temporary Office Trailer Plan

9.1 Applicant testified proposed trailer is an office trailer, not a construction trailer, and applicant will supplement existing proposed location as shown in A-5.

9.2 Applicant agreed to supply restoration notes when trailer is removed to satisfaction of Board Engineer.

General

10.1 Applicant acknowledges provisions of Article XVIII Hospital Support Zone mandatory fee contribution to Brick Township Affordable Trust Fund established in Article VB.

10.2 Applicant will repair/replace as necessary existing Type B inlet as to Board Engineer's satisfaction.

10.3 Applicant agrees to add sidewalk on southwest side access to building from adjacent parking lots to match the existing sidewalks to satisfaction of Board Engineer.

6. The applicant shall comply with the comments contained in the report from the Bureau of Fire Safety dated March 4, 2002.

A. Applicant will comply with the canopy height acceptable for fire apparatus passage.

B. Applicant will revise plan to show drop-off zones.

C. Applicant will show "no parking" areas under Title 39 and new fire zone.

D. Applicant will provide additional fire hydrant on east side of proposed addition.

E. Applicant will provide details of dry standpipe system of parking garage to satisfaction of Fire Safety Bureau.

F. Applicant represented the hospital has contracted to fully sprinkle all floors of hospital.

G. Applicant represents that new structure will eliminate overcrowding in mechanical rooms and hallways.

H. Applicant will comply with fire zone and fire signs and striping per Brick Township Ordinance 102-71.

7. The applicant shall comply with the comments contained in the report from Shade Tree Commission dated 4/5/02.

8. Applicant shall provide Board Engineer and Planner with the location of any proposed construction trailers prior to placement on site, so that Board's professionals might report back to Board should there be any concerns.

9. Applicant will supply Board's Engineer and Planner with an anticipated construction schedule.

10. Applicant will supply to Board copies of cross-access agreement for parking with adjacent lot, to facilitate traffic circulation on site.

11. Applicant will supply to Board's Engineer and Planner revised Lighting Plan reciting shielding of lighting from adjacent residences.

12. Applicant will supply to Board's Engineer and Planner revised Landscaping Plan for area of Office Trailer.

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MOVED BY: Mr. Scherer

SECONDED BY: Mr. Kelly

VOTING IN THE AFFIRMATIVE: Mr. Kelly, Mrs. LaDuke, Mr. Dockery, Mr. Petoia,
Mr. Vespi, Mr. Higgins, Mr. Scherer

VOTING IN THE
NEGATIVE:

INELIGIBLE TO VOTE: Councilman Underwood, Mr. Aiello, Mr. Fredo

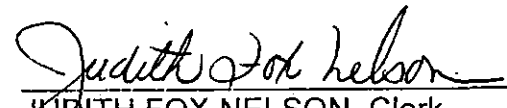
ABSTAINING:

ABSENT: Mr. Reilly

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 24th day of April, 2002.

IN WITNESS WHEREOF, I have set my hand this 26th day of April, 2002.


JUDITH FOX NELSON, Clerk
Brick Township Planning Board

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 submit 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.
12. Applicant shall provide proof of application for Title NJSA 39:5 A-1 to the Planning Board.