

**AMENDED PRELIMINARY & FINAL SITE PLAN
OCEAN MEDICAL CENTER
Block: 1170 Lot: 18 & 18.02
Property Address: 425 Jack Martin Boulevard**

Resolution: R-7-16

January 13, 2016

Application No.: PB-2769-A-FSP-8/15

**RESOLUTION OF MEMORIALIZATION OF THE
BRICK TOWNSHIP PLANNING BOARD
AMENDED PRELIMINARY FINAL SITE PLAN APPROVAL**

WHEREAS, Ocean Medical Center, 425 Jack Martin Boulevard, Brick, New Jersey 08724 has made application to the Brick Township Planning Board for Amended Preliminary and Final Site Plan approval for Block 1170 Lots 18 and 18.02 on the Township Tax Map pursuant to N.J.S.A. 40:55D-46, -50, and -60; to modify the existing parking area to build a passenger drop off/pickup area and a new layout for a redesigned oncology wing of the Ocean Medical Center; 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 December 9, 2015 in the Brick Township Municipal Building at which time testimony was given and certain exhibits hereinafter described were presented on behalf of the applicant and all interested parties having had an opportunity to be heard; and

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

1. This property is designated as Lots 18 and 18.02 in Block 1170 on the Municipal Tax Map of the Township of Brick and is located at 425 Jack Martin Boulevard, Brick, New

*File @
hdp
hdp Atty
hdp ENS
B Atty
B ENS
JSCS of
[initials]
minis
B2D4*

Jersey.

2. The property in question is located in the hospital support zone. The proposed use is a permitted use.

3. Albert Zager, Esq. represented the applicant and called as witnesses Dean Lin, the President of Ocean Medical Center, Charles Griffin, of WHR, the applicant's architect and Christopher Cirrotti, PE of Dewberry Engineering, Inc., the applicant's engineer.

4. The following exhibits were offered by the witnesses for the applicant:

A-1 architectural renderings regarding elevations;

A-2 architectural renderings regarding signage;

A-3 architectural rendering plan showing the parking valet station.

5. The applicant proposes to modify the existing parking area to build a passenger drop off/pickup area and a new layout for a redesigned oncology wing of the Ocean Medical Center. Mr. Lin testified that recently the hospital had relocated its rehabilitation facilities to another building and is in the process of expanding and creating a 2,200 sq. ft. enlarged cancer center. In conjunction therewith, the hospital seeks to improve the entranceway to this enlarged cancer center for outpatients

6. Mr. Griffin, the architect, explained the renderings prepared by his office.

7. Mr. Christopher Cirrotti, the applicant's engineer, explained the engineering of the proposed amended site plan application. He responded to the comments in the Adams, Rehmann & Heggan report specifically addressing paragraph B(2) regarding traffic circulation parking and pedestrian access safety. Following discussions with Mr. Theodore Wilkinson, the Board's engineer, the applicant seeks to modify the plan as submitted to eliminate the striping of two crosswalks, and put in its place a pedestrian crossing zone similar to areas in front of large

box stores such as Walmart. Actually in responding to the questions raised by Mr. Wilkinson regarding making the drop off driveway area one way circulation, Mr. Cirrotti testified they would put a no right turn sign at the westerly portion of this drive aisle to prevent vehicles from ~~driving~~ driving in front of this entrance from the northwest. Additionally, ~~they~~ they opposed the idea of creating a "one way traffic" flow in this area because they sought to maintain perpendicular handicapped parking stalls across from the hospital entrance. The concern was that they would lose parking spaces in creating angled parking to accommodate the one way flow of traffic. Through discussions with the Board, however, the Board felt that from a traffic flow stand point one way traffic would be appropriate in front of the entrance. Further discussions resulted in the Board questioning why angled parking would be needed. As the Board's engineer and the applicant's engineer explored the potential, the applicant agreed with the concerns of the Board and indicated it would create a "one way traffic" flow in the northwesterly direction in front of the proposed new entrance with the understanding that the perpendicular parking would be maintained.

8. In response to issues raised in Mr. Wilkinson's letter under paragraph 5(g), although the Board's engineer recommended a re-visiting of the area to save existing pavement a consensus from the Board after discussions was that the plan would be accepted as is regarding the grading.

9. As to issues concerning lighting in the area, Mr. Cirrotti assured the Board that the lighting coming from the building and the lighting in the parking lot was indeed adequate. The applicant agreed to work with the Board's engineer to make certain that the lighting was indeed adequate and agreed with Mr. Wilkinson to upgrade the lighting to one foot candle if necessary. In addition to addressing paragraph 7(d) of Mr. Wilkinson's letter the applicant

agreed to provide a mulch bed and planting along the left side of the entrance. The applicant also agreed to work with the planner regarding benches and landscaping.

10. In addressing Michael Fowler's report of November 30, 2015, the applicant's engineer indicated that the water runoff from the new proposed canopy would be collected in a gutter and leader system and connected to the new storm water outlet. Moreover, the applicant agreed to appropriate signage and pavement markings and as aforementioned to work with the planner providing benches and landscaping to improve the environment for oncology patients and their families.

11. The applicant's engineer engaged in further conversations with the Board's professionals concerning the valet station and its close proximity to the canopy pillar. The testimony was that there was a four foot distance between the canopy and the valet station, which is acceptable in accordance with statutes, ordinances and regulations. Nonetheless concern was expressed of the potential for a pedestrian traffic jam in that area and whether the valet station could in fact be moved. Discussion of other valet stations at the hospital revealed that those stations are on wheels and thus portable, but the applicant explained it wished to create a more permanent valet station at this oncology entrance. Ultimately the applicant agreed to work with the Board's engineer and planner to optimize the space for pedestrians. All parties agreed that the location must be in conformity with all statutes, ordinances and regulations concerning pedestrian access.

12. The Board's professionals' reports and correspondences were in fact received by the Board and shall be maintained as a part of the Board's file, to wit:

- A) November 23, 2015 report from Adams, Rehmann & Heggan, the Planning Board's engineer, authored by Theodore Wilkinson;
- B) November 30, 2015 report from Brick Township Planning Board's

Planner, Michael P. Fowler;

- C) October 7, 2015 Construction Plan Review correspondence from the Brick Township Police Department Traffic Safety Unit;
- D) September 25, 2015 report from Brick Township Bureau of Fire Safety authored by Bureau Chief ~~Kevin C. Batzel~~.

13. During the course of the hearing one member of the public who resides in close proximity to the hospital addressed the Board. Ms. Kathleen Aosmanski of 139 Walter Road advised the Board that she did not feel that the applicant was a good neighbor. She expressed concerns that prior conditions of approvals obtained by the applicant have not been fully complied with. The Board advised that its concern was only with this Amended Preliminary and Final Site Plan application. To that end Ms. Aosmanski questioned the mobility of the valet station.

14. Having heard the testimony of the applicant and its professionals as well as the Board's own professional staff, the Board does in fact find and determine and accept the testimony of the applicant's engineer and architect in support of the requested approval of the Amended Preliminary Final Site Plan for revisions to the existing parking area to create a passenger drop off/pickup area and a new layout for the Oncology Wing of Ocean Medical Center.

15. Accordingly, for the reasons referenced above and as set forth on the record, the board finds that the Preliminary and Final Site Plan Approval should be granted and same can be granted without substantial detriment to the public good and will not substantially impair the intent and purposes of the zone plan, zoning ordinance or the master plan of the Township of Brick.

NOW, THEREFORE, BE IT RESOLVED by the Brick Township Planning Board on this 13th day of January, 2016 that the application for Amended Preliminary and Final Site Plan approval is hereby granted subject to the following conditions:

1. The plan shall be revised to make ~~the driveway~~ in front of the drop off/pickup area a "one way" driveway while keeping the parking opposite the entrance as perpendicular parking.

2. That applicant shall meet with Mr. Wilkinson to conduct a light survey and confirm that the parking lot maintains one foot candle of light. If necessary, upgrades will be made to the lighting.

3. The applicant shall work with the Board's engineer and planner to optimize the space for the valet station.

4. The applicant must submit proof of payment of all currently due taxes to the Brick Township Planning Board.

5. The applicant must post all bonds and guarantees as required and recommended by this Board and the Township Board Engineer. Moreover, the applicant must post all required engineering and inspection fees.

6. All representations and statements made by the applicant, as well as the 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 express 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 on this Board's own motion.

7. 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.

8. The applicant must comply ~~with all conditions~~ contained in the Board Engineer's report by Theodore Wilkinson, PE of Adams, Rehmann & Heggan dated November 23, 2015, and the Township Planner, Michael Fowler's report dated November 30, 2015, as noted herein and revised in accordance with the testimony elicited, and the understandings reached, as set forth above.

9. 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.

10. 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 prescribed will result in the issuance of a summons.

11. The applicant must comply with all conditions outlined in Schedule A attached hereto.

12. The applicant shall apply for and receive approvals from all other municipal, county, state and federal agencies having regulatory jurisdiction over this development as may be required.

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.

Certified copies of this Resolution shall be forwarded to the applicant, the Township Construction Official, Zoning Officer and all other parties in interest.

This Resolution memorializes ~~an action~~ taken at the regular meeting of the Brick Township Planning Board held on the 9th day of December, 2015 on a roll call vote that evening.

VOTE ON MEMORIALIZATION

MOVED BY: Mr. Catalano ~~_____~~

SECONDED BY: Mr. Gross

VOTING IN THE AFFIRMATIVE: Mr. Clayton, Mr. Gross, Councilman Halloran,

Mr. Marra, Mr. Occhiogrosso

VOTING IN THE NEGATIVE:

INELIGIBLE: Ms. McMahon, Mr. Cooke, Ms. Lambusta, Mr. Aiello, Mr. Osipovitch

IN-CONFLICT:

ABSENT:

ABSTAINING:

NOT VOTING:

CERTIFICATION

I, CHRISTINE N. PAPA, Clerk/Secretary to 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 regular meeting held on the 13th day of January, 2016.


CHRISTINE N. PAPA, Clerk/Secretary
Planning Board/Zoning Board

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR SITE PLAN APPROVAL

RESOLUTION: R-7-16

PAGE: 10

CASE NO. PB-2769-A-FSP-8/15

JAN. 13, 2016

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.

7/c(2)
ppl.
ppl. Atty
ppl. Eng
B-Atty
B-Eng
Sesson
ming
ng.
2067

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.

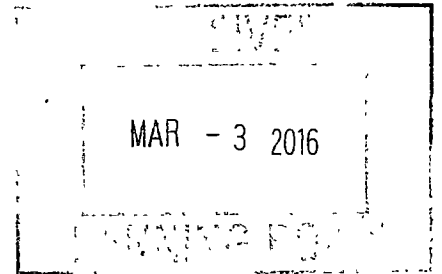


Dewberry Engineers Inc.
600 Parsippany Road, Suite 301
Parsippany, NJ 07054

973.739.9400
973.739.9710 fax
www.dewberry.com

March 2, 2016

Brick Township Planning Board
Attn: Ms. Christine Papa, Board Secretary
401 Chambers Bridge Road
Brick, NJ 08723



RE: Amended Preliminary Final Site Plan
Resolution Compliance Plan Submission
Ocean Medical Center
425 Jack Martin Boulevard
Brick Township, Ocean County, New Jersey
Block 1170, Lots 18 & 18.02

Dear Ms. Papa:

On behalf of Ocean Medical Center, enclosed herewith please find the following documents in connection with the Amended Preliminary Final Site Plan Approval for Ocean Medical Center.

- 4 sets of Site Plans consisting of 7 sheets prepared by Dewberry Engineers Inc. dated 02.22.16

Should you have any questions, concerning this submittal, please feel free to call.

Very truly yours,

Dewberry Engineers Inc.

Christopher M. Cirrotti, PE, PP, CME, LEED AP
Associate Vice President

Enclosures

cc: Mark Leemaster

Q:\50075663\Adm\Correspondence\Letters\BTPB 03.02.16.docx

ResoComp - 3/3/16 - BFS.
3/3/16 Ted

TOWNSHIP OF BRICK

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

John G. Ducey, Mayor

Township Council:

Paul Mummolo - President
Marianna Pontoriero - Vice President
Lisa Crate
Heather deJong
Jim Fozman
Arthur Halloran
Andrea Zapcio



Office of the Municipal Clerk

Lynnette A. Iannarone, RMC, CMR
Municipal Clerk
732-262-1002
clerk@twp.brick.nj.us
Fax: 732-262-2839

Jessica L. Larney, RMC, CMR
Assistant Municipal Clerk
732-262-1003
jlarney@twp.brick.nj.us
www.twp.brick.nj.us

RE: ORDINANCE NO. 181-73 ADOPTED DECEMBER 18, 1983, ENTITLED: "AN ORDINANCE ADOPTING PROCEDURES AND REGULATIONS FOR THE ACCEPTANCE AND RETURN OF ESCROW MONIES FOR SITE PLANS AND SUBDIVISION LOCATED IN THE TOWNSHIP OF BRICK COUNTY OF OCEAN AND STATE OF NEW JERSEY."

(Major Subdivision) (Minor Subdivision) (Site Plans)
Block: 1170 Lot(s): 18 & 1883 Case #: DB-2769
Location: Ocean 4 Medical Center
Applicants Name: Ocean 4 Medical Center
Address: 425 Jack & Helen Way

This is to certify that Ocean 4 Medical Center deposited the following monies as determined by the Township Engineer by letter dated 9/1/16

Cash Performance Bond Guarantee \$ 10,018.39 V# 377120

Letter of Credit Number : _____ \$ _____

Surety Performance Bond Guarantee Number: 106588063 90,164.58

Name of Bonding Company/Bank: Travelers Casualty & Surety Co.

Address: 10000 N. Highway 1, CT 06183

Approval of Bond by Township Attorney: D. Khajepach 10/6/16
(Signature) (Date)

I am, as of this date, releasing and returning Surety Performance Bond Number: _____

In the amount of \$ _____

Name of Bonding Company/Bank: _____

Address: _____

Lynnette A. Iannarone 10/6/16
Lynnette A. Iannarone, Township Clerk Date

Cc: Planning Board
Building Department

~~Board of Adjustment~~
Municipal Engineer

TOWNSHIP OF BRICK

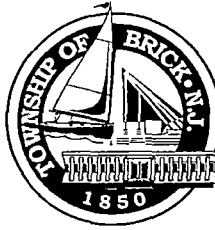
OCEAN COUNTY, NEW JERSEY
401 CHAMBERS BRIDGE ROAD, BRICK, N.J. 08723

John G. Ducey, Mayor

Division of Engineering

Township Council:

Paul Mummolo - President
Marianna Pontoriero - Vice President
Lisa Crate
Heather deJong
Jim Fozman
Arthur Halloran
Andrea Zapcic



Elissa C. Commins, PE, PP, CME, CPWM, CFM
Township Engineer & Floodplain Manager
ecommins@twp.brick.nj.us

732-262-1040
Fax: 732-262-2941
www.twp.brick.nj.us

September 1, 2016

BOND ESTIMATE
Ocean Medical Center
(Oncology Wing)
Case#: PB-2769
Block: 1170
Lots: 18 & 18.02

Ms. Lynnette Iannarone
Municipal Clerk
Brick Township

Dear Mrs. Iannarone:

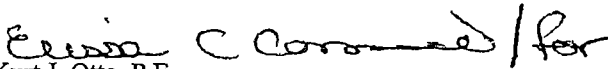
Attached please find the Bond Estimate for the subject project. The required performance guarantee and inspection fund is as follows:

Performance Guarantee:	\$100,182.81	10% Must Be Cash (\$10,018.29) Balance (\$90,164.52) May Be Cash, Surety or Letter of Credit
Inspection Fees:	**\$4,174.28	Must Be Cash, Check or Money Order**

Note:

1. ****Please include a W-9 form with your remittance (see attached).** Surety bond requires a certificate of good standing from the NJ Secretary of State for the bonding company.
2. Applicant must post 50% of the inspection fees with the condition that additional fees will be posted upon notification from the Township Engineer.

Very truly yours,


Kurt J. Otto, P.E.
Assistant Township Engineer

KJO/mk

Cc: Mayor
Business Administrator
✓ Planning Board/Board of Adjustment
Applicant
File



www.facebook.com/BrickTwpNJGovernment



@TownshipofBr

TOWNSHIP OF BRICK

BOND ESTIMATE

DATE: AUGUST 31, 2016
PROJECT: ONCOLOGY WING
CASE#: PB-2769
BLOCK: 1170
LOT: 18 & 18.02

DATE INSPECTED: AUGUST 31, 2016
INSPECTOR: KEN SHAFER
APPLICANT: OCEAN MEDICAL CENTER
LOCATION: 425 JACK MARTIN BLVD.

CODE REFERENCE: SECTION 44A-92 SUBDIVISIONS
SECTION 44A-109 SITE PLANS

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1	CONCRETE CURBING:				
	REMOVE/REPLACE SITE CURBING	55	LF	\$23.50	\$1,292.50
	REMOVE EXISTING SITE CURBING	140	LF	\$7.00	\$980.00
	CONCRETE SITE CURBING	150	LF	\$16.50	\$2,475.00
2	CONCRETE SIDEWALK:				
	SITE SIDEWALK	800	SF	\$6.00	\$4,800.00
	REMOVE/REPLACE SITE SIDEWALK 4" THICK	2792	SF	\$12.00	\$33,504.00
	SITE SIDEWALK WITH STEPS	120	SF	\$8.00	\$960.00
	DETECTABLE WARNING SURFACES	168	SF	\$8.50	\$1,428.00
4	PAVING:				
	REMOVE EXISTING SITE PAVEMENT	112	SY	\$7.00	\$784.00
	MILL & 2" FABC OVERLAY	1025	SY	\$11.00	\$11,275.00
5	DRAINAGE:				
	RECONSTRUCT EXISTING INLET	1	EA	\$4,000.00	\$4,000.00
	INLET (CATCH BASIN) TYPE 'A'	1	EA	\$2,400.00	\$2,400.00
	15" RCP CLASS 3 PIPE	28	LF	\$43.00	\$1,204.00
6	LANDSCAPING:				
	RESTORE TOPSOIL/FERTILIZER/SEEDING	94	SY	\$4.00	\$376.00
	TREES	2	EA	\$250.00	\$500.00
	SHRUBS	25	EA	\$100.00	\$2,500.00
	IRRIGATION SYSTEM	1	LS	EA	\$3,500.00
	4" MULCH	10	SY	\$8.10	\$81.00
7	SIGNS:				
	REMOVE EXISTING SIGNS	14	EA	\$100.00	\$1,400.00
	SAVE EXISTING SIGNS	3	EA	\$100.00	\$300.00
	UPDATE EXISTING SITE DIRECTIONAL SIGNAGE	3	EA	\$100.00	\$300.00
	RELOCATE EXISTING SITE SIGNS WITH LIGHTING	1	EA	\$500.00	\$500.00
	HANDI-CAP SIGNS	10	EA	\$100.00	\$1,000.00
	NO RIGHT TURN	1	EA	\$100.00	\$100.00
9	PAVEMENT MARKINGS:				
	RESTORE LETTERS (VARIOUS)	17	EA	\$11.00	\$187.00
	9.5' ARROWS	4	EA	\$22.00	\$88.00
	4" BLUE STRIPES	772	LF	\$0.60	\$463.20
	HANDI-CAP SYMBOLS	11	EA	\$11.00	\$121.00
	RESTORE 4" YELLOW STRIPES	200	LF	\$0.60	\$120.00
	12" WIDE CROSSWALK STRIPES	950	LF	\$1.80	\$1,710.00
10	OTHER:				
	VALET STATION	1	EA	\$2,500.00	\$2,500.00
	BENCH	2	EA	\$500.00	\$1,000.00
	SUBTOTAL			\$81,848.70	
11	FINAL AS-BUILT PLANS	1	SET	EA	\$1,636.97
SUB TOTAL					\$83,485.67
ENGINEERING INSPECTION FUND @ .05					\$4,174.28
AMOUNT OF REQUIRED PERFORMANCE BOND (120% OF ESTIMATE)					\$100,182.81

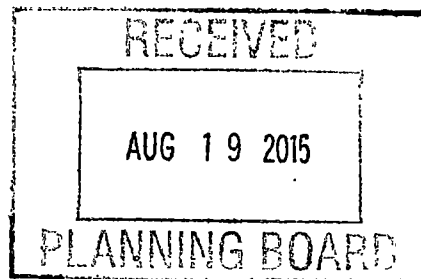
1. This bond shall be reviewed every six months and shall be revised in accordance with prevailing economic conditions.
2. Applicant must post 50% of the inspection fees, with the condition that additional fees will be posted once notified by the Engineer. Additional amount may be required due to construction methods and will be payable upon notice by the Municipal Engineer.
Any remaining balance in the Inspection Fund shall be returned to the applicant by resolution upon completion.
3. All Bond Reductions shall not be for more than the total of 70% of the original guarantee as per NJSA 40:55D-53. In reducing the guarantee amount for any project, the cash portion shall not be reduced. This portion shall be held until the completion of this project.

Prepared by: Ken Shafer, Supervising Road Inspector Engineering Department

Checked by Kurt J. Otto, P.E., Assistant Township Engineer

TOWNSHIP OF BRICK

LAND DEVELOPMENT APPLICATION



Application NO. PB-2769-A-FSP-8/15
 Planning Board ☒ Zoning Board _____ Date of Submission 8-19-15
 Application Fee \$ 345.00 Mo. Day Yr.
 Escrow Fee \$ 750.00

A. Applicant

OCEAN MEDICAL CENTER
 Name
425 JACK MARTIN BLVD
 Street Address
BRICK, NJ 08724
 City & State Zip Code
732-840-2200
 Telephone # Listed () Unlisted () Fax #

(If not owner, set forth ownership interest, contact purchaser, etc., & attach copy of document following same).

Owner

SAME AS ABOVE
 Name

 Street Address

 City & State Zip Code

 Telephone # Listed () Unlisted () Fax #

B.

TYPE OF APPLICATION:

New _____ Amended ☒

1. Minor Subdivision _____

4. Site Plan-Prel. ☒

2. Major Sub.-Prel. _____

5. Site Plan-Final ☒

3. Major Sub.-Final _____

6. Conditional Use _____

Date of Prel. App. _____

(Must be accompanied by Site Plan)

7. Minor Site Plan _____

8. Cluster Zone _____

12. C.40:55D-70D _____

9. C.40:55D-70A _____

13. C.40:55D-34 _____

10. C.40:55D-70B _____

14. C.40:55D-35 _____

11. C.55D-70C _____

C.

PREVIOUS APPEALS OR ACTIVITY

No _____ Yes ☒ If yes, date _____ Type Variance BULK
 Mo. Day Year
 Approved ☒ Disapproved _____

D. Location:

425 JACK MARTIN BLVD

Street Address

1170

Tax Map #

Block (s)

Lot (s) #

Type of Road:

Cul-de-sac _____

Secondary _____

Minor _____

Major _____

Collector ✓

Arterial _____

Number of proposed streets w/names:

N/A

Zone District:

Residential

Business

Other

R-5 _____

B-1 _____

H-S ✓

R-7.5 _____

B-2 _____

R-10 _____

B-3 _____

R-15 _____

B-4 _____

R-20 _____

R-R-1 _____

R-R-2 _____

R-R-3 _____

R-M _____

Office Professional/Light Industrial

O-P _____

O-P-T _____

M-1 _____

E. DESCRIPTION OF PROPOSED USED:

1. Present Use HOSPITAL

2. Proposed Use HOSPITAL

3. No. of Lots/Units 1

4. Brief Description of Application RENOVATIONS & RADIATION
ONCOLOGY ENTRANCE MODIFICATIONS

5. Lot Size:

Frontage/Width

Depth

Lot Area
Sq. Feet

Lot Area
Acres

Proposed: 515 1510 1,153,033 26.47

Required: 200 200 87,120 2

1
2
3
4

5A. Does Applicant/Owner Own Adjoining Property? Yes _____ No X

If yes please describe: _____

6. Primary Building Setback Requirements:

	Front	Sides	Rear
<u>Proposed</u>	<u>>75</u>	<u>>30</u>	<u>>50</u>
<u>Required</u>	<u>75</u>	<u>30</u>	<u>50</u>

7. Accessory Building Setback Requirements:

	Side	Rear
<u>Proposed</u>	<u>>20</u>	<u>>50</u>
<u>Required</u>	<u>20</u>	<u>50</u>

8. Height:

Proposed 1 STORY ADDITION
Max. Allowed N/A

9. Percent of Lot Coverage Building

Proposed 230%
Allowed 30%

10. With Percent Impervious Coverage

Proposed 61%
Allowed 70%

11. Gross Floor Area

Proposed 741,133 Sq. Ft. (740,891 EXISTING)
Min. Required 2000 Sq. Ft.

12. Number of Parking Spaces:

	Off Street	Loading
<u>Proposed</u>	<u>1114</u>	<u>7</u>
<u>Min. Req.</u>	<u>1005</u>	

13. Basis for determining parking requirements:

Employees 1328 Units _____ Seats _____ Beds 357
Courts _____ Rooms _____ Stalls _____ Other _____

Show parking calculations: $(1328 \div 1.5) + (357 \div 3) = 1005$



F. UTILITIES

1. Water: Will the applicant require new water supply in street? Yes _____ No ☒
- Is Municipal water supply available? Yes ☒ No _____
- Is water to be supplied from a well? Yes _____ No ☒
- Has application been made to the B.T.M.U.A. ? Yes _____ No _____ *N/A*
- Has application been approved? _____ Denied _____ Date _____
- Comments _____
2. Sewerage: Will this application require new sewage lines in streets? Yes _____ No ☒
- Will the application require expansion of existing lines? Yes _____ No ☒
- Will this application require a septic system? Yes _____ No ☒
3. Gas: Natural Gas ☒ Existing ☒ Above Ground _____
- Propane _____ Proposed _____ Below Ground ☒
4. Electric: Existing ☒ Above Ground _____
- Proposed _____ Below Ground ☒

G. Has application been made to the Ocean County Planning Board?

Approved _____ Denied _____ Date _____

H. Deed Restriction or Covenants? Yes ☒ No _____

(If yes, attach copy) *UTILITY & CONSERVATION EASEMENTS (EXISTING)*

I. Certificate of Taxes/assessments paid to date attached? ☒

(Said certificate to be submitted with application for acceptance)

J. Has application been made to the Tax Assessor for Block & Lot assignments: Yes _____ No _____ *N/A*

Proposed building, structure or use thereof is contrary to Brick Zoning Ordinance in the following particulars (state articles & sections)

K. ARGUMENTS FOR VARIANCE: (To be completed by applicant)

Undue hardship consideration (C1 or C2): _____

Negative Criteria: (To be completed for "D" variance & "Conditional Use Variance" applications)

2

Special Reasons: (To be completed for "D" variance only)

L. Has there been a market value offer to sell or purchase all or part of adjoining property if applying for "C" variance, i.e. lacking square footage, width or depth? Yes _____ No _____

M. List of maps, reports and other material accompanying application:
(Appropriate checklist must accompany all site plan and subdivision applications)

	<u>NO.</u>	<u>DESCRIPTION OF ITEM</u>	<u>MO.</u>	<u>DATE</u>	<u>YR.</u>
1.	<u>4</u>	<u>SITE PLANS</u>	<u>8/14/15</u>		
2.	<u>4</u>	<u>ARCHITECTURAL PLANS</u>	<u>8/14/15</u>		
3.	_____	_____	_____		
4.	_____	_____	_____		
5.	_____	_____	_____		

N. LIST OF INDIVIDUALS WHO PREPARED PLANS:

1. Engineer/
Surveyor

CHRISTOPHER CIRROTTI - DEWBERRY
Name
600 PARSIPPANY ROAD, STE 301
Address
PARSIPPANY NJ 07054
City State Zip Code
973-739-9400 973-739-9710
Phone # Fax #

2. Architect

CHARLES GRIFFIN - WHR
Name
1111 LOUISIANA, 26TH FLOOR
Address
HOUSTON TX 77002
City State Zip Code
713-665-5665
Phone # Fax #

3. Site Planner

Name

Address

City State Zip Code

Phone # Fax #

4. Attorney

ALBERT ZAGER - ZAGER FUCHS
Name
268 BROAD ST
Address
RED BANK NJ 07701
City State Zip Code
732-747-3700
Phone # Fax #

O. AUTHORIZATION OF SIGNATURE (If applicant is a corporation)

This will certify that DEAN Q LIN
Title PRESIDENT of (Corporation Name & Address)
OCEAN MEDICAL CENTER, A DIVISION OF MERIDIAN
HOSPITALS CORP, 425 JACK MARTIN BLVD, BRICK NJ 08724
who subscribed to the above application for development in the Township of Brick has been authorized by
this Corporation to do so.

Attest

SUSAN M DELMAR-MORETTI OCEAN MEDICAL CENTER
Secretary (Corporate Seal) ID # 50015550 Corporate Name
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires May 8, 2020
[Signature]
President

N.J.S.A. 40:55D-48.1 et seq. Requires all corporations or partnerships applying to a Planning Board or Board of Adjustment for permission to subdivide a parcel of land into six (6) or more lots or applying for a variance to construct a multiple dwelling of twenty-five (25) or more family units or seeking approval of a site to be used for commercial purposes to list:

- a) If a corporation – names and addresses of all stockholders owning at least 10% of its stock of any class;
- b) If a partnership – names and addresses of the individual partners having at least 10% interest in the partnership.

P. AFFIDAVIT OF APPLICANT:

STATE OF NEW JERSEY

COUNTY OF OCEAN

DEAN Q LIN of full age being duly sworn according to law, on oath
deposed and says, that all of the above statements and the statements contained in the papers
submitted herewith are true.

Sworn and Subscribed to:
before me this 14th day:
of AUGUST, 2015:

SUSAN M DELMAR-MORETTI
ID # 50015550
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires May 8, 2020

Applicant to sign here

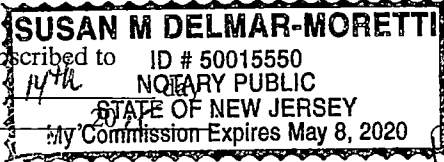
[Signature]

Q. AFFIDAVIT OF OWNERSHIP:
STATE OF NEW JERSEY

COUNTY OF OCEAN

DEAN Q. LIN of full age being duly sworn according to law on oath
deposed and says, that all the deponents reside at HAVE AN ADDRESS AT 425 JACK MARTIN BL
in the TOWNSHIP OF BRICK of and State of NJ
that APPLICANT is the owner in fee of all that certain lot, piece of land situated,
lying and being in the municipality aforesaid, and known and designated as Block (s) 1170
Lot (s) 18 & 18.02
Street Address 425 JACK MARTIN BLVD, BRICK NJ 08724

Sworn and Subscribed to ID # 50015550
before me this 14th NOTARY PUBLIC
of August STATE OF NEW JERSEY
My Commission Expires May 8, 2020



(Owner to Sign Here)

R. AUTHORIZATION BY OWNER:

(If anyone other than above owner is making this application, the following authorization must be executed)

To the approving Board of the Township of Brick:

_____ is hereby authorized to make the within application.

Dated: _____

Owners Signature

S. ADDRESS ALL CORRESPONDENCE CONCERNING THIS APPLICATION TO:

() Applicant () Owner (✓) Attorney

Name and Firm ALBERT A. ZAGER, ESQ / ZAGER FUCHS

Address 268 BROAD ST, PO BOX 489, RED BANK NJ
07701

T. WITNESS FOR APPLICANT

Identifying letter to proceed name of witness:

S - Self/Relative N - Neighbor O - Other
T - Twp. Employee E - Expert

1. S DEAN Q LIN
Name

2. E CHRISTOPHER CIRROTTI, PE
Name

3. E CHARLES GUFFIN, MA
Name

4. _____
Name

5. _____
Name

24



Dewberry Engineers Inc. | 973.739.9400
600 Parsippany Road, Suite 301 | 973.739.9710 fax
Parsippany, NJ 07054 | www.dewberry.com

September 1, 2016

Brick Township Planning Board
Attn: Ms. Christine Papa, Board Secretary
401 Chambers Bridge Road
Brick, NJ 08723

RE: Amended Preliminary Final Site Plan
Ocean Medical Center – Electrical Improvements
Brick Township, Ocean County, New Jersey
Block 1170, Lots 18 & 18.02

Dear Ms. Papa:

On behalf of Ocean Medical Center, enclosed herewith please find the following documents in connection with the Amended Preliminary Final Site Plan Approval.

- 4 sets of Site Plans consisting of 8 sheets prepared by Dewberry Engineers Inc. and GMS Engineers revised through 08.26.16

For your convenience we have included the below responses to the open comments from the Board Engineer's July 6, 2016 and Board Planner's August 5, 2016 review letters.

Board Engineer's July 6, 2016 Review Letter

Completeness:

1. The only item that needs to be addressed is the addition of proper PB & BTMUA signature blocks and the Owner's Certification Block.

BTMUA and PB signature blocks previously addressed. An owner's certification block and signature has been added

B. Owner's Certification:

1. The plans do not currently provide a formal signature of the current owner of said property.

Formal signature of the current owner of said property has been added

C. Easements & Permission:

3. The plans do not currently propose any type of permanent utility easement across said private lands.

A 10' wide utility easement has been added

9/6/16

E. Technical Review Comments:

3. Applicant should provide testimony as to the placement of the electrical service running through the drainage basin. Service should be moved outside of the area of the basin, at least to Elevation 30. However, we do understand that this option would thus disturb the 50-ft wide conservation easement.

Plans have been revised to include “water tight” conduits in the vicinity of the drainage basin.

4. The duct bank detail should show a minimum clear of 3-inches on all faces of No. 3 rebar.

See response to Item E (5) below.

5. 4000 psi concrete may be excessive; the owner may wish to consider a lower compressive strength on the concrete, and possibly add in air entrainment and fibre-reinforcement.

The plans have been revised to include fibre-reinforced concrete in lieu of reinforcing steel, air entrainment and adjusted compressive strength concrete

6. A separate set of details should be provided for trenching inside the basin area, plus another section along the inside edge of the existing retaining wall. The trench detail along the wall should provide notes on how to dig without disturbing the structural integrity of the wall.

Plans have been revised

7. A typical section should be added to the plans showing the relationship of the new equipment to the finished grade and new 8-ft high fencing, and the property line to the south.

Section added

9. The applicant proposes Virginia Pines, planted at 15-ft on center, along the side yard to create a thicker buffer to the homes. The plans do not indicate a tree height requirement at the time of planting. Also, the proper tree planting details should be provided for deciduous trees as opposed to shade trees. We recommend a minimum planting height of 6-8 feet.

We defer to the Planner for an opinion on the materials, spacing and minimum heights.

Refer to response to Planner’s comments

10. An underground utility line is drawn on the plans, nearest the water main, however, the line is not labeled. This should be clarified.

Line labeled

Board Planner’s August 5, 2016 Review Letter

V. Comments

- A. The Applicant should provide details relative to the type of equipment proposed and the reason for the equipment upgrade.

Section of the equipment lineup provided

- B. The minimum planting height for the 17 proposed evergreens comprising the buffer should be 8 ft. It is recommended that the proposed species be changed from Virginia Pine to a mix of Holly, Blue Spruce and Leyland Cypress.

8 foot evergreens proposed. Proposed species include Virginia Pine, American Holly and Red Cedar

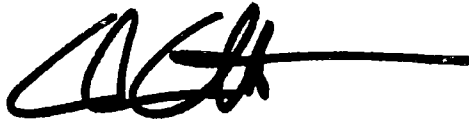
- C. It appears the 8 ft. high solid fence is proposed on only two sides of the Switchgear compound. The Applicant should provide clarification.

Solid fence added to western side.

Should you have any questions concerning this submittal, please feel free to call.

Very truly yours,

Dewberry Engineers Inc.



Christopher M. Cirrotti, PE, PP, CME, LEED AP
Associate Vice President

cc: Brian O'Neill



Dewberry Engineers Inc. | 973.739.9400
600 Parsippany Road, Suite 301 | 973.739.9710 fax
Parsippany, NJ 07054 | www.dewberry.com

September 1, 2016

Brick Township Planning Board
Attn: Ms. Christine Papa, Board Secretary
401 Chambers Bridge Road
Brick, NJ 08723

RE: Amended Preliminary Final Site Plan
Ocean Medical Center – Electrical Improvements
Brick Township, Ocean County, New Jersey
Block 1170, Lots 18 & 18.02

Dear Ms. Papa:

On behalf of Ocean Medical Center, enclosed herewith please find the following documents in connection with the Amended Preliminary Final Site Plan Approval.

- 4 sets of Site Plans consisting of 8 sheets prepared by Dewberry Engineers Inc. and GMS Engineers revised through 08.26.16

For your convenience we have included the below responses to the open comments from the Board Engineer's July 6, 2016 and Board Planner's August 5, 2016 review letters.

Board Engineer's July 6, 2016 Review Letter

Completeness:

1. The only item that needs to be addressed is the addition of proper PB & BTMUA signature blocks and the Owner's Certification Block.

BTMUA and PB signature blocks previously addressed. An owner's certification block and signature has been added

B. Owner's Certification:

1. The plans do not currently provide a formal signature of the current owner of said property.

Formal signature of the current owner of said property has been added

C. Easements & Permission:

3. The plans do not currently propose any type of permanent utility easement across said private lands.

A 10' wide utility easement has been added

9/6/16

E. Technical Review Comments:

3. Applicant should provide testimony as to the placement of the electrical service running through the drainage basin. Service should be moved outside of the area of the basin, at least to Elevation 30. However, we do understand that this option would thus disturb the 50-ft wide conservation easement.

Plans have been revised to include “water tight” conduits in the vicinity of the drainage basin.

4. The duct bank detail should show a minimum clear of 3-inches on all faces of No. 3 rebar.

See response to Item E (5) below.

5. 4000 psi concrete may be excessive; the owner may wish to consider a lower compressive strength on the concrete, and possibly add in air entrainment and fibre-reinforcement.

The plans have been revised to include fibre-reinforced concrete in lieu of reinforcing steel, air entrainment and adjusted compressive strength concrete

6. A separate set of details should be provided for trenching inside the basin area, plus another section along the inside edge of the existing retaining wall. The trench detail along the wall should provide notes on how to dig without disturbing the structural integrity of the wall.

Plans have been revised

7. A typical section should be added to the plans showing the relationship of the new equipment to the finished grade and new 8-ft high fencing, and the property line to the south.

Section added

9. The applicant proposes Virginia Pines, planted at 15-ft on center, along the side yard to create a thicker buffer to the homes. The plans do not indicate a tree height requirement at the time of planting. Also, the proper tree planting details should be provided for deciduous trees as opposed to shade trees. We recommend a minimum planting height of 6-8 feet.

We defer to the Planner for an opinion on the materials, spacing and minimum heights.

Refer to response to Planner’s comments

10. An underground utility line is drawn on the plans, nearest the water main, however, the line is not labeled. This should be clarified.

Line labeled

Board Planner’s August 5, 2016 Review Letter

V. Comments

- A. The Applicant should provide details relative to the type of equipment proposed and the reason for the equipment upgrade.

Section of the equipment lineup provided

- B. The minimum planting height for the 17 proposed evergreens comprising the buffer should be 8 ft. It is recommended that the proposed species be changed from Virginia Pine to a mix of Holly, Blue Spruce and Leyland Cypress.

8 foot evergreens proposed. Proposed species include Virginia Pine, American Holly and Red Cedar

- C. It appears the 8 ft. high solid fence is proposed on only two sides of the Switchgear compound. The Applicant should provide clarification.

Solid fence added to western side.

Should you have any questions concerning this submittal, please feel free to call.

Very truly yours,

Dewberry Engineers Inc.



Christopher M. Cirrotti, PE, PP, CME, LEED AP
Associate Vice President

cc: Brian O'Neill

1



Dewberry Engineers Inc. | 973.739.9400
600 Parsippany Road, Suite 301 | 973.739.9710 fax
Parsippany, NJ 07054 | www.dewberry.com

June 8, 2016

Brick Township Planning Board
Attn: Ms. Christine Papa, Board Secretary
401 Chambers Bridge Road
Brick, NJ 08723

RE: Amended Final Site Plan
Ocean Medical Center
Brick Township, Ocean County, New Jersey
Block 1170, Lots 18 & 18.02

Dear Ms. Papa:

On behalf of Ocean Medical Center, enclosed herewith please find the following documents in connection with the Amended Preliminary Final Site Plan Approval.

- 4 sets of Site Plans consisting of 7 sheets prepared by Dewberry Engineers Inc. dated 06.07.16

For your convenience we have included the below response to the open comment from the Brick Township Bureau of Fire Safety May 25, 2016 review letter.

1. Add fire safety notation on plan.

Fire safety notation added.

We trust these plans are acceptable for resolution compliance. Should you have any questions concerning this submittal, please feel free to call.

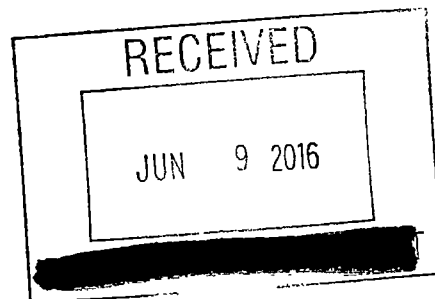
Very truly yours,

Dewberry Engineers Inc.

Christopher M. Cirrotti, PE, PP, CME, LEED AP
Associate Vice President

cc: Mark Leemaster

Q:\50075663\Adm\Correspondence\Letters\BTPB 06.08.16.docx



To: Kevin BFs

TCD

6/9/16

4th Resol. Compl.

PB 2769-A - FSP - 8/15 Ocean Medical Center
Oncology

Planning Board Applications—To Log in New Application

1. Stamp received date on application and maps
2. Follow "Folder Check List" to determine all submissions have been included.
3. Assign a case number in the big log book.
4. Prepare a folder- fill in the case number on the applications
5. Calculate 45 days forward and add the case to the Deadlines List
6. Fill out the Administrative form with case number and date, attach maps, check list, drainage calculations and elevations and give the package to Ed.
7. Log application into Spatial Logic.

Open receipt book
2 receipts
- Admin rider
- escrow acct
ET&E2 - 2 copies
EL&S

8. Fill out the receipt in the receipt book for admin rider and escrow separately. Make copy of checks and receipts and fill out letter to Treasurer and make copy. Bring checks to Kathy in Treasurer office. They will initial letter for you. That letter is attached to copy of checks and receipts and given to Kim Bogan
Kim will set up an account.

after
Ed gives
approval

9. Send Verification of ownership form to the Tax Assessor Office.
10. Send zoning letter to Sean (FORM LETTER) - NO MAP
11. Send code enforcement letter. (FORM LETTER) - NO MAP
12. When Ed has approved the checklist- Distribute a Minor Subdivision as follows:

- A. Planning Board Engineer- send copy of map, checklist, copy of survey, application, copy of tax assessors assignment of lot & block and address, minutes for OCPB.
- B. Planning Board Attorney, copy of plan and application.
- C. Planner (Michael Fowler), copy of plan and application
- D. Municipal Engineer- copy of plan- put case number on plan
- E. 3 copies to Bureau of Fire Safety- write case number on each map and include cover letter and fee.

(A DRIVE)
FILE - MAP DISTRIBUTION FOLDER/

Distribute a Major Site Plan or Major Subdivision as follows:

- 9/22 ~~1.~~ Planning Board Engineer with application, checklist, drainage calculations, architectural plans, technical information eg: CAFRA permit, soil borings, OCPB minutes
- 9/22 ~~2.~~ Planning Board Attorney- map and application
- 9/22 ~~3.~~ Planner -map, application & architectural plans
- 9/22 ~~4.~~ Municipal Engineer- map only- write case number on it
- 9/22 ~~5.~~ letter to Code Enforcement
- 9/22 ~~6.~~ letter to Zoning Officer
- 9/22 ~~7.~~ letter to verify ownership
- 9/22 ~~8.~~ cover letter and map to Traffic Safety
- 9/22 ~~9.~~ cover letter and map to Shade Tree Commission
- 9/22 ~~10.~~ cover letter and map to Tax Assessor
- 9/22 ~~11.~~ cover letter and map to Environmental Commission
- 9/22 ~~12.~~ Cover letter, fee and 3 maps to Bureau of Fire Safety

Distribute a Minor Site Plan as follows: (LESS THAN 2,000 sq ft improvement)

1. Planning Board Engineer with application, checklist, architectural plans, technical information, OCPB minutes
2. Planning Board Attorney- map and application
3. Planner -map, application & architectural plans
4. Municipal Engineer- map only- write case number on it
5. Cover letter, fee and 3 maps to Bureau of Fire Safety

Distribute an Abridged Site Plan (does not go to Ed)

1. Cover letter to Code Enforcement
2. Cover letter, map & fee to Bureau of Fire Safety
3. File to Michael Fowler for report

Returned 3/9/15

Deeming application Complete - FORM LETTER
- DONE DAY AFTER MTE THAT BOARD DEEMS COMP.

The secretary maintains a log determining the date an application must be deemed complete.

The Planning Board Engineer reviews the application for completeness. He sends a letter to the Planning Board Secretary recommending completeness. The Board Secretary puts it on the agenda. The Board votes to deem the application complete and the secretary sends out a letter to the applicant, the applicant's engineer and attorney scheduling the hearing date. Copies of all reports are attached.

TOWNSHIP OF BRICK

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

John G. Ducey, Mayor

Township Council:

Paul Mummolo - President
Heather deJong - Vice President
Jim Fozman
Susan Lydecker
Bob Moore
Marianna Pontoriero
Andrea Zapcic



Division of Land Use Planning

Michael Fowler, AICP/PP
Township Planner
mfowler@twp.brick.nj.us

732-262-1039
Fax: 732-262-2941
www.twp.brick.nj.us

DATE: July 20, 2016

TO: Township Engineer

FROM: Planning Board
Christine Papa

RE: Case #PB 2769-A-FSP-8/15
Ocean Medical Center- Oncology Center
Block 1170, Lot 18, 18.02
Amended Final Major Site Plan

The above application is in conformance with the resolution of approval. A bond estimate may now be prepared upon receipt of the down payment on the inspection fund in the amount of \$500.00 along with a signed W-9 form.

Cc: Applicant
Applicant's Attorney
Applicant's Engineer

To Kenny for Bond 7/21/16.





Dewberry Engineers Inc. : 973.739.9400
600 Parsippany Road, Suite 301 : 973.739.9710 fax
Parsippany, NJ 07054 : www.dewberry.com

September 2, 2015

Ocean County Department of Planning
Attn: Robin Florio, Planning Board Secretary
129 Hooper Ave.
PO Box 2191
Toms River, NJ 08754

RE: Ocean County Planning Board
Ocean Medical Center
425 Jack Martin Boulevard
Brick Township, Ocean County, New Jersey
Block 1170, Lots 18 & 18.02

Dear Ms. Florio:

On behalf of Ocean Medical Center, enclosed herewith please find the following documents in connection with an application for Ocean County Planning Board approval for Ocean Medical Center.

- Four copies of plans entitled "Amended Final Site Plan for Ocean Medical Center, Oncology Entrance Improvements" prepared by Dewberry Engineers Inc. dated 08.14.15
- Four copies of the Ocean County Planning Board Application.

Since there are no fees because hospitals are exempt applicants, no checks are enclosed with this submission.

Should you have any questions, concerning this submittal, please feel free to call.

Very truly yours,

Dewberry Engineers Inc.

A handwritten signature in black ink, appearing to read "C. Cirrotti", written over a horizontal line.

Christopher M. Cirrotti, PE, PP, CME, LEED AP
Associate Vice President

Enclosures

cc: Mark Leemaster
Albert A. Zager, Esq.

Q:\500-5663\Adm\Correspondence\Letters\OCPB 09.02.15.docx



Dewberry Engineers Inc | 973 739 9400
600 Parsippany Road, Suite 301 | 973.739.9710 fax
Parsippany, NJ 07054 | www.dewberry.com

September 2, 2015

Mr. James Allen
Brick Township Municipal Utilities Authority
1551 Highway 88 West
Brick, NJ 08724

RE: Amended Final Major Site Plan
Ocean Medical Center
425 Jack Martin Boulevard
Brick Township, Ocean County, New Jersey
Block 1170, Lots 18 & 18.02

Dear Mr. Allen:

On behalf of Ocean Medical Center, enclosed herewith please find the following documents in connection with an application for Amended Final Major Site Plan for Ocean Medical Center.

- 1 set of Site Plans consisting of 6 sheets prepared by Dewberry Engineers Inc. dated 08.14.15

This application has been submitted to the Brick Township Planning Board for approval of an Oncology Entrance addition. As the improvements proposed are minor, and consist of a new door for an existing hospital service, we respectfully request a letter of no interest be provided by the Brick Township MUA.

Should you have any questions, concerning this submittal, please feel free to call.

Very truly yours,

Dewberry Engineers Inc.

A handwritten signature in black ink, appearing to read "C. Cirrotti", written over a horizontal line.

Christopher M. Cirrotti, PE, PP, CME, LEED AP
Associate Vice President

Enclosures

cc: Mark Leemaster
Albert A. Zager, Esq.

Q:\50075663\Adm\Correspondence\Letters\BTMUA 09.02.15.docx



FAX

Dewberry Engineers Inc.
600 Parsippany Road, Suite 301
Parsippany, NJ 07054-3715
973.739.9400
973.739.9710 fax
www.dewberry.com

TO:	CHRISTINE PAPA	FROM:	Mike Ince
FAX:	732-262-2941	PAGES:	1 OF 4 (including cover page)
PHONE:	732-262-1039	DATE:	8/22/2015
CC:		PROJECT NO	50075663
RE:	BTMUA & Ocean County PB COST CODE NO		
PROJECT	Ocean Medical Center - Amended Final Phase Site RA		
☐	URGENT	☐	PLEASE COMMENT
☐	FOR REVIEW	☒	FOR YOUR FILES
☐	PLEASE REPLY		

COMMENTS: IN CONNECTION WITH THE TOWNSHIP'S
8/28/15 LETTER (ATTACHED) ENCLOSED PLEASE
FIND TRANSMITTAL LETTERS TO BTMUA AND
OCEAN COUNTY PLANNING BOARD.

SIGNED: _____

TITLE: _____

TOWNSHIP OF BRICK

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

John G. Ducey, Mayor

Township Council:

Paul Mummolo - President
Heather deJong - Vice President
Jim Fozman
Susan Lydecker
Bob Moore
Marianna Pontoriero
Andrea Zapcic



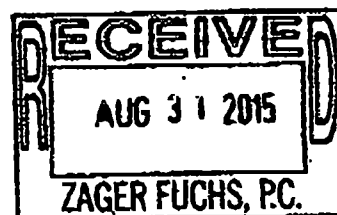
Division of Land Use Planning

Michael Fowler, AICP/PP
Township Planner
mfowler@twp.brick.nj.us

732-262-1039
Fax: 732-262-2941
www.twp.brick.nj.us

August 28, 2015

Zager, Fuchs, PC, Counselors at Law
PO Box 489
Red Bank, NJ 07701



Attn: Albert Zager, Esq.

Re: Application for Ocean Medical Center-Amended Final Major Site Plan
Block 1170, Lots 18 & 18.02

Dear Mr. Zager:

I am in receipt of the above referenced application. This application does not meet the submission requirements for the following reasons:

1. Proof of application to the BTMUA and Ocean County Planning Board are required at submission.

Please call me at 732-262-1039 (ext 1345) if you have any questions.

Very truly yours,

Christine Papa

Christine Papa
Secretary





Dewberry Engineers Inc. 973.739.9400
600 Parsippany Road, Suite 301 973.739.9710 fax
Parsippany, NJ 07054 www.dewberry.com

September 2, 2015

Ocean County Department of Planning
Attn: Robia Florio, Planning Board Secretary
129 Hooper Ave.
PO Box 2191
Toms River, NJ 08754

RE: Ocean County Planning Board
Ocean Medical Center
425 Jack Martin Boulevard
Brick Township, Ocean County, New Jersey
Block 1170, Lots 18 & 18.02

Dear Ms. Florio:

On behalf of Ocean Medical Center, enclosed herewith please find the following documents in connection with an application for Ocean County Planning Board approval for Ocean Medical Center.

- Four copies of plans entitled "Amended Final Site Plan for Ocean Medical Center, Oncology Entrance Improvements" prepared by Dewberry Engineers Inc. dated 08.14.15
- Four copies of the Ocean County Planning Board Application.

Since there are no fees because hospitals are exempt applicants, no checks are enclosed with this submission.

Should you have any questions, concerning this submittal, please feel free to call.

Very truly yours,

Dewberry Engineers Inc.

A handwritten signature in black ink, appearing to read "C. Cirrotti", is written over a horizontal line.

Christopher M. Cirrotti, PE, PP, CME, LEED AP
Associate Vice President

Enclosures

cc: Mark Leemaster
Albert A. Zager, Esq.

Q:\50075662\Adm\Correspondence\Letters\OCPB 09.02.15.docx



Dewberry Engineers Inc. : 973.739.9400
600 Parsippany Road, Suite 301 : 973.739.9710 fax
Parsippany, NJ 07054 : www.dewberry.com

September 2, 2015

Mr. James Allen
Brick Township Municipal Utilities Authority
1551 Highway 88 West
Brick, NJ 08724

RE: Amended Final Major Site Plan
Ocean Medical Center
425 Jack Martin Boulevard
Brick Township, Ocean County, New Jersey
Block 1170, Lots 18 & 18.02

Dear Mr. Allen:

On behalf of Ocean Medical Center, enclosed herewith please find the following documents in connection with an application for Amended Final Major Site Plan for Ocean Medical Center.

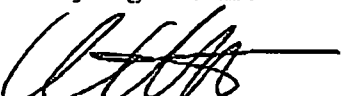
- 1 set of Site Plans consisting of 6 sheets prepared by Dewberry Engineers Inc. dated 08.14.15

This application has been submitted to the Brick Township Planning Board for approval of an Oncology Entrance addition. As the improvements proposed are minor, and consist of a new door for an existing hospital service, we respectfully request a letter of no interest be provided by the Brick Township MUA.

Should you have any questions, concerning this submittal, please feel free to call.

Very truly yours,

Dewberry Engineers Inc.


Christopher M. Cirrotti, PE, PP, CME, LEED AP
Associate Vice President

Enclosures

cc: Mark Leemaster
Albert A. Zager, Esq.

Q:\50075663\Admin\Correspondence\Letters\BTMUA 09.02.15.docx

OCEAN MEDICAL CENTER
ONCOLOGY
PB 2769-A-FSP-8/15

BRICK TOWNSHIP PLANNING BOARD/BOARD OF ADJUSTMENT

CHECKLIST

SITE PLAN (PRELIMINARY OR FINAL)

The following items must be addressed before the application can be deemed complete:

1. ☒ Conforming title block (N.J.S.A. 45:8-36, N.J.A.C. 13:40-1, N.J.A.C. 13:40-2)
2. ☒ Date of plan including all revision dates
3. ☒ Graphic and numeric scales
4. ☒ Layout of proposed building or structure including preliminary architectural floor and

elevation plans

5. ☒ Key Map delineating P.I.Q. and surrounding areas and streets
6. ☒ Title of Development
7. ☒ Reference Meridian
8. ☒ Block and Lot numbers
9. ☒ Name and address of owners
10. ☒ License number and seal of person preparing plan
11. ☒ Signature blocks for Planning Board/Board of Adjustment officials

(located above title block) on each sheet

12. ☒ Location of all signs
13. ☒ Plan size 24" x 36" or 30" x 42"
14. ☒ Scale 1" = 10, 20, 30, 40 or 50 feet
15. ☒ Distances in feet and decimals of a foot
16. ☒ Bearings to the nearest 30 seconds
17. ☒ Error of closure 1:10,000
18. ☒ Names, lots and blocks of all owners within 200 feet of subject premises
19. ☒ All structures within 200 feet of subject property
20. ☒ Zoning and setbacks of property within 200 feet
21. ☒ Boundaries of property, all building setback lines, easements, dedicated

areas, R.O.W.'s, etc

on
9-17-15

Checklist – Site Plan (Preliminary or Final)

22. ☒ Copy of Covenants, deed restrictions
23. ☒ Distances to nearest street intersection
24. ☒ Location of all existing structures on site—delineating those to be removed
25. ☒ Location, size and inverts of all storm drainage systems, utility lines, flow direction,
etc. within 200 feet of site
26. ☒ Existing and proposed contours, finished grades, spot elevations tied to N.G.V.D
27. ☒ Location of all wooded areas, water courses, etc.
28. ☒ Survey prepared by licensed surveyor
29. ☒ Proposed easements *none Proposed*
30. ☒ Proposed use of land and buildings
31. ☒ Proposed streets including profiles, grading and cross-sections and dimensions *none Proposed*
32. ☒ Size and location of all driveways, curb cuts, walkways
33. ☒ Location, design and dimensions of all parking areas, aisles and barriers
34. ☒ Location of all utilities
35. ☒ Proposed lighting *none Proposed*
36. ☒ Proposed landscaping *none Proposed*
37. ☒ Proposed storm water drainage system and calculations prepared by a Professional

Engineer registered in New Jersey

38. ☒ Soil boring logs
39. ☒ Sight triangle easements
40. ☒ Trash storage areas
41. ☒ Appropriate fee
42. ☒ 3 prints- 1 + 4 copies of application – Planning Board
- ☐ 3 prints- 1 + 4 copies of application – Board of Adjustment

This checklist is not intended as a substitute for the Zoning and Subdivision Ordinances which should be referred to for all Design Standards and Requirements.

BRICK TOWNSHIP PLANNING BOARD/BOARD OF ADJUSTMENT

CHECKLIST

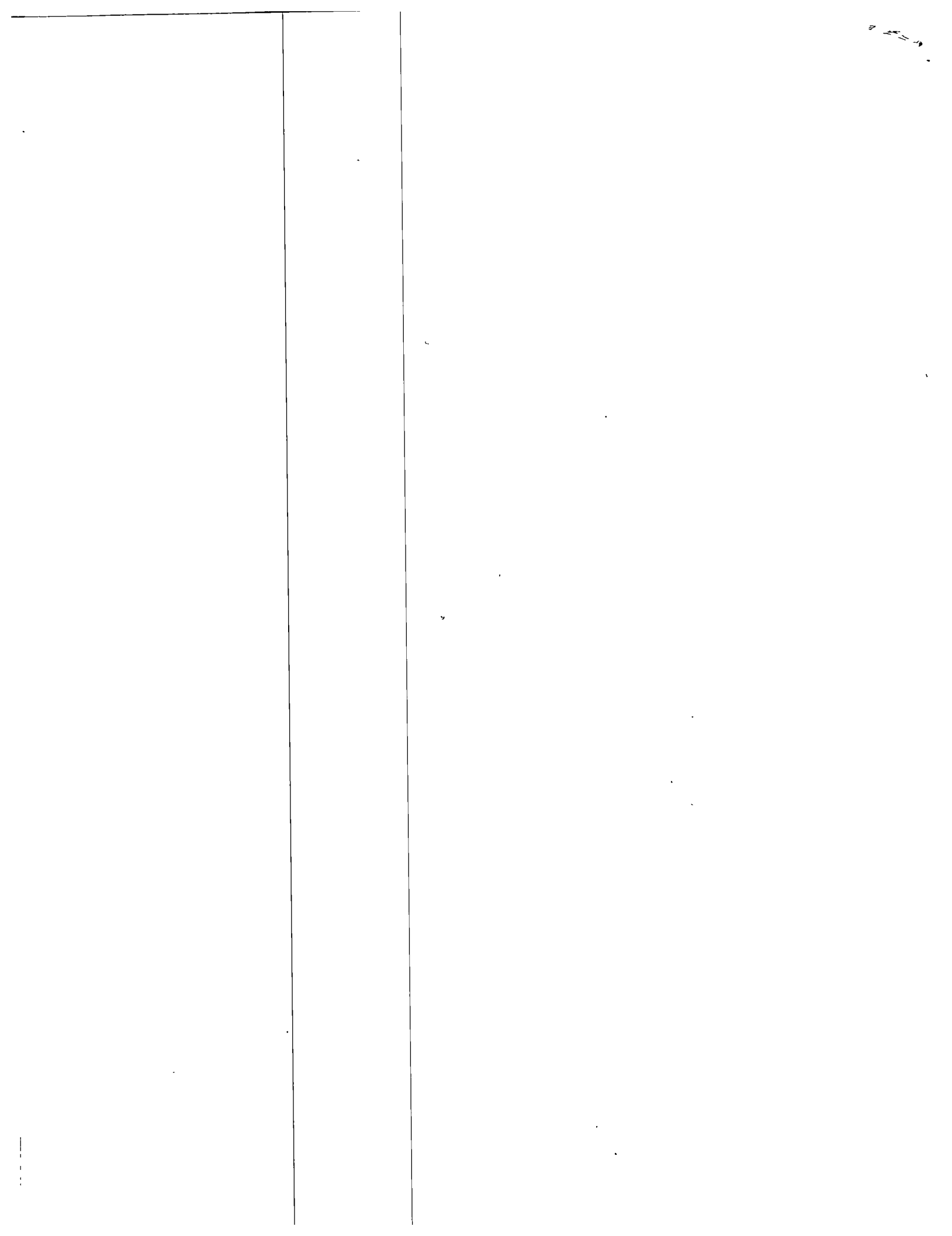
SITE PLAN (PRELIMINARY OR FINAL)

The following items must be addressed before the application can be deemed complete:

1. ☒ Conforming title block (N.J.S.A. 45:8-36, N.J.A.C. 13:40-1, N.J.A.C. 13:40-2)
2. ☒ Date of plan including all revision dates
3. ☒ Graphic and numeric scales
4. ☒ Layout of proposed building or structure including preliminary architectural floor and elevation plans
5. ☒ Key Map delineating P.I.Q. and surrounding areas and streets
6. ☒ Title of Development
7. ☒ Reference Meridian
8. ☒ Block and Lot numbers
9. ☒ Name and address of owners
10. ☒ License number and seal of person preparing plan
11. ☒ Signature blocks for Planning Board/Board of Adjustment officials

(located above title block) on each sheet

12. ☒ W Location of all signs *SHOW IN PROJECT AREA*
13. ☒ Plan size 24" x 36" or 30" x 42"
14. ☒ Scale 1" = 10, 20, 30, 40 or 50 feet
15. ☒ Distances in feet and decimals of a foot
16. ☒ Bearings to the nearest 30 seconds
17. ☒ Error of closure 1:10,000
18. ☒ Names, lots and blocks of all owners within 200 feet of subject premises
19. ☒ All structures within 200 feet of subject property



41. ☒ Appropriate fee

42. ☒ 3 prints- 1 + 4 copies of application – Planning Board

☐ 3 prints- 1 + 4 copies of application – Board of Adjustment

This checklist is not intended as a substitute for the Zoning and Subdivision Ordinances which should be referred to for all Design Standards and Requirements.

Transmittal

 **Dewberry**
600 Parsippany Road
3rd Floor
Parsippany, NJ 07054

To: Jennifer Rother
Township of Brick
Planning Board
401 Chambers Bridge Road
Brick, NJ 08723

Date: 11.23.15 Project No: 50075663
Project: Ocean Medical Center
Reference: Oncology Entrance
cc:

Attention: Jennifer Rother

We Transmit:

- ☒ as per your request
- ☐ under separate cover
- ☐ by mail
- ☐ by messenger
- ☐ by pick up
- ☒ by overnight carrier

the following:

- ☐ prints
- ☒ copies
- ☐ reports
- ☐ studies
- ☐ reproducibles
- ☐ product literature
- ☐ computations

for:

- ☐ your approval
- ☐ your review and comment
- ☒ your file/use
- ☐ revision and submission
- ☐ distribution

- ☐ as requested by
- ☐ as approved by
- ☐ as submitted for approval by

Copies	Date	Number	Description
15			11" x 17" Architectural Floor Plan Sheet A 101 prepared by WHR Architects
15			11" x 17" Signage Plan Sets prepared by Compass Sign Company
			FOR PACKETS

Comments:

As requested per your letter dated 11.12.15.

Signed: _____

Christopher M. Cirrotti, PE, PP
973.576.9683

If enclosures are not as noted, please notify us at once.

**AMENDED PRELIMINARY & FINAL SITE PLAN
OCEAN MEDICAL CENTER
Block: 1170 Lot: 18 & 18.02
Property Address: 425 Jack Martin Boulevard**

Resolution: R-7-16

January 13, 2016

Application No.: PB-2769-A-FSP-8/15

RESOLUTION OF MEMORIALIZATION OF THE

BRICK TOWNSHIP PLANNING BOARD

AMENDED PRELIMINARY FINAL SITE PLAN APPROVAL

WHEREAS, Ocean Medical Center, 425 Jack Martin Boulevard, Brick, New Jersey 08724 has made application to the Brick Township Planning Board for Amended Preliminary and Final Site Plan approval for Block 1170 Lots 18 and 18.02 on the Township Tax Map pursuant to N.J.S.A. 40:55D-46, -50, and -60; to modify the existing parking area to build a passenger drop off/pickup area and a new layout for a redesigned oncology wing of the Ocean Medical Center; 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 December 9, 2015 in the Brick Township Municipal Building at which time testimony was given and certain exhibits hereinafter described were presented on behalf of the applicant and all interested parties having had an opportunity to be heard; and

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

1. This property is designated as Lots 18 and 18.02 in Block 1170 on the Municipal Tax Map of the Township of Brick and is located at 425 Jack Martin Boulevard, Brick, New

*File (2)
PP
PP Atty
PP ENS
3 Atty
B ENS
JSCS of
eng.
B2D4*

Jersey.

2. The property in question is located in the hospital support zone. The proposed use is a permitted use.

3. Albert Zager, Esq. represented the applicant and called as witnesses Dean Lin, the President of Ocean Medical Center, Charles Griffin, of WHR, the applicant's architect and Christopher Cirrotti, PE of Dewberry Engineering, Inc., the applicant's engineer.

4. The following exhibits were offered by the witnesses for the applicant:

A-1 architectural renderings regarding elevations;

A-2 architectural renderings regarding signage;

A-3 architectural rendering plan showing the parking valet station.

5. The applicant proposes to modify the existing parking area to build a passenger drop off/pickup area and a new layout for a redesigned oncology wing of the Ocean Medical Center. Mr. Lin testified that recently the hospital had relocated its rehabilitation facilities to another building and is in the process of expanding and creating a 2,200 sq. ft. enlarged cancer center. In conjunction therewith, the hospital seeks to improve the entranceway to this enlarged cancer center for outpatients

6. Mr. Griffin, the architect, explained the renderings prepared by his office.

7. Mr. Christopher Cirrotti, the applicant's engineer, explained the engineering of the proposed amended site plan application. He responded to the comments in the Adams, Rehmann & Heggan report specifically addressing paragraph B(2) regarding traffic circulation parking and pedestrian access safety. Following discussions with Mr. Theodore Wilkinson, the Board's engineer, the applicant seeks to modify the plan as submitted to eliminate the striping of two crosswalks, and put in its place a pedestrian crossing zone similar to areas in front of large

box stores such as Walmart. Actually in responding to the questions raised by Mr. Wilkinson regarding making the drop off driveway area one way circulation, Mr. Cirrotti testified they would put a no right turn sign at the westerly portion of this drive aisle to prevent vehicles from ~~driving~~ driving in front of this entrance from the northwest. Additionally, ~~they~~ they opposed the idea of creating a "one way traffic" flow in this area because they sought to maintain perpendicular handicapped parking stalls across from the hospital entrance. The concern was that they would lose parking spaces in creating angled parking to accommodate the one way flow of traffic. Through discussions with the Board, however, the Board felt that from a traffic flow stand point one way traffic would be appropriate in front of the entrance. Further discussions resulted in the Board questioning why angled parking would be needed. As the Board's engineer and the applicant's engineer explored the potential, the applicant agreed with the concerns of the Board and indicated it would create a "one way traffic" flow in the northwesterly direction in front of the proposed new entrance with the understanding that the perpendicular parking would be maintained.

8. In response to issues raised in Mr. Wilkinson's letter under paragraph 5(g), although the Board's engineer recommended a re-visiting of the area to save existing pavement a consensus from the Board after discussions was that the plan would be accepted as is regarding the grading.

9. As to issues concerning lighting in the area, Mr. Cirrotti assured the Board that the lighting coming from the building and the lighting in the parking lot was indeed adequate. The applicant agreed to work with the Board's engineer to make certain that the lighting was indeed adequate and agreed with Mr. Wilkinson to upgrade the lighting to one foot candle if necessary. In addition to addressing paragraph 7(d) of Mr. Wilkinson's letter the applicant

agreed to provide a mulch bed and planting along the left side of the entrance. The applicant also agreed to work with the planner regarding benches and landscaping.

10. In addressing Michael Fowler's report of November 30, 2015, the applicant's engineer indicated that the water runoff from the new ~~proposed canopy~~ canopy would be collected in a gutter and leader system and connected to the new storm water outlet. Moreover, the applicant agreed to appropriate signage and pavement markings and as aforementioned to work with the planner providing benches and landscaping to improve the environment for oncology patients and their families.

11. The applicant's engineer engaged in further conversations with the Board's professionals concerning the valet station and its close proximity to the canopy pillar. The testimony was that there was a four foot distance between the canopy and the valet station, which is acceptable in accordance with statutes, ordinances and regulations. Nonetheless concern was expressed of the potential for a pedestrian traffic jam in that area and whether the valet station could in fact be moved. Discussion of other valet stations at the hospital revealed that those stations are on wheels and thus portable, but the applicant explained it wished to create a more permanent valet station at this oncology entrance. Ultimately the applicant agreed to work with the Board's engineer and planner to optimize the space for pedestrians. All parties agreed that the location must be in conformity with all statutes, ordinances and regulations concerning pedestrian access.

12. The Board's professionals' reports and correspondences were in fact received by the Board and shall be maintained as a part of the Board's file, to wit:

- A) November 23, 2015 report from Adams, Rehmann & Heggan, the Planning Board's engineer, authored by Theodore Wilkinson;
- B) November 30, 2015 report from Brick Township Planning Board's

Planner, Michael P. Fowler;

- C) October 7, 2015 Construction Plan Review correspondence from the Brick Township Police Department Traffic Safety Unit;
- D) September 25, 2015 report from Brick Township Bureau of Fire Safety authored by Bureau Chief ~~Kevin C. Batzel~~.

13. During the course of the hearing one member of the public who resides in close proximity to the hospital addressed the Board. Ms. Kathleen Aosmanski of 139 Walter Road advised the Board that she did not feel that the applicant was a good neighbor. She expressed concerns that prior conditions of approvals obtained by the applicant have not been fully complied with. The Board advised that its concern was only with this Amended Preliminary and Final Site Plan application. To that end Ms. Aosmanski questioned the mobility of the valet station.

14. Having heard the testimony of the applicant and its professionals as well as the Board's own professional staff, the Board does in fact find and determine and accept the testimony of the applicant's engineer and architect in support of the requested approval of the Amended Preliminary Final Site Plan for revisions to the existing parking area to create a passenger drop off/pickup area and a new layout for the Oncology Wing of Ocean Medical Center.

15. Accordingly, for the reasons referenced above and as set forth on the record, the board finds that the Preliminary and Final Site Plan Approval should be granted and same can be granted without substantial detriment to the public good and will not substantially impair the intent and purposes of the zone plan, zoning ordinance or the master plan of the Township of Brick.

NOW, THEREFORE, BE IT RESOLVED by the Brick Township Planning Board on this 13th day of January, 2016 that the application for Amended Preliminary and Final Site Plan approval is hereby granted subject to the following conditions:

1. The plan shall be revised to make the driveway in front of the drop off/pickup area a "one way" driveway while keeping the parking opposite the entrance as perpendicular parking.

2. That applicant shall meet with Mr. Wilkinson to conduct a light survey and confirm that the parking lot maintains one foot candle of light. If necessary, upgrades will be made to the lighting.

3. The applicant shall work with the Board's engineer and planner to optimize the space for the valet station.

4. The applicant must submit proof of payment of all currently due taxes to the Brick Township Planning Board.

5. The applicant must post all bonds and guarantees as required and recommended by this Board and the Township Board Engineer. Moreover, the applicant must post all required engineering and inspection fees.

6. All representations and statements made by the applicant, as well as the 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 express 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 on this Board's own motion.

7. 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.

8. The applicant must comply with all conditions contained in the Board Engineer's report by Theodore Wilkinson, PE of Adams, Rehmann & Heggan dated November 23, 2015, and the Township Planner, Michael Fowler's report dated November 30, 2015, as noted herein and revised in accordance with the testimony elicited, and the understandings reached, as set forth above.

9. 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.

10. 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 prescribed will result in the issuance of a summons.

11. The applicant must comply with all conditions outlined in Schedule A attached hereto.

12. The applicant shall apply for and receive approvals from all other municipal, county, state and federal agencies having regulatory jurisdiction over this development as may be required.

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.

Certified copies of this Resolution shall be forwarded to the applicant, the Township Construction Official, Zoning Officer and all other parties in interest.

This Resolution memorializes ~~an action~~ taken at the regular meeting of the Brick Township Planning Board held on the 9th day of December, 2015 on a roll call vote that evening.

JANUARY 13, 2016

VOTE ON MEMORIALIZATION

MOVED BY: Mr. Catalano ~~Mr. Gross~~

SECONDED BY: Mr. Gross

VOTING IN THE AFFIRMATIVE: Mr. Clayton, Mr. Gross, Councilman Halloran,
Mr. Marra, Mr. Occhiogrosso

VOTING IN THE NEGATIVE:

INELIGIBLE: Ms. McMahon, Mr. Cooke, Ms. Lambusta, Mr. Aiello, Mr. Osipovitch

IN-CONFLICT:

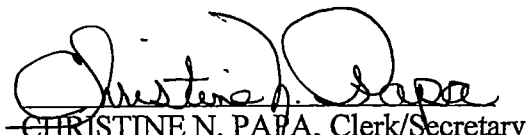
ABSENT:

ABSTAINING:

NOT VOTING:

CERTIFICATION

I, CHRISTINE N. PAPA, Clerk/Secretary to 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 regular meeting held on the 13th day of January, 2016.


CHRISTINE N. PAPA, Clerk/Secretary
Planning Board/Zoning Board

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR SITE PLAN APPROVAL

RESOLUTION: R-7-16

PAGE: 10

CASE NO. PB-2769-A-FSP-8/15

JAN. 13, 2016

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.

7/2(2)
ppl.
ppl. Atty
ppl. Eng
B-Atty
B-Eng
Assessor
mng
ng.
12067

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.



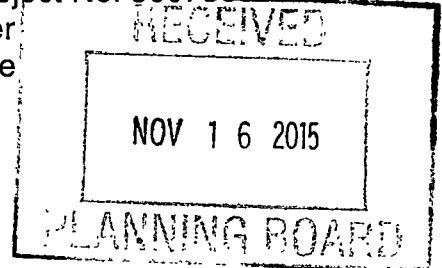
600 Parsippany Road
3rd Floor
Parsippany, NJ 07054

Transmittal

To: Jennifer Rother
Township of Brick
Planning Board
401 Chambers Bridge Road
Brick, NJ 08723

Date: 11.13.15
Project: Ocean Medical Center
Reference: Oncology Entrance
cc:

Project-No: 50075663



Attention: Jennifer Rother

We Transmit:

- ☒ as per your request
- ☐ under separate cover
- ☐ by mail
- ☐ by messenger
- ☐ by pick up
- ☒ by overnight carrier

the following:

- ☐ prints
- ☒ copies
- ☐ reports
- ☐ studies
- ☐ reproducibles
- ☐ product literature
- ☐ computations

for:

- ☐ your approval
- ☐ your review and comment
- ☒ your file/use
- ☐ revision and submission
- ☐ distribution

- ☐ as requested by
- ☐ as approved by
- ☐ as submitted for approval by

Copies	Date	Number	Description
15			Full Sets of 11" x 17" Site Plan Prints
			<i>Reduced Plans for packets.</i>

Comments:

As requested per your letter dated 11.12.15.

Signed: _____

Christopher M. Cirrotti, PE, PP
973.576.9683

If enclosures are not as noted, please notify us at once



Off OK JR

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
JOSEPH G. HUGHES**
LYNN E. STAUFENBERG***
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

**CERTIFIED BY THE SUPREME COURT OF
NEW JERSEY AS A CIVIL TRIAL ATTORNEY

***ADMITTED TO THE PENNSYLVANIA BAR
QUALIFIED FAMILY LAW MEDIATOR
REGISTERED GUARDIAN

December 4, 2015

Via E-mail and Lawyer's Service

Jennifer Rother, Secretary
Township of Brick Planning Board
401 Chambers Bridge Road
Brick, NJ 08723

Re: Applicant: Ocean Medical Center
PQ: 425 Jack Martin Blvd
Block 1170, Lots 18 and 18.02
Brick, New Jersey

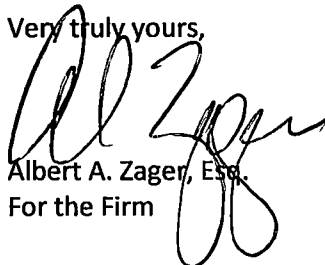
Dear Ms. Rother:

With regard to the December 9th, 2015 hearing on the above matter, enclosed please find an original Affidavit of Publication and an original and one copy of the Affidavit of Mailing.

If there are any questions, please do not hesitate to contact me.

Thank you, as always for your courtesies in this matter.

Very truly yours,


Albert A. Zager, Esq.
For the Firm

AAZ/lcs
Enclosures
cc: client

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$69.00 Affidavit \$35.00

State of New Jersey } SS.
Monmouth/Ocean Counties

Personally appeared

Siana L. Greene

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:

11/27/15 A.D 2015

Kathleen A. Gibson

Diane L.
Sworn and subscribed before me, this 27 day of
November, 2015

Ad Number: 0000885476

KATHLEEN A. GIBSON
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 12/18/2019



TOWNSHIP OF BRICK
PLANNING BOARD

PUBLIC NOTICE

YOU ARE HEREBY NOTIFIED that on Wednesday, December 9, 2015 at 7:00 PM, prevailing time, at a meeting of the Township of Brick Planning Board to be held in the Brick Municipal Building, 401 Chambers Bridge Road, Brick, New Jersey, or at such other time and place as the Planning Board may thereafter adjourn, a public hearing will be held to consider the application of Ocean Medical Center, a division of Meridian Hospitals Corporation ("OMC"), at which time and place all interested persons will be given an opportunity to be heard. The premises in question are located at 425 Jack Martin Blvd., Brick, New Jersey and are designated on the Tax Map of the said Township of Brick as Block 1170, Lots 18 and 18.02. They are located in the H-S (Hospital Support) Zone District. The Applicant is seeking Amended Final Site Plan approval for site improvements to the entrance area of the Oncology Entrance.

NOTICE IS ALSO HEREBY GIVEN that the following maps and documents will be considered at the hearing: Dewberry Engineers Inc. Amended Final Site Plan for Ocean Medical Center Oncology Entrance Improvements, dated August 14, 2015 and such other maps and documents as may be properly presented.

OMC does not believe that this project requires any variances, design waivers or other relief, except as stated above. However, if it is determined otherwise, OMC is requesting that any and all such variances and/or design waivers or other relief that the Brick Township Planning Board deems necessary, appropriate and proper to approve this project be granted as well.

The application, including its various plans and documents, may be inspected in the offices of the Planning Board Secretary, Brick Municipal Building, 401 Chambers Bridge Road, Brick, New Jersey between the hours of 9:00 AM to 4:00 PM, Monday through Friday.

OCEAN MEDICAL CENTER, a division of Meridian Hospitals Corporation, Applicant

By: Zager Fuchs, P.C., Attorneys for Applicant

Dated: November 24, 2015

By: Albert A. Zager /s/
Albert A. Zager, Esq.

(\$69.00)

0000885476-01

AFFIDAVIT OF MAILING

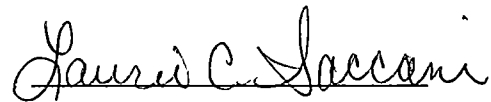
STATE OF NEW JERSEY

SS.

COUNTY OF MONMOUTH

LAURIE C. SACCANI, of full age, being duly sworn, according to law, upon her oath, deposes and says:

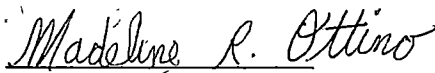
1. I am a paralegal at the law firm of Zager Fuchs, P.C., 268 Broad Street, Red Bank, New Jersey.
2. On November 24, 2015, a copy of the Notice of Hearing before the Planning Board of the Township of Brick regarding Ocean Medical Center was mailed to all property owns within a 200' radius of the subject premises as shown on Exhibit "A" annexed hereto entitled "LIST OF PROPERTY OWNERS" along with attached list of utility companies, by certified mail, return receipt requested, postage prepaid.
3. Attached as Exhibit "B" are the Original Stamped Certified Receipts as further evidence of said mailing.
4. All notices were given at least ten (10) days prior to the date of said hearing before the Township of Brick Planning Board.



Laurie C. Saccani

Sworn and subscribed to before me

This 4th day of December, 2015.



MADELINE R. OTTINO
A Notary Public of New Jersey
My Commission Expires 11/3/2017

Exhibit "A"
List of Property Owners

TOWNSHIP OF BRICK

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

John G. Ducey, Mayor

Township Council:

Paul Mummolo - President
Heather deJong - Vice President
Jim Fozman
Susan Lydecker
Bob Moore
Marianna Pontoriero
Andrea Zapcic



Office of Tax Assessor

Irene F. Raftery, CTA
Tax Assessor
732-262-1069
Fax: 732-262-9687
www.twp.brick.nj.us

August 20, 2015

Albert A. Zager, Esq.
Zager Fuchs, PC
PO Box 489
Red Bank NJ 07701

Re: Certified Property Owners List
Block: 1170 Lots: 18 & 18.02

Dear Mr. Zager,

Enclosed you will find the certified list of those names and addresses of property owners within 200 feet of the captioned properties which are situated in Brick Township. Please be advised that you will also be required to notify the following:

☒ State of NJ – DOT
1035 Parkway Ave.
Trenton, NJ 08618

☐ Garden State Parkway
NJ Highway Authority
Woodbridge, NJ 07095

☒ Ocean County Planning Board
129 Hooper Avenue
Toms River, NJ 08753

☒ Comcast Cable Communications Inc.
751 Brick Blvd.
Brick, NJ 08723
Attn: Andy Cortes, Construction Supervisor
Monmouth Cluster



Other: Contact
Municipal Offices for names and addresses of property owners within 200 feet of site. The above referenced municipality can advise you of what documents they may require to produce this list.

NOTE: You are only required to notify those agencies identified with an X in the appropriate box

If you have any questions regarding this matter, do not hesitate to contact this office.

Very truly yours,

Irene F. Raftery, CTA
Tax Assessor



25

TOWNSHIP OF BRICK

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

John G. Ducey, Mayor

Township Council:

Paul Mummolo - President
Heather deJong - Vice President
Jim Fozman
Susan Lydecker
Bob Moore
Marianna Pontoriero
Andrea Zapcic



Office of Tax Assessor

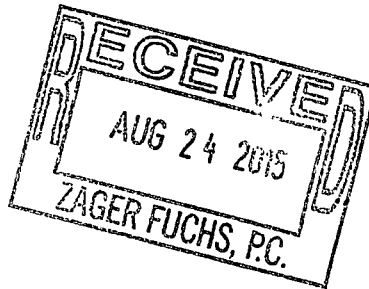
Irene F. Raftery, CTA
Tax Assessor
732-262-1069
Fax: 732-262-9687
www.twp.brick.nj.us

To: Albert Zager, Esq.
Zager Fuchs, PC

From: Cynthia Weyant
Township of Brick

Date: August 20, 2015

Re: Certified List of Property Owners
Block 1170 Lots 18 & 18.02



Please submit an additional \$6.75 for services regarding the above-referenced. The list contains 67 line items; the \$10.00 fee is for up to 40 line items, anything over that is \$.25 per line item.

27 x \$.25 = \$6.75

Thank you



PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
827 19	1617 ROUTE 88 L20,37-40	4A	✓ 1617 ROUTE 88 WEST ASSOCIATES 1617 ROUTE 88 WEST BRICK, NJ	08724
827 21	1631 ROUTE 88	4A	✓ 1631 ROUTE 88 W LLC PO BOX 4485 BRICK NJ	08723
827 27	1629 ROUTE 88 L28-30 OFFICES	4A	✓ P/D C 711 HOLDING CORP 26 E FLEMING PIKE HAMMONTON NJ	08037
827 31	1623 ROUTE 88 L32-36	4A	✓ BERKOWITZ ENTERPRISES LLC P.O. BOX 4485 BRICK, NJ	08723
830 31	1643 ROUTE 88 L32-40	4A	✓ DANN PROPERTIES LLC 42 GERTRUDE PLACE MANASQUAN NJ	08736
1163.12 1	50 FRANK NERI DR.	2	✓ VISSER, KEVIN & CIOCE, DANIELLE 50 FRANK NERI DR BRICK NJ	08724
1163.12 5	51 ALBERT CUCCI DR.	2	✓ MAROUSIS, STATHIA 613 HILL DR BRICK NJ	08724
1163.12 21	53 ALBERT CUCCI DR. L22,23	2	✓ BERKSON, STEPHEN & LAGATTUTA, DOREEN 53 ALBERT CUCCI DR BRICK NJ	08724
1168.07 1	446 JACK MARTIN BLVD.	4A	✓ EAST JERSEY COMMERCIAL LLC 446 JACK MARTIN BLVD BRICK NJ	08724
1170 14.01	1650 ROUTE 88	1	✓ MERIDIAN HEALTH REALTY CORP 81 DAVIS AVE NEPTUNE, NJ	07753
1170 14.02 C0001	1640 ROUTE 88 UNIT 101	4A	✓ BRICK ORTHOPAEDIC REAL ESTATE PARTN 1200 EAGLE AVENUE OCEAN, NJ	07712
1170 14.02 C0002	1640 ROUTE 88 UNIT 102	4A	✓ MERIDIAN HEALTH REALTY CORP 81 DAVIS AVENUE NEPTUNE, NJ	07753
1170 14.02 C0003	1640 ROUTE 88 UNIT 201	4A	✓ MOOSVI, LLC 1640 ROUTE 88 #201 BRICK NJ	08724
1170 14.02 C0004	1640 ROUTE 88 UNIT 202	4A	✓ BBS ASSOCIATES LLC 1640 ROUTE 88 #202 BRICK NJ	08724
1170 14.02 C0005	1640 ROUTE 88 UNIT 203	4A	✓ SARAHIAN, LLC 1640 ROUTE 88 UNIT 203 BRICK NJ	08724
1170 18.01	JACK MARTIN BLVD.	15C	✓ OCEAN COUNTY 101 HOOPER AVE TOMS RIVER, NJ	08753
1170 18.03	415 JACK MARTIN BLVD	15F	✓ MERIDIAN NURSING & REHAB INC. 415 JACK MARTIN BLVD BRICK, NJ	08724
1170 19.01 C001	1608 ROUTE 88	4A	✓ NMN BRICK PLAZA L.P. 370 SEVENTH AVE STE 1600 NEW YORK NY	10001

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS	
1170 19.01 C101	1608 ROUTE 88	4A	✓ COASTAL REALTY COMPANY LLC 8 HOSPITAL DR TOMS RIVER NJ	08753
1170 19.01 C103	1608 ROUTE 88	4A	✓ URBAN REALTY HOLDING LLC 1608 HGWAY 88 W STE 111 BRICK NJ	08723
1170 19.01 C111	1608 ROUTE 88	4A	✓ SHORE PULMONARY PROPERTIES II LLC 301 BINGHAM AVE, SUITE B OCEAN, NJ	07712
1170 19.01 C115	1608 ROUTE 88	4A	✓ SHORE PULMONARY PROP. II LLC 1608 ROUTE 88 SUITE 117 BRICK NJ	08724
1170 19.01 C208	1608 ROUTE 88	4A	✓ THE ZALESKI FAMILY PARTNERSHIP 1608 ROUTE 88 UNIT 2 BRICK NJ	08724
1170 19.01 C209	1608 ROUTE 88	4A	✓ PERLE, ISAAC 1608 RTE 88 CONDO #205 BRICK NJ	08724
1170 19.01 C240	1608 ROUTE 88	4A	✓ BI-COUNTY REALTY CO., LLC 1608 ROUTE 88 UNIT 240 BRICK TOWNSHIP N.J.	08724
1170 19.01 C250	1608 ROUTE 88	4A	✓ GPN ASSOCIATES, LLC % P AMIN 4 PALMETTO CT HOLMDEL NJ	07733
1170 19.02	1610 ROUTE 88	4A	✓ BRICK PROFESSIONAL LLC 6317 AVENUE N BROOKLYN, NY	11234
1170 21 C101	455 JACK MARTIN BLVD	4A	✓ KINETIC DIAGNOSTIC CENTER, INC. 990 CEDAR BRIDGE AVE #135 BRICK, NJ	08723
1170 21 C201	457 JACK MARTIN BLVD.	4A	✓ OPA PARTNERS LLC 3 PLAZA DR TOMS RIVER NJ	08757
1170 21 C202	457 JACK MARTIN BLVD.	4A	KINETIC DIAGNOSTIC CENTER, INC. 990 CEDAR BRIDGE AVE #135 BRICK, NJ	08723
1170 21 C203	457 JACK MARTIN BLVD.	4A	✓ BPI-BRICK LLC 457 JACK MARTIN BLVD BRICK NJ	08724
1170 21 C204	457 JACK MARTIN BLVD.	4A	KINETIC DIAGNOSTIC CENTER, INC. 990 CEDAR BRIDGE AVE #135 BRICK, NJ	08723
1170 21 C205	457 JACK MARTIN BLVD.	4A	BPI-BRICK LLC 457 JACK MARTIN BOULEVARD BRICK NJ	08724
1170 21 C301	459 JACK MARTIN BLVD.	4A	✓ ESPY VENTURES LLC 459 JACK MARTIN BLVD #2 BRICK NJ	08724
1170 21 C302	459 JACK MARTIN BLVD.	4A	ESPY VENTURES LLC 459 JACK MARTIN BLVD #2 BRICK NJ	08724
1170 21 C303	459 JACK MARTIN BLVD.	4A	KINETIC DIAGNOSTIC CENTER, INC. 990 CEDAR BRIDGE AVE #135 BRICK, NJ	08723

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1170 21 C304	459 JACK MARTIN BLVD.	4A	KINETIC DIAGNOSTIC CENTER, INC. 990 CEDAR BRIDGE AVE #135 BRICK, NJ 08723
1170 21 C305	459 JACK MARTIN BLVD.	4A	KINETIC DIAGNOSTIC CENTER, INC. 990 CEDAR BRIDGE AVE #135 BRICK, NJ 08723
1170 21 C306	459 JACK MARTIN BLVD.	4A	TPC PROPERTIES LLC ✓ 459 JACK MARTIN BLVD #6 BRICK NJ 08724
1170 21 C307	459 JACK MARTIN BLVD.	4A	KINETIC DIAGNOSTIC CENTER, INC. 990 CEDAR BRIDGE AVE #135 BRICK, NJ 08723
1170 21 C308	459 JACK MARTIN BLVD.	4A	KINETIC DIAGNOSTIC CENTER, INC. 990 CEDAR BRIDGE AVE #135 BRICK, NJ 08723
1170.04 8	1666 FAIRWOOD LN	2	✓ VETRINI, THEODORE E 1666 FAIRWOOD LN BRICK NJ 08724
1170.04 9	123 WALTER RD.	2	✓ SCHMIDINGER, ROBERT D. & KATHLEEN A 123 WALTER ROAD BRICK, NJ 08724
1170.04 10	127 WALTER RD.	2	✓ ARCILA, ANDREAS & CLAUDIA 127 WALTER ST BRICK NJ 08724
1170.04 11	131 WALTER RD.	2	✓ PAWKES, STEPHEN D & CHRISTINE M 131 WALTER RD BRICK NJ 08724
1170.04 12	135 WALTER RD.	2	✓ CARDINALE, NICHOLAS & LAURA 135 WALTER RD BRICK NJ 08724
1170.04 13	139 WALTER RD.	2	✓ MORSE, MARGARET J 139 WALTER RD BRICK NJ 08724
1170.04 14	143 SHERWOOD LANE	2	✓ WHEELER, GEORGE M. & BARBARA ANN 143 SHERWOOD LANE BRICK, NJ 08724
1170.05 1	120 WALTER RD.	2	✓ FITTIN, ALLISON C 120 WALTER RD BRICK NJ 08724
1170.05 2	122 WALTER RD.	2	✓ MOIR, MICHELLE 122 WALTER RD BRICK NJ 08724
1170.05 3	128 WALTER RD.	2	✓ DILLON, JOAN FRANCES 128 WALTER RD BRICK, NJ 08724
1170.05 4	132 WALTER RD.	2	✓ DINSE, MICHAEL J & MARIE A 132 WALTER RD BRICK NJ 08724
1170.05 5	136 WALTER RD.	2	✓ HEERWAGEN, RICHARD C & LISA K 136 WALTER RD BRICK NJ 08724
1170.05 6	144 WALTER RD	2	✓ SOCH PROPERTIES 3 CLOCK BLDG LLC 81 DAVIS AVE STE 1 NEPTUNE NJ 07753

PROPERTY ID	PROPERTY LOCATION	CLASS	OWNERS NAME & ADDRESS
1170.06 8	179 JOHN ST.	2	✓ ANDERSON, TAMMY & LERNER, H & H 179 JOHN STREET BRICK NJ 08724
1170.07 6	151 WALTER RD.	2	✓ DUNST, SHERRI 151 WALTER RD BRICK NJ 08724
1170.07 7	155 WALTER RD	2	✓ BURR, WAYNE LESLIE & MARYANN 155 WALTER RD BRICK NJ 08724
1170.07 8	159 WALTER RD.	2	✓ RUSSELL, TIMOTHY & THERESA 159 WALTER RD BRICK NJ 08724
1170.07 9	163 WALTER RD.	2	✓ JONES, BRIAN D & ANTHIE E 163 WALTER RD BRICK NJ 08724
1170.07 10	165 WALTER RD.	2	✓ NEAL, RUTH CAROL 165 WALTER RD. BRICK, NJ 08724
1170.08 1	WALTER RD.	1	✓ AARDVARK ENTERPRISES&L BROWER 5198 PARK CLIFF CT RIVERSIDE, CA 92504
1170.08 2	158 WALTER RD.	2	✓ HILTON, ROBERT 158 WALTER RD BRICK NJ 08724
1170.08 3	160 WALTER RD.	2	✓ BURNS , PAULA L. 160 WALTER RD. BRICK, NJ 08724
1170.08 4	164 WALTER RD.	2	✓ BAUER, WILLIAM 164 WALTER RD BRICK NJ 08724
1170.08 5	168 WALTER RD.	2	✓ STUERZE, CHARLES R 168 WALTER RD BRICK NJ 08724
1170.08 6	172 WALTER RD.	2	✓ FANSLER, CATHERINE 172 WALTER RD BRICK NJ 08724
1150.01 1150.02 1150.03	1 1 1 LAURELTON GARDENS CO OPERATIVE	✓	LAURELTON GARDENS CO OPERATIVE INC 1010 ROUTE 70 BRICK NJ 08724

Irene F. Raftery

Irene F. Raftery, CTA
Tax Assessor

August 20, 2015
Date

Exhibit "B"

Pamela O'Neill

From: Ted Wilkinson <TWILK@arh-us.com>
Sent: Tuesday, May 24, 2016 8:28 AM
To: Michael Fowler; Cirrotti, Christopher
Cc: Christine Papa; Pamela O'Neill; Judy Fox-Nelson
Subject: RE: PB-2769-Ocean Medical Oncology

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Looks good to me

From: Michael Fowler [<mailto:mfowler@twp.brick.nj.us>]
Sent: Monday, May 23, 2016 3:43 PM
To: Cirrotti, Christopher <CCirrotti@Dewberry.com>
Cc: Ted Wilkinson <TWILK@arh-us.com>; Christine Papa <cpapa@twp.brick.nj.us>; Pamela O'Neill <poneill@twp.brick.nj.us>; Judy Fox-Nelson <jfox@twp.brick.nj.us>
Subject: RE: PB-2769-Ocean Medical Oncology

Chris,

Perfect. Thanks.

Mike

From: Cirrotti, Christopher [<mailto:CCirrotti@Dewberry.com>]
Sent: Monday, May 23, 2016 2:39 PM
To: Michael Fowler
Cc: Ted Wilkinson
Subject: RE: PB-2769-Ocean Medical Oncology

Michael,

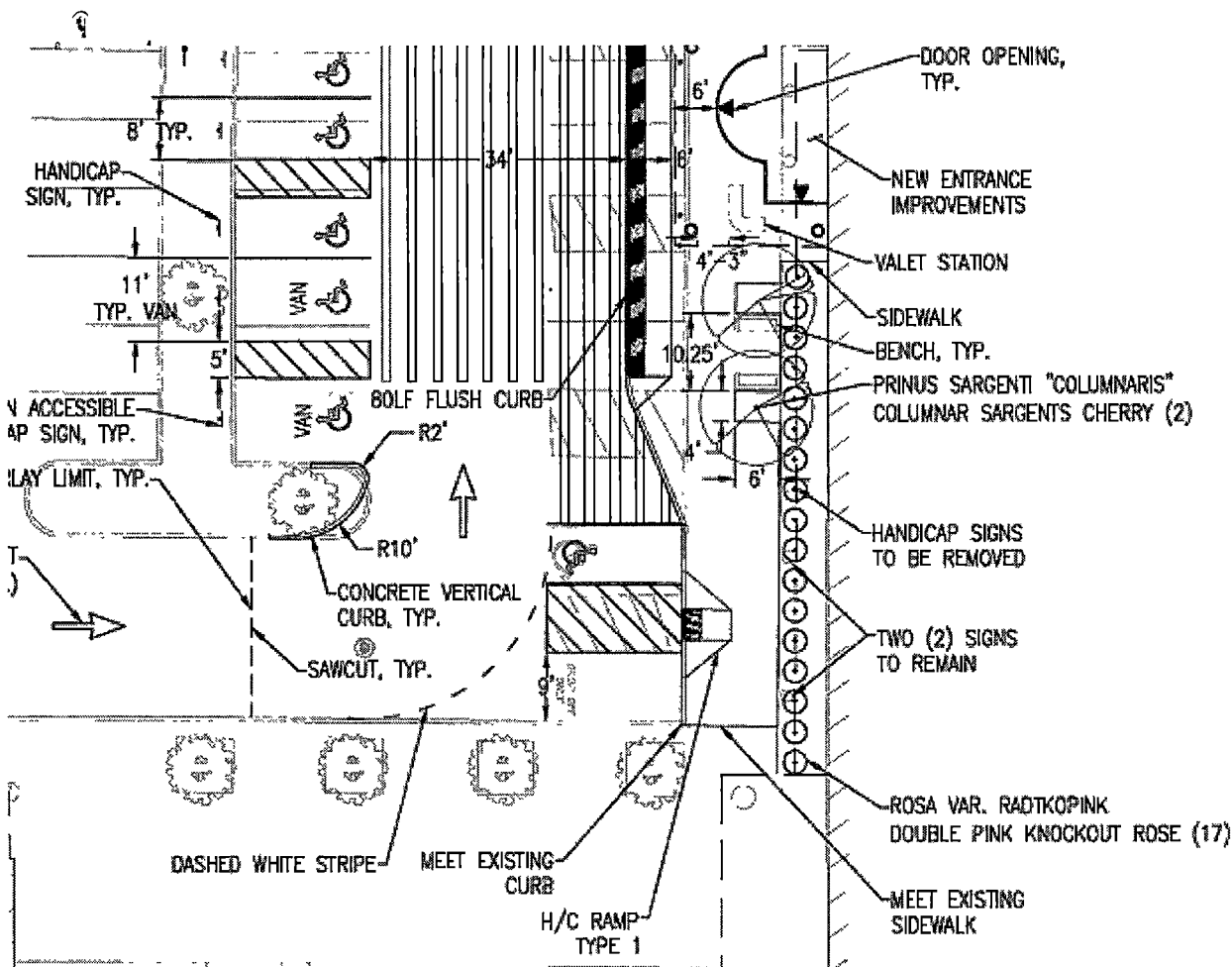
Attached below is revised plan showing bench seating orientation as discussed last week and two added ornamental trees. If you are OK with these changes, we can send in the 4 hardcopy sets to the Board Secretary. Please advise.

Thank you.

Chris.

2

100



Chris

From: Michael Fowler [mailto:mfwolder@twp.brick.nj.us]

Sent: Friday, May 13, 2016 4:19 PM

To: Cirrotti, Christopher <CCirrotti@Dewberry.com>

Cc: Ted Wilkinson <TWILK@arh-us.com>

Subject: RE: PB-2769-Ocean Medical Oncology

I think a better environment could be created for the sitting area. There's two benches facing the parking lot. I thought you and I would discuss it before it was designed as stated in the Reso.

Mike

From: Cirrotti, Christopher [mailto:CCirrotti@Dewberry.com]

Sent: Thursday, May 12, 2016 10:01 AM

To: Ted Wilkinson; Christine Papa; Michael Fowler

Cc: Leemaster, Mark

Subject: RE: PB-2769-Ocean Medical Oncology

All,

Attached is my email to Michael on these two items from 5/2. We believe both the valet booth position and landscaping have been addressed in the revised plan.

Please review and advise.

Thanks.

Chris

From: Ted Wilkinson [mailto:TWILK@arh-us.com]

Sent: Thursday, May 12, 2016 9:44 AM

To: Christine Papa <cpapa@twp.brick.nj.us>; Michael Fowler <mfowler@twp.brick.nj.us>

Cc: Cirrotti, Christopher <CCirrotti@Dewberry.com>

Subject: RE: PB-2769-Ocean Medical Oncology

Michael,

Please review the Ocean Medical Plan.

I did not address the open issue about benches and added bushes along the building front.

If still open, please send a note to Chris at Dewberry before he does anything.

I have no objection to the valet station; I think their hands are tied.

But, the landscaping should be improved; that is easy.

TY

Ted

From: Christine Papa [mailto:cpapa@twp.brick.nj.us]

Sent: Thursday, May 12, 2016 9:23 AM

To: Ted Wilkinson <TWILK@arh-us.com>

Subject: PB-2769-Ocean Medical Oncology

Ted,

A letter from Michael dated April 25 had 2 outstanding items referring to the space between the Valet station and the column and providing benches and landscaping at the site.

I received a letter from you dated May 11th and these items were not addressed. Will you be commenting on these 2 items?

Christine N. Papa

PLANNING BOARD/BOARD OF ADJUSTMENT SECRETARY
LAND USE ADMINISTRATOR
DEPT. OF LAND USE AND COMMUNITY DEVELOPMENT
TOWNSHIP OF BRICK
732-262-1000 EXT. 1345
CPAPA@TWP.BRICK.NJ.US

Visit Dewberry's website at www.dewberry.com

If you've received this email even though it's intended for someone else, then please delete the email, don't share its contents with others, and don't read its attachments. Thank you.



BRICK TOWNSHIP BUREAU OF FIRE SAFETY

253 Brick Boulevard, 2nd Floor
Brick Township, NJ 08723
(732) 458-4100 FAX (732) 458-4153
Email bureau@brickfire.org
Website www.brickfire.org

June 15, 2016
District 2

Office of the Planning Board
401 Chambers Bridge Road
Brick, New Jersey 08723

BLOCK: 1170
LOT: 18 & 18.02

APPLICANT/OWNER: Ocean Medical Center
425 Jack Martin Blvd.
Brick, NJ 08724

BTPB#: 2769

ENGINEER/FILE: Dewberry Engineers Inc.
600 Parsippany Road, Ste 301
Parsippany, NJ 07054

SITE PLAN FEE: Revision of 6/7/16

LOCATION: Existing Ocean Medical Center, 425 Jack Martin Blvd.

PROPOSED USE/DESCRIPTION: Existing Ocean Medical Center to create proposed Oncology entrance improvements. No other Changes proposed.

The above referenced revised site plan has been reviewed and accepted.

Very truly yours,

Kevin C. Batzel
Bureau Chief/Fire Marshal

KCB/jb

Appl.
ZAGUR
Dewberry.
6/16/17



Dewberry Engineers Inc.
600 Parsippany Road, Suite 301
Parsippany, NJ 07054

973.739.9400
973.739.9710 fax
www.dewberry.com

June 8, 2016

Brick Township Planning Board
Attn: Ms. Christine Papa, Board Secretary
401 Chambers Bridge Road
Brick, NJ 08723

RE: Amended Final Site Plan
Ocean Medical Center
Brick Township, Ocean County, New Jersey
Block 1170, Lots 18 & 18.02

Dear Ms. Papa:

On behalf of Ocean Medical Center, enclosed herewith please find the following documents in connection with the Amended Preliminary Final Site Plan Approval.

- 4 sets of Site Plans consisting of 7 sheets prepared by Dewberry Engineers Inc. dated 06.07.16

For your convenience we have included the below response to the open comment from the Brick Township Bureau of Fire Safety May 25, 2016 review letter.

1. Add fire safety notation on plan.

Fire safety notation added.

We trust these plans are acceptable for resolution compliance. Should you have any questions concerning this submittal, please feel free to call.

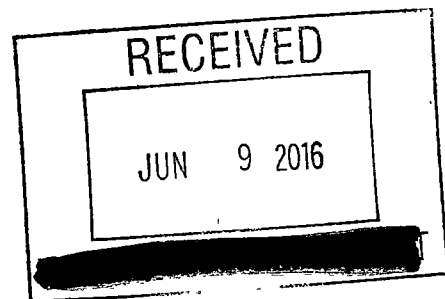
Very truly yours,

Dewberry Engineers Inc.

Christopher M. Cirrotti, PE, PP, CME, LEED AP
Associate Vice President

cc: Mark Leemaster

Q:\50075663\Adm\Correspondence\Letters\BTPB 06.08 16.docx



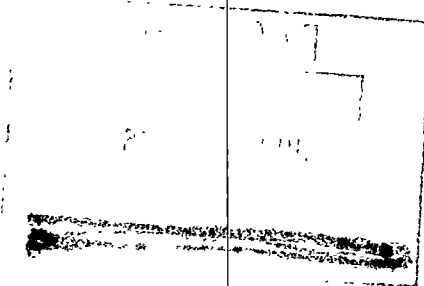
To: Kevin BFs
Ted

6/9/16

4th Resol. Compl.

C

O





BRICK TOWNSHIP BUREAU OF FIRE SAFETY

253 Brick Boulevard, 2nd Floor
Brick Township, NJ 08723
(732) 458-4100 FAX (732) 458-4153
Email bureau@brickfire.org
Website www.brickfire.org

May 25, 2016
District 2

Office of the Board of Adjustment
401 Chambers Bridge Road
Brick, New Jersey 08723

BLOCK: 1170
LOT: 18 & 18.02

APPLICANT/OWNER: Ocean Medical Center
425 Jack Martin Blvd.
Brick, NJ 08724

BTBA#: 2769

ENGINEER/FILE: Dewberry Engineers Inc.
600 Parsippany Road, Ste 301
Parsippany, NJ 07054

SITE PLAN FEE: Revision of 5/18/16

LOCATION: Existing Ocean Medical Center, 425 Jack Martin Blvd.

PROPOSED USE/DESCRIPTION: Existing Ocean Medical Center to create proposed Oncology entrance improvements. No other Changes proposed.

The above referenced site plan has been reviewed with the following fire safety notation:

1. All existing fire lanes, zones, and stripping (including Fire Department Parking Only Signs) to remain. Please note correctly **on plan** in accordance with Chapter 191.

Very truly yours,


Kevin C. Batzel,
Bureau Chief/Fire Marshal

KCB/jb

Appl.
Zager
Dewberry
5/27/16 ③





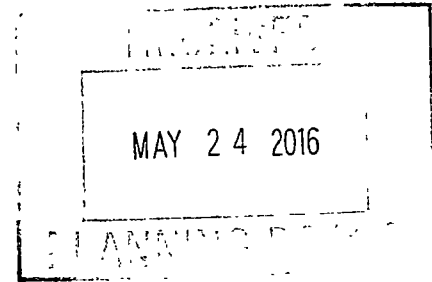
Dewberry Engineers Inc.
600 Parsippany Road, Suite 301
Parsippany, NJ 07054

973.739.9400
973.739.9710 fax
www.dewberry.com

May 23, 2016

Brick Township Planning Board
Attn: Ms. Christine Papa, Board Secretary
401 Chambers Bridge Road
Brick, NJ 08723

RE: Amended Final Site Plan
Ocean Medical Center
Brick Township, Ocean County, New Jersey
Block 1170, Lots 18 & 18.02



Dear Ms. Papa:

On behalf of Ocean Medical Center, enclosed herewith please find the following documents in connection with the Amended Preliminary Final Site Plan Approval.

- 4 sets of Site Plans consisting of 7 sheets prepared by Dewberry Engineers Inc. dated 05.18.16

For your convenience we have included the below responses to the open comments from the Board Planner's April 25, 2016 review letter.

1. The Applicant shall work with the Board's Engineer and Planner to optimize the space between the Valet Station and the column

This dimension has been increased to the extent possible

2. The Applicant shall work with the Board's Planner relative to providing benches and landscaping to improve the environment for oncology patients and their families.

A field meeting was held and plan revised in compliance with Planner's requests.

We trust these plans are acceptable for resolution compliance. Should you have any questions concerning this submittal, please feel free to call.

Very truly yours,

Dewberry Engineers Inc.

Christopher M. Cirrotti, PE, PP, CME, LEED AP
Associate Vice President

cc: Mark Leemaster

Q:\50075663\Adm\Correspondence\Letters\BTPB 05 23.16.docx

Pamela O'Neill

From: Ted Wilkinson <TWILK@arh-us.com>
Sent: Tuesday, May 24, 2016 8:28 AM
To: Michael Fowler; Cirrotti, Christopher
Cc: Christine Papa; Pamela O'Neill; Judy Fox-Nelson
Subject: RE: PB-2769-Ocean Medical Oncology

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Looks good to me

From: Michael Fowler [<mailto:mfowler@twp.brick.nj.us>]
Sent: Monday, May 23, 2016 3:43 PM
To: Cirrotti, Christopher <CCirrotti@Dewberry.com>
Cc: Ted Wilkinson <TWILK@arh-us.com>; Christine Papa <cpapa@twp.brick.nj.us>; Pamela O'Neill <poneill@twp.brick.nj.us>; Judy Fox-Nelson <jfox@twp.brick.nj.us>
Subject: RE: PB-2769-Ocean Medical Oncology

Chris,

Perfect. Thanks.

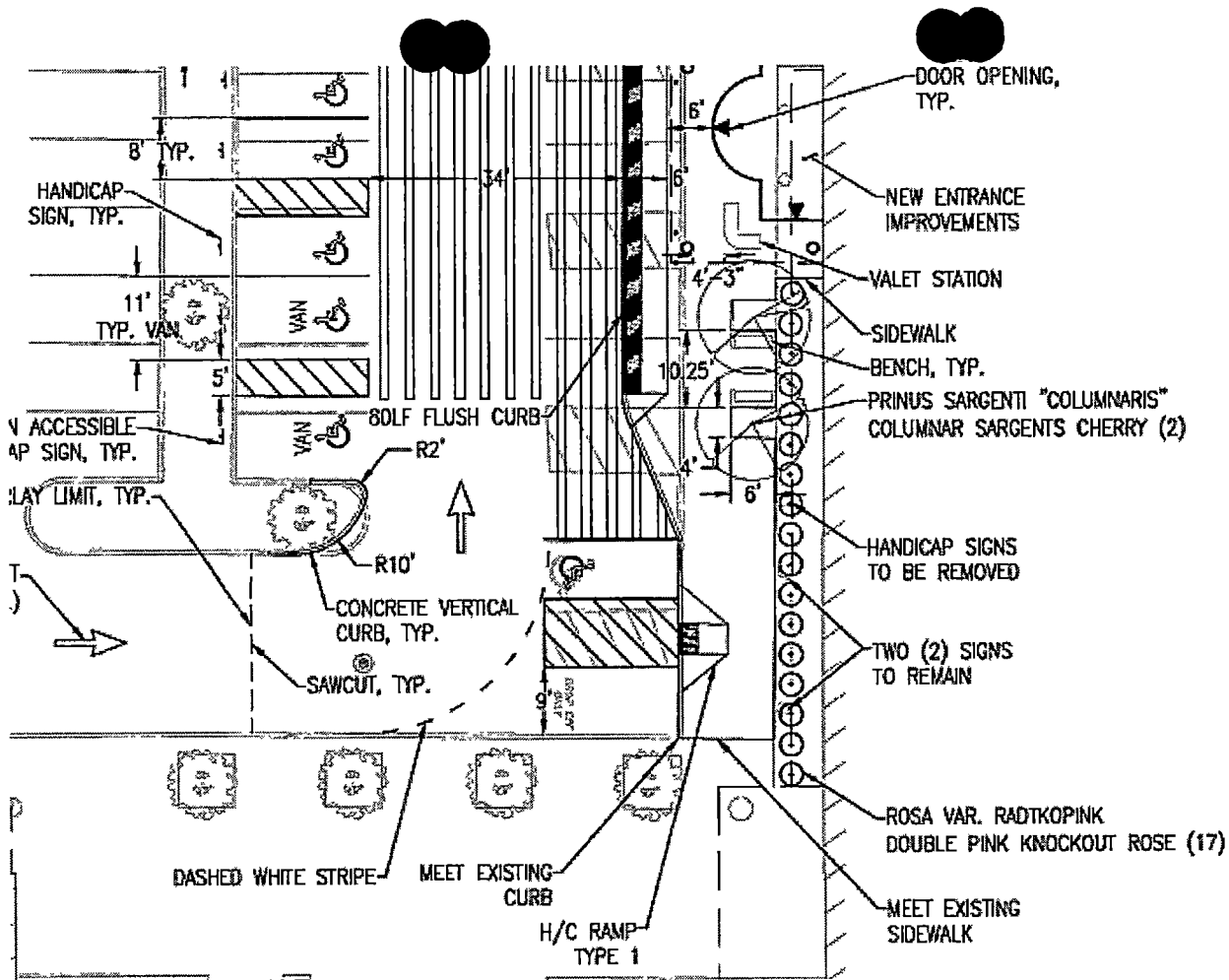
Mike

From: Cirrotti, Christopher [<mailto:CCirrotti@Dewberry.com>]
Sent: Monday, May 23, 2016 2:39 PM
To: Michael Fowler
Cc: Ted Wilkinson
Subject: RE: PB-2769-Ocean Medical Oncology

Michael,
Attached below is revised plan showing bench seating orientation as discussed last week and two added ornamental trees. If you are OK with these changes, we can send in the 4 hardcopy sets to the Board Secretary. Please advise.

Thank you.

Chris.



Chris

From: Michael Fowler [mailto:mfwolder@twp.brick.nj.us]
Sent: Friday, May 13, 2016 4:19 PM
To: Cirrotti, Christopher <CCirrotti@Dewberry.com>
Cc: Ted Wilkinson <TWILK@arh-us.com>
Subject: RE: PB-2769-Ocean Medical Oncology

I think a better environment could be created for the sitting area. There's two benches facing the parking lot. I thought you and I would discuss it before it was designed as stated in the Reso.

Mike

From: Cirrotti, Christopher [mailto:CCirrotti@Dewberry.com]
Sent: Thursday, May 12, 2016 10:01 AM
To: Ted Wilkinson; Christine Papa; Michael Fowler
Cc: Leemaster, Mark
Subject: RE: PB-2769-Ocean Medical Oncology

All,
 Attached is my email to Michael on these two items from 5/2. We believe both the valet booth position and landscaping have been addressed in the revised plan.

Please review and advise.

Thanks.

Chris

From: Ted Wilkinson [<mailto:TWILK@arh-us.com>]
Sent: Thursday, May 12, 2016 9:44 AM
To: Christine Papa <cpapa@twp.brick.nj.us>; Michael Fowler <mfowler@twp.brick.nj.us>
Cc: Cirrotti, Christopher <CCirrotti@Dewberry.com>
Subject: RE: PB-2769-Ocean Medical Oncology

Michael,

Please review the Ocean Medical Plan.

I did not address the open issue about benches and added bushes along the building front.

If still open, please send a note to Chris at Dewberry before he does anything.

I have no objection to the valet station; I think their hands are tied.

But, the landscaping should be improved; that is easy.

TY

Ted

From: Christine Papa [<mailto:cpapa@twp.brick.nj.us>]
Sent: Thursday, May 12, 2016 9:23 AM
To: Ted Wilkinson <TWILK@arh-us.com>
Subject: PB-2769-Ocean Medical Oncology

Ted,
A letter from Michael dated April 25 had 2 outstanding items referring to the space between the Valet station and the column and providing benches and landscaping at the site.
I received a letter from you dated May 11th and these items were not addressed. Will you be commenting on these 2 items?

Christine N. Papa

PLANNING BOARD/BOARD OF ADJUSTMENT SECRETARY
LAND USE ADMINISTRATOR
DEPT. OF LAND USE AND COMMUNITY DEVELOPMENT
TOWNSHIP OF BRICK
732-262-1000 EXT. 1345
CPAPA@TWP.BRICK.NJ.US

Visit Dewberry's website at www.dewberry.com

If you've received this email even though it's intended for someone else, then please delete the email, don't share its contents with others, and don't read its attachments. Thank you.

