

ADMINISTRATIVE APPROVAL
OCEAN MEDICAL CENTER
Division of Meridian Hospitals Corporation
Block 1170, Lots 18 and 18.02
Property Address: 425 Jack Martin Blvd.
Zone: Hospital Support Zone

December 18, 2013

Resolution: R-35-13

Related Application No. 2716-A-FSP-7/12

Related Resolutions: 2699 & 2612

**TOWNSHIP OF BRICK PLANNING BOARD
ADMINISTRATIVE APPROVAL**

On December 11, 2013, the Brick Township Planning Board heard an application for an Administrative approval in the captioned matter.

This Administrative Approval is based on the request of the applicant for approval to allow the modification of landscaping and to specify the donor recognition sign on the building.

This Administrative Approval shall become part of any Resolution of Approval previously adopted by this Board.

NOW, THEREFORE, BE IT RESOLVED, that the applicant's request for an Administrative Approval to the Resolution of Approval be and hereby is approved.

BE IT FURTHER RESOLVED that the landscaping modifications and the donor sign specifications set forth in the rendering set forth in the Landscape Plans prepared by Dirtworks, PC dated October 18, 2013, and revised Site Plans prepared by Dewberry, last revised October 18, 2013, shall be and hereby are approved.

BE IT FURTHER RESOLVED that a copy of this Administrative Approval be forwarded to the applicant, the Building Department, and the Township Clerk by the Planning Board secretary.

BE IT FURTHER RESOLVED that notification of this favorable Administrative Approval shall be published in an official newspaper of Brick Township by the Planning Board secretary within ten (10) days of its passage.

MOVED BY: Mr. Burkland

SECONDED BY: Mr. Rappoccio

VOTING IN THE AFFIRMATIVE: Mr. Rappoccio, Mr. Marra, Mr. Burkland, Mr. Scott, Mr. Beshears

VOTING IN THE NEGATIVE:

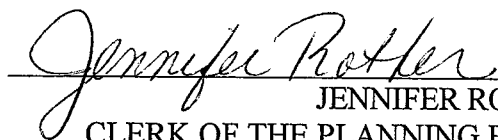
INELIGIBLE TO VOTE: Mr. Palmieri, Councilwoman Lydecker, Mr. Hilsheimer, Mr. Liloia, Mr. Catalano

ABSTAINING:

ABSENT: Mr. Coakley

CERTIFICATION

I, **JENNIFER ROTHER**, Clerk of the Planning Board of the Township of Brick, County of Ocean, State of New Jersey, do hereby certify that I am duly authorized to certify Resolutions. I certify that the foregoing Resolution was adopted by the Planning Board of the Township of Brick at a meeting held on the 18th day of December, 2013.


JENNIFER ROTHER,
CLERK OF THE PLANNING BOARD

TOWNSHIP OF BRICK

SITE PLAN/SUBDIVISION INSPECTIONS

AFTER APPROVAL OF SITE PLANS OR SUBDIVISIONS BY THE BRICK PLANNING BOARD/BOARD OF ADJUSTMENT, AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION THE APPLICANT MUST, IN ADDITION TO SUBMITTING ALL REQUIRED SETS OF PLANS, PERFORM THE FOLLOWING:

- (1) Provide two (2) additional full sets of approved plans, revised in accordance with all conditions of approval, to the Township Engineering Department for use during the inspection process;
- (2) Schedule a Preconstruction meeting with the Township Engineer to discuss the implementation and coordination of the project.
- (3) Submit shop drawings for all structures to be constructed except those for which standard details have been adopted by the Township;
- (4) After approval to commence construction is granted (at preconstruction meeting) forty-eight (48) hour notice shall be required for all inspections requests. Please note, all inspections are made between 8:30 a.m. and 4:30 p.m., Monday through Friday.
 - a. Inspection charges are billed against applicant's inspection fund at standard adopted rates. For Saturdays and hours outside the normal work day, the rates are 1 1/2 times the standard rate. Sundays and Holidays are 2 times the standard rate

INSPECTIONS

- (1) Prior to commencing any construction activities on a project approved by the Board, it shall be the applicant's responsibility to notify the Engineering Department, in writing, of the expected starting date for the project and schedule a preconstruction meeting. Said notice shall also include the names of all responsible persons in charge of construction and shall include the site telephone numbers for responsible persons. A copy of this notice shall also be sent to the Brick Township Police Department and appropriate Brick Township Fire Districts. The applicant shall also be responsible for furnishing the names, addresses and telephone numbers of all subcontractors to the Engineering Department;
- (2) Any work that is performed without proper notification being given forty-eight (48) hours in advance to the Engineering Department will be subject to rejection

by the Township Engineer or, in the alternative, will be subject to necessary testing to determine acceptability, the cost of which will be charged to the applicant's inspection fund.

MINOR REVISIONS OR CHANGES

- (1) Minor revisions or changes of a technical nature may be administratively approved by the Township Engineer. However, all requests for such minor revisions must be submitted to the Engineering Department in writing, and if they affect any engineering aspect of the plan, they must first be certified by the applicant's engineer. Major changes or changes that affect the layout of the proposed project, reduction or alteration of landscaping, amount of parking, etc. will be referred to the Board of Adjustment/Planning Board for consideration (administrative approval or by amended application, as is appropriate).

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401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

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Township Council:

Susan Lydecker - President
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Heather deJong
Bob Moore
Paul Mummolo
Marianna Pontoriero



Department of Community Development & Land Use

732-262-1027

Fax: 732-262-2941
www.twp.brick.nj.us

TO: ALL APPLICANTS/OWNERS APPROVED FOR DEVELOPMENT

FROM: Division of Land Use and Planning, Brick N.J.

**YOU MUST MEET THE FOLLOWING CONDITIONS PRIOR TO THE
ISSUANCE OF A BUILDING PERMIT for any Board approved development
application:**

1. Following Board approval, the applicant must submit four (4) sets of plans revised in accordance with the conditions of the approving resolution with the appropriate escrow fee if applicable.
2. Once the Board professionals determine that the revised plans are in compliance with the approving Resolution, a bond estimate will be authorized and the applicant must submit the down payment on the Inspection Fund to the Township Engineer.
3. When the Bond Estimate has been prepared, a copy will be submitted to the applicant and the applicant will be required to post the balance of the Inspection Fund; a cash contribution towards the total Bond, if applicable; and a Surety for the remainder of the bonded amount.
4. Once the Inspection Fund has been received, the bonds have been approved and any other conditions of the resolution have been satisfied, the plans may be submitted and signed. Board Escrow funds must be current and taxes paid to date prior to the releasing of the signed maps. The applicant will receive three (3) copies of signed site plans and the mylars for subdivisions.



5. Following the receipt of the signed plans, the Applicant may begin site work. The applicant must notify the Township's Building and Engineering Departments 24 hours prior to the commencement of site work and keep the Department informed of - the need for progress inspections throughout the development process. A preconstruction meeting may be required by the Township Engineer.
6. After the maps have been signed by the Planning Board or Board of Adjustment, the applicant may make a written request to the Board Secretary to close out the escrow account and return any remaining Monies.
7. A building permit application may be submitted for structures relative to a site plan simultaneous with the commencement of site work. A residential subdivision requires Board approval and filing (with the County Clerk) of a Final Subdivision map prior to applying for a Building Permit.
8. Before a Building Permit can be issued for a structure related to a site plan or a subdivision "prior approvals" are required:
 - The Zoning Officer reviews the Building Permit Application and issues a Zoning Permit.
 - If applicable, a 50% payment to the Township's Affordable Housing Fee which is one half of 1% of the estimated assessed value for Single Family Dwellings within a subdivision and 2% of the assessed value of Commercial Developments/Site Plans. Certain projects will be required to make a Growth Share Contribution or construct affordable housing units.
 - Following the submission of the Affordable Housing Fee/or an approved Growth Share Plan or contribution, the Building Permit Application is reviewed by the Engineering Department.
 - Following the review and approval of the Building Permit by the Engineering Department the Building Permit Application is resubmitted to the Building Department for Construction review. The Building Department then has twenty (20) days to make a determination with respect to the requested permits. Depending upon the scope of development the applicant may also require Ocean County Planning Board, BTMUA,

Ocean County Soils, Shade Tree, NJ DEP and/or NJDOT approvals prior to receiving a Building Permit.

9. When the applicant has completed a substantial portion of the required site improvements a Bond Reduction maybe requested from the Township Engineer. When all site work is completed the applicant may request a Bond Release. The request for a Bond Release, if approved by Township Engineer and the Township Council, will reduce the bonded amount by 70% of the total required bond. Thirty (30%) percent of the bonded amount will be held for two (2) years by the Township as a Maintenance Bond. At the conclusion of the two (2) year period the Township will reinspect all site improvements and if in satisfactory condition the applicant will be notified and may request the release of the Maintenance Bond. The request must be approved by the Township Engineer and Township Council.
10. It should be noted that additional Inspection Funds may be required from the applicant throughout the development process.
11. As each individual residential home or commercial building is completed a Certificate of Occupancy/Approval is required. Prior to the issuance of a Certificate of Occupancy/Approval the applicant must pay the 50% remainder of the Affordable Housing Fee and receive Final Engineering approval. The Certificate of Occupancy/Approval request is then submitted to the Building Department for final review and approval.

MPF/kb

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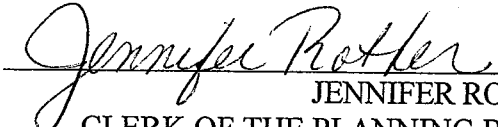
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JENNIFER ROTHER,
CLERK OF THE PLANNING BOARD

TRANSMITTAL

DATE: 10/18/2013
PROJECT NAME: Ocean Medical Center

PROJECT #: 50045193

TO: Brick Township Planning Board
Attn: Jennifer Rother, Planning Board Secretary
401 Chambers Bridge Road
Brick, NJ 08723

PHONE: 732.262.1045

We transmit	the following	for
☐ As per your request	☒ Prints	☐ Your approval
☐ Under separate cover	☒ Copies	☐ Your review and comment
☐ By mail	☐ Reports	☐ Your file/use
☐ By messenger	☐ Studies	☐ Revision and submission
☐ By pick up	☐ Reproducible	☐ Distribution
☒ By overnight carrier	☐ Product literature	
	☐ Computations	

As requested by:	As approved by:	As submitted for approval by:

Copies:	Date:	Number:	Description:
12	(11)		Full Sized Landscape Plans
15	11/11/13		11"x17" Landscaped Plans
12	(11)		Full Sized Civil Plans (Sheets G-001, G-002, C-101, C-201, C-500)
15	11/11/13		11"x17" Civil Plans (Sheets G-001, G-002, C-101, C-201, C-500)
15	11/11/13		Stormwater Management Narrative Amendment

COMMENTS:

Signed: Christopher M. Cirrotti, PE, PP, CME, LEED AP
Vice President
600 Parsippany Road, Ste 301
Parsippany, NJ 07054

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Vice President
600 Parsippany Road, Ste 301
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December 5, 2013

Attention: Jennifer Rother

Enclosed are fifteen copies of the exterior signage drawings for Ocean Medical Center in preparation for the Planning Board Meeting on December 11, 2013.

If you have any questions, please do not hesitate to contact me at 732-840-3329.

Sincerely,

A handwritten signature in cursive script that reads 'Regina Foley'.

Regina Foley, RN, MBA, MSN, FACHE

Chief Nurse Executive & Vice President, Hospital Operations

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Department of Community Development & Land Use

732-262-1027

Fax: 732-262-2941
www.twp.brick.nj.us

TO: ALL APPLICANTS/OWNERS APPROVED FOR DEVELOPMENT

FROM: Division of Land Use and Planning, Brick N.J.

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Dan Toth



Department of Community Development & Land Use

Juan Carlos Bellu
Director

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NOTICE OF DECISIONS

Take Notice that on the 11th day of December, 2013, the Planning Board of the Township of Brick, after a Public Hearing, made the following decisions:

1. Approved an application for PB 2716(2699)-A-FSP-7/12 for Administrative Approval for an Amended Final Site Plan for Block 1170, Lot(s) 18 & 18.02, for the purpose of a revised landscaping plan and a donor sign for the Ocean Medical Center.
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The above determinations of the said Planning Board have been filed in the office of said Board at the Municipal Building, 401 Chambers Bridge Road, Brick Township, NJ and are available for inspection.

Asbury Park Press
applegals@gannett.com



Sent
12/11/13
JR

ASBURY PARK PRESS LEGAL CLASSIFIEDS

Re: Notices-Planning Board
Brick Township

Dear Sir/Madam:

Please publish the attached decisions of November 6, 2013 one time and bill this office for the same. Please also provide an affidavit of publication.

Yours truly

A handwritten signature in cursive script that reads "Jennifer Rother". The signature is written in dark ink and is positioned above the printed name.

Jennifer Rother, Secretary

Township of Brick

401 Chambers Bridge Road

Brick, NJ 08723

TEL (732)262-1058 FAX (732)920-4850

Ocean Medical Center

REQUISITION

NO.

R3-05134

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BRICK, NJ 08723

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ORDER DATE: 12/17/13

DELIVERY DATE:

STATE CONTRACT:

F.O.B. TERMS:

QTY/UNIT	DESCRIPTION	ACCOUNT NO.	UNIT PRICE	TOTAL COST
1.00	Professional Services Rendered for services through 12/14/13 Affidavit of Publication Notice of Decision (12/11/13 meeting) Order #1001933483	T-03-56-855-302 PLANNING BOARD RIDER Expenses	78.0000	78.00
			TOTAL	78.00

COPY

REQUESTING DEPARTMENT

DATE

JR

Asbury Park Press
New Jersey Press Media Solutions
P.O. Box 677599
Dallas, TX 75267-7599

BRICK TOWNSHIP
401 CHAMBERSBRIDGE RD
BRICK, NJ 087232807

December 14, 2013

Attn: JENNIFER ROTHER

Acct# 009478 Order # 0101933483

AD #	DATES	Advertisement/Description	Publications	NUMBER OF LINES	RATE PER LINE	TOTAL AMOUNT
0101933483	NOA 12/11 PB MTG		1 x	86	0.50	\$43.00
	12/14/13					
		Affidavit of Publication Charge				35.00
		TOTAL AMOUNT DUE				78.00

Check #: _____

Date: _____

CERTIFICATION BY RECEIVING AGENCY

I, HAVING KNOWLEDGE OF THE FACTS, CERTIFY AND DECLARE THAT THE GOODS HAVE BEEN RECEIVED OR THE SERVICES RENDERED AND ARE IN COMPLIANCE WITH THE SPECIFICATIONS OR OTHER REQUIREMENTS, AND SAID CERTIFICATION IS BASED ON SIGNED DELIVERY SLIPS OR OTHER REASONABLE PROCEDURES OR VERIFIABLE INFORMATION.

SIGNATURE: _____

TITLE: _____ DATE: _____

CERTIFICATION BY APPROVAL OFFICIAL

I CERTIFY AND DECLARE THAT THIS BILL OR INVOICE IS CORRECT, AND THAT SUFFICIENT FUNDS ARE AVAILABLE TO SATISFY THIS CLAIM. THE PAYMENT SHALL BE CHARGEABLE TO:

APPROPRIATION ACCOUNT(S) AND AMOUNTS CHARGED: P.O. # _____

SIGNATURE: _____

TITLE: _____ DATE: _____

CLAIMANT'S CERTIFICATION AND DECLARATION:

I DO SOLEMNLY DECLARE AND CERTIFY UNDER THE PENALTIES OF THE LAW THAT THIS BILL OR INVOICE IS CORRECT IN ALL ITS PARTICULARS; THAT THE GOODS HAVE BEEN FURNISHED OR SERVICES HAVE BEEN RENDERED AS STATED HEREIN; THAT NO BONUS HAS BEEN GIVEN OR RECEIVED BY ANY PERSON OR PERSONS WITHIN THE KNOWLEDGE OF THIS CLAIMANT IN CONNECTION WITH THE ABOVE CLAIM; THAT THE AMOUNT HEREIN STATED IS JUSTLY DUE AND OWING; AND THAT THE AMOUNT CHARGED IS A REASONABLE ONE.

Date: December 14, 2013
Signature: [Signature]

Federal ID #: 061032273
Official Position: Clerk

Kindly return a copy of this bill with your payment so that we can assure you proper credit.

Affidavit of Publication

Publisher's Fee \$43.00 Affidavit \$35.00

State of New Jersey

} SS.

Monmouth/Ocean Counties

Personally appeared

Of the **Asbury Park Press**, a newspaper printed in Freehold, New Jersey and published in Neptune, in said County and State, and of general circulation in said county, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said newspaper 1 times, once in each issue as follows:

12/14/13

A.D. 2013

Sworn and subscribed before me, this
14 day of December, 2013

Notary Public of New Jersey

TOWNSHIP OF BRICK

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(\$43.00) 933483

Kathleen A. Gibson
Notary Public State of New Jersey
My Commission Expires Dec. 18, 2014

**AMENDED PRELIMINARY AND
FINAL MAJOR SITE PLAN
OCEAN MEDICAL CENTER,
Division of Meridian Hospitals Corporation**

**Block 1170, Lots 18 and 18.02
Property Address 425 Jack Martin Blvd
Zone: Hospital Support Zone**

Resolution R-9-12

January 25, 2012

Application No. 2699-A-PSP-V-FSP-8/11

**RESOLUTION OF APPROVAL
PLANNING BOARD, TOWNSHIP OF BRICK**

WHEREAS, an application has been made by **OCEAN MEDICAL CENTER**, a Division of Meridian Hospitals Corporation, for approval of an amended and preliminary final major site plan application for **Block 1170, Lots 18 and 18.02**, as set forth on the Tax Maps of the Township of Brick

WHEREAS, the Planning Board, after carefully considering the evidence presented by the applicant at special meetings of the Planning Board held on October 19, 2011 and January 4, 2012, and considering the reports of its professional staff, hereby makes the following findings of fact:

1. The property is owned by the applicant.
2. The applicant has requested approval in accordance with the Ordinances of the Township of Brick.
3. The site in question is located at 425 Jack Martin Boulevard within the Hospital Support Zone. The site has frontage on Route 88, Jack Martin Boulevard and the terminal end of Sherwood Lane.. The site contains 26.47 acres and is fully developed. The site is occupied by a six-story hospital and associated improvements.
4. The applicant is requesting approval of a preliminary and final major site plan with variances and design waivers from the Brick Township Land Use and Development Regulations for the purpose of demolishing approximately four acres of the property to the west of the building consisting of a parking lot, curbing, sidewalk, landscaping, lighting and trees. The applicant also proposed to demolish the existing utilities in the project area including stormwater, sanitary sewer, potable water, gas and electric facilities. The applicant proposes to construct a new wing on the west side of the existing hospital, consisting of a 36,047 square foot basement level to house building utilities, materials management and a loading dock. The proposed first floor consists of 46,310 square feet and will be the new location of the expanded emergency department. The second and third floors are proposed as shell floors (56,742 square feet each) and are intended for future medical-surgical, diagnostic and treatment services. A subterranean loading zone is proposed on the south side of the wing and solid waste management facilities are proposed at the basement level. The applicant is also proposing to construct new circulation aisles and parking areas and to relocate the handicapped parking facilities. Modifications to the stormwater collection system, sanitary sewer and potable water facilities, site lighting and signage are also proposed. Additional landscaping and landscape buffers are also proposed.

The following four variances are requested:

Size of Parking Spaces:	10' x 20' required; 9' x 8' proposed
Freestanding Signs:	1 permitted; 2 proposed (existing)
Planting Strip:	10-foot strip required on both side of adjoining parking lots, prohibiting parking within 20 feet of the property line; a 7-foot strip is proposed (existing)
Paring Aisle Width:	25 feet required; 25 feet proposed

The applicant is seeking approval of the following design standards:

Buffers in excess of 30 feet:	3 staggered rows of buffer plantings required; combination of existing vegetation, new plantings and a fence are proposed
Landscaping around trash enclosure:	5-foot wide area required around three sides of trash enclosure; no landscaping proposed
Trash enclosure gate:	5-foot high gate required on fourth side of trash enclosure; none proposed
Landscape Islands:	One shade tree and three shrubs in landscape islands required for every 10 stalls; no intervening islands proposed

5. The Board Engineer, Wayne R. McVicar, P.E., P.P., C.M.E., of Remington & Vernick, prepared reports dated October 14, 2011 and January 3, 2012. The Board Landscape Architect, Joseph M. Petrongolo, C.L.A., R.L.A., P.P., of Remington & Vernick, prepared reports dated October 13, 2011 and January 3, 2012. The Board Traffic Engineer, Michael Angelastro, Ph.D., P.E., C.M.E, PTOE, of Remington & Vernick, prepared a report dated October 12, 2011. The Township Planner, Michael P. Fowler, AICP/PP, prepared reports dated October 14, 2011 and January 2, 2012. The Brick Bureau of Fire Safety prepared reports dated August 22, 2011 and December 28, 2011. The Brick Police Department prepared a report dated August 22, 2011. The Brick Environmental Department prepared a report dated September 8, 2011. The Brick Shade Tree Commission prepared a report dated September 15, 2011. The Brick Assistant Township Engineer prepared a report dated September 14, 2011. The Brick Architectural Review Committee prepared a report dated October 14, 2011.

The Board hereby adopts the findings in the above-mentioned reports and incorporates the reports in this Resolution by reference.

The applicant was represented by Al Zager, Esq., of Zager, Fuchs, P.C., Red Bank, NJ. The applicant's professional engineer is Chris Cirrotti, P.E. of Parsippany, NJ. The applicant's architect is Charles Griffin, A.I.A., of Houston, TX.

The applicant presented the testimony of Dean Q. Lin, President of Ocean Medical Center, a division of Meridian Hospitals Corporation. Mr. Lin testified that the increase in the population from approximately 17,000 in 1989 to approximately 55,000 today has created a need for a larger emergency room.

The applicant's architect, Charles Griffin, A.I.A., testified as to the proposed increase in square footage of the existing emergency room from the existing 8,000 square feet to 46,000 square feet.

The applicant's sound expert, Richard Ranft of Cerami Associates testified as to the sound issues at the site.

Chris Cirrotti, P.E., testified as to the sufficiency of the proposed stormwater runoff system and the proposed fencing on top of the retaining wall.

Regina Foley, C.O.O. for Ocean Medical Center testified that several new programs have been put in place in an effort to address the concerns of the residential neighbors relative to odors and scattered debris associated with the existing trash handling procedures. Ms. Foley testified as to the proposed weekly cleaning of the dumpster during the summer, that grease will be taken offsite by a private vendor, that the trash dumpster has been changed and is now covered and compactable. She also stated that a camera has been installed to monitor the dumpster area.

Ms. Foley also testified that trash will not be taken out of the building between the hours of 10:45 P.M. and 6:30 A.M. She stated that the trash haulers will pick up the trash between 7:30 A.M. and noon on Mondays through Fridays. Medical waste will be picked up every two to three weeks; trace chemotherapy will be picked up inside the facility on an as-needed basis; food and garbage will be picked up twice a week; and mixed recycled containers (cardboard) will be picked up twice a week.

The testimony supported the applicant's contention that the proposed amended preliminary and final site plan with variances and design waivers are in keeping with the area and neighborhood and that the proposed site plan, variances and design waivers would in no way be detrimental to the public good and, in fact, would be a direct benefit to the area.

The Brick Township Planning Board concurs with these representations and so finds.

WHEREAS, the Planning Board has determined that the applicant should be granted the requested relief for the following reasons:

1. The granting of the application will not have a substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan, Master Plan, and Zoning Ordinances of the Township of Brick.

2. The positive criteria outweigh the negative, if any.

3. Several members of the surrounding neighborhood **commented on the application and expressed concerns about the odors and debris coming from the dumpster on the site and the noise level at the site.**

4. The applicant has agreed to diligently attempt to rectify the problems with the odors, debris and noise coming from the site.

5. The safety and well being of the immediate area will not be adversely affected by the proposed preliminary and final major site plan, variances, and design waivers.

6. The application is in substantial compliance with the Zone Plan, and will not unduly impact upon the neighborhood scheme.

NOW, THEREFORE, BE IT RESOLVED, by the Brick Township Planning Board that the application is hereby approved subject to the following conditions:

1. The applicant must submit proof of payment of all currently due taxes to the Brick Township Planning Board.
2. The applicant must post all bonds and guaranties as required and recommended by this Board and the Township Board Engineer. Moreover, the applicant must post all required engineering inspection fees.
3. All representations and statements made by the applicant, as well as applicant's representatives and witnesses, shall be considered and deemed to be relied upon by the Board in rendering this decision and to be an expressed condition of this Board's actions in approving the subject application. Any misstatement or misrepresentation, whether by mistake or change in circumstance, shall be deemed a breach of this condition of approval and shall subject this application to further review of this Board's own motion.
4. In the event the Planning Board determines that it reasonably relied upon any misstatement or misrepresentation, then and in that event, any approvals previously given may be rescinded and any improvements at the time in place on the premises in question shall not be in compliance with the ordinances of the Township of Brick.
5. The applicant must comply with all conditions contained in the Board Engineer's Report dated January 3, 2012, the Board Landscape Engineer's report dated January 3, 2012, the Board Traffic Engineer's report dated October 12, 2011, and the Township Planner's report dated January 2, 2012.
6. No building permit shall be issued until the Board Secretary confirms that the Planning Board professional fees have been paid in full. In the event a building permit is issued and there are outstanding Planning Board professional fees, a stop work order will be filed against the applicant/contractor until all professional fees have been paid.
7. In the event there is an *existing* violation, the applicant shall have thirty (30) days from the date the Notice of Decision was published to correct the violation. Failure to correct the existing violation within the time proscribed will result in the issuance of a summons.
8. The applicant must comply with all conditions outlined in Schedule A attached hereto.
9. The applicant shall obtain any other local, state and other regulatory approvals as may be required.
10. The applicant has agreed to diligently attempt to rectify the problems associated with the noise coming from the site as well as the odors and debris that escape from the dumpster. The programs that have been put in place by the applicant, as testified to by Ms. Foley, shall remain in place. The applicant shall establish a regular maintenance schedule for all trash storage areas. The maintenance schedule shall include the frequency of debris removal and cleaning of the trash enclosures.
11. Additional remedial measures may be taken to reduce the sound originating from the the cooling towers. A note shall be placed on the site plan indicating what such measures may be taken.
12. The applicant shall submit an updated sound study for review by the Planning Board professionals within 60 days of the building being occupied. The study shall be conducted when all three cooling towers are in operation.
13. The fence on the retaining wall shall be a six-foot tall vinyl or composite type material other than vinyl, commercial grade, and shall match the color of the wall or an earth-tone color. The applicant has agreed to confer with and accept the recommendations of the Township Planner and the Board Engineer as to the nature of the fencing.

14. A continuous barrier shall be constructed from the southwestern corner of the retaining wall to the westerly property line. The applicant shall confer with and accept the recommendations of the Township Planner and the Board Engineer relative to the nature of the barrier. The applicant will be permitted to have a gate so that the CAFRA area and the utility lines on the south side of the barrier can be maintained by the medical center.

15. The applicant is required to provide the Planning Board with the name of and contact information for an individual who holds a managerial position at the hospital who will serve as the contact person for neighboring property owners who may have concerns or complaints about the site.

16. Representatives of the hospital shall meet with the Planning Board professionals within 60 days of the adoption of this Resolution to discuss the possible layout of the 25-foot-wide access easement with Block 1170, Lot 19.02. Within 120 days of the adoption of this Resolution, the applicant shall contact the adjacent property owner and attempt to enter into the access easement with the adjacent property owner. If the access easement is not granted by the adjacent property owner or if the applicant desires to seek a waiver of this condition, the applicant must come back before this board and set forth the basis for the request to have the condition removed.

17. There are several encroachments, including sheds, concrete pads, trampolines and the like) within the required 50-foot residential buffer. A note shall be added to the site plan that these encroachments must be removed.

18. A "RIGHT TURN ONLY" sign shall be installed at the southerly end of the parking area that will be constructed on the west side of the building.

19. Lighting fixtures shall be provided in the courtyard area.

20. The site lighting that is going to remain in the area immediately adjacent to the project area, the proposed overhead lighting under the canopies, the building-mounted lighting and the security lighting shall be identified on the plan.

21. The applicant shall confer with the Township Engineer relative to the type and quantity of trees and plantings that will be provided to off set the removal of existing trees.

NOW, THEREFORE, BE IT RESOLVED, the application, limited to the terms and conditions as set forth more fully in the preamble of this Resolution, be and hereby is approved.

BE IT FURTHER RESOLVED that the Planning Board secretary shall cause notification of this favorable Resolution to be published in an official newspaper of the Brick Township within ten (10) days of the adoption of this resolution.

MOVED BY:	Mr. Marrra

SECONDED BY:	Mr. Rappoccio

VOTING IN THE AFFIRMATIVE:	

	Mr. Rappoccio, Mr. Coakley, Mr. Marra, Mr. Burkland, Mr. Palmieri,
VOTING IN THE NEGATIVE:	Mr. DiMatteo

	Councilwoman Lydecker, Mr. Scott, Mr. Catalano
INELIGIBLE TO VOTE:	_____
ABSTAINING:	_____
	Mr. Beshears
ABSENT:	_____

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 I am duly authorized to certify Resolutions. I certify that the foregoing Resolution was adopted by the Planning Board of the Township of Brick at a meeting held on the 25th day of January, 2012.

JUDITH FOX NELSON,
CLERK OF THE PLANNING BOARD



ABRAHAM J. ZAGER (1941-1999)
LAWRENCE M. FUCHS, OF COUNSEL
ANDREW W. KRANTZ
ALBERT A. ZAGER
SUSAN L. GOLDRING*
MICHAEL T. WARSHAW
KEVIN I. ASADI
RICHARD J. ANGELO

DONALD R. AMBROSE, OF COUNSEL
ARTHUR L. CHIANESE, OF COUNSEL
DEBBIE KRAMER GREGG, OF COUNSEL
MARY ELLEN EDWARDS, RETIRED
K. EDWARD JACOBI, RETIRED

*CERTIFIED BY THE NATIONAL ELDER LAW
FOUNDATION, AN APPROVED ABA
ORGANIZATION AS AN ELDER LAW ATTORNEY

December 3, 2013

VIA EMAIL ONLY TO jjrother@twp.brick.nj.us

Ms. Jennifer Rother
Planning Board Secretary
Township of Brick
401 Chambers Bridge Road
Brick Township, New Jersey 08723

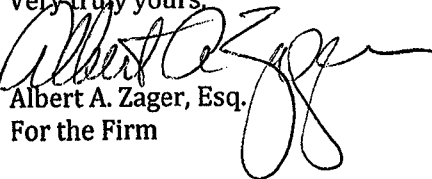
**Re: Ocean Medical Center, a division of Meridian Hospitals Corporation
Block 1170, Lots 18 and 18.02
Application No. 2699-A-PSP-V-FSP-8/11
Resolution R-9-12; Approved January 25, 2012**

Dear Ms. Rother:

This is to formally request that this matter be placed on the Planning Board's agenda for Wednesday, December 11, 2013, in order for the Board to consider administrative approval of (a) the "donor signage" for the new Emergency Department and (2) certain revisions to the landscaping plans, primarily in the area of the family/visitor driveway/courtyard area. Per your instructions fifteen (15) sets of (a) the architectural elevation(s) showing the donor signage and (b) the pertinent pages of the site plans showing the proposed landscaping revisions will be delivered to you for distribution.

Please confirm to me by email that we are on the agenda for the meeting on December 11th.
Thank you.

Very truly yours,



Albert A. Zager, Esq.
For the Firm

AAZ:lcs

cc: Charles Buboltz (via email only)
Mark Leemaster (via email only)
Chris Cirrotti, P.E. (via email only)
James Urrichio, AIA (via email only)

TOWNSHIP OF BRICK
OCEAN COUNTY, NEW JERSEY
401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

Stephen C. Acropolis, Mayor

Township Council:

Bob Moore – President
Susan Lydecker – Vice President
Domenick Brando
John Ducey
Jim Fozman
Joseph Sangiovanni
Dan Toth



Department of Community Development & Land Use

Juan Carlos Bellu
Director

732-262-1027

Fax: 732-262-2941
www.twp.brick.nj.us

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Jennifer Rother, Secretary

Affidavit of Publication

Publisher's Fee \$43.00 Affidavit \$35.00

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Personally appeared

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933483

Kathleen A. Gibson
Notary Public State of New Jersey
My Commission Expires Dec. 18, 2014