

Property Address: 425 Jack Martin Boulevard

January 13, 2016

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

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

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 ~~Kerrie 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 ~~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:

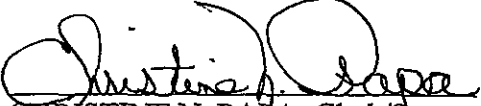
ABSENT:

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.

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pp1.
pp1. Atty
pp1. Eng
B-Atty
B-Eng
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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.

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 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

TO: Planning Board
Township of Brick
401 Chambers Bridge Road
Brick, NJ 08723

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

PROJECT: Ocean Medical Oncology
Block 1170, Lots 18 & 18.02
Amended Final Site Plan
1st Review

DATE: December 7, 2015

INVOICE FOR PROFESSIONAL SERVICES RENDERED IN DEVELOPMENT REVIEW

For professional services rendered as Principal Planner of the Township of Brick to the Planning Board as follows:

RE: Amended Final Site Plan (1st Review) - Reviewed application and plans, conducted site visit and prepared planning report.

DATE OF SERVICE:	November 30, 2015	
LENGTH OF SERVICE:	3 hours	
COST OF SERVICE:	Prof. Planner 3hrs. @ \$120.00 per=	\$360.00

RE: Amended Final Site Plan (1st Review) - Prepared for and attended Planning Board Meeting.

DATE OF SERVICE:	December 9, 2015	
LENGTH OF SERVICE:	1.5 hours	
COST OF SERVICE:	Prof. Planner 1.5hrs. @ \$120.00 per=	\$180.00

TOTAL INVOICE: \$540.00



www.facebook.com/BrickTwpNJGovernment



@TownshipofBrick

I do solemnly declare and certify under the penalties of law that the information within the bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person with the knowledge of this claimant in connection with the above claim; that the amount is a reasonable one.

Michael J. Jank
CLAIMANT

Principal Planner
POSITION

3/9/16
DATE

MPF/cm

TOWNSHIP OF BRICK

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

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April 25, 2016

Brick Township Planning Board
401 Chambers Bridge Road
Brick, New Jersey 08723

Re: PB-2795-A-FSP-8/15
Ocean Medical Oncology
Block 1170, Lots 18 & 18.02
Amended Final Site Plan
First Resolution Compliance

Dear Board Members:

We have reviewed the above referenced Amended Final Site Plan last revised, April 12, 2016 and dated August 14, 2015 for compliance with the conditions stated in Planning Board Resolution R-17-16 and dated January 13, 2016. Prior to signing the subject Plans, the following items must be addressed:

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



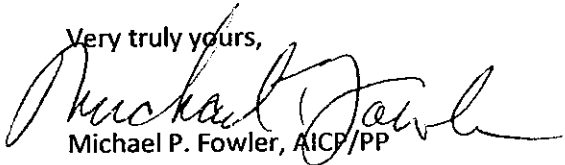
www.facebook.com/BrickTwpNJGovernment



@TownshipofBrick

With the exception of the above stated items and any items contained in the Planning Board Engineer's Resolution Compliance Letter of March 29, 2016, the plans conform to the conditions of Resolution Compliance.

Very truly yours,



Michael P. Fowler, AICP/PP
Township Planner

MPF/dl



adams, rehmann & heggan
associates, inc.

March 29, 2016

Christine Papa, Board Secretary
Brick Township Planning Board
401 Chambers Bridge Road
Brick, New Jersey 08723

Re: **Application #: PB-2769-A-FSP-8/15 - Ocean Medical Center - Site Plan
Block 1170, 18 & 18.02
Resolution No. R-7-16- Review of Compliance – Revisions Recommended
ARH #25-12018**

Dear Ms. Papa:

We have reviewed the revised Major Site Plan submitted for compliance with Resolution No. R-7-16. This resolution summarizes the issues mentioned at the public hearing held on January 13, 2016.

A. Resolution Compliance Review Comments

The following issues are still left open, requiring attention by the applicant as part of resolution compliance:

- a. Cross slopes thru the ADA spaces should be shown.
- b. The vertical curb detail should indicate the design strength of the concrete to be used.
- c. Applicant should show new locations of signs to be moved and also note the color of striping.
- d. Signature block for Municipal Engineer is required on all sheets.

B. Revisions Warranted

We await receipt of a set of revised plans addressing the comments noted above. If the Applicant should have any questions or comments, please do not hesitate to contact me at 856-340-9920 or by email at twilk@arh-us.com.

Sincerely,

Theodore Wilkinson, PE

cc: Michael Fowler, Planner
Harold Hensel, Esq. Solicitor

TW/ajw

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850 south white horse pike, po box 579, hammonton, nj 08037-2019 tel 609.561.0482 fax 609.567.8909
one gateway center, suite 2600, newark, nj 07102 tel 973.353.8402 fax 973.622.8180

www.arh-us.com

Arh (2)
Appl.
pl. Atty
il. Env.
cc:

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY
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November 30, 2015

Brick Township Planning Board
401 Chambers Bridge Road
Brick, New Jersey 08723

RE: PB-2769-A-FSP-8/15
Ocean Medical Oncology
Block 1170, Lots 18 & 18.02
Amended Final Site Plan
First Review

Dear Board Members:

The Applicant, Ocean County Medical Center, proposes interior renovations and a small canopy over the newly proposed Oncology patient entrance, while modifying the existing parking area adjacent to this section of the Hospital for a passenger drop off/pickup area for the new patient entrance.

We have reviewed the above referenced application for Amended Final Site Plan approval and offer the following information and comments for your consideration:

I. Description:

- | | |
|----------------|-----------------------------------|
| • Title | -Amended Final Site Plan |
| • Owner | -Ocean Medical Center |
| • Applicant | -Ocean Medical Center |
| • Engineer | -Christopher Cirrotti – Dewberry |
| • Architect | -Charles Griffin - WHR |
| • Attorney | -Albert Zager, Esq., Zager, Fuchs |
| • Plan Date | -August 14, 2015 |
| • Existing Use | -Hospital |
| • Proposed Use | -Hospital |



Sent
APP/ATT/ENG
12/7/15

- Zone -Hospital Support Zone
- Adjacent Uses -Commercial
- Tract Size -26.47 Acres
- Location -Situated between State Hwy 88 West and Jack Martin Boulevard

II. Applicable Zoning Requirements: The proposed addition of a canopy over the new Oncology entrance to the Hospital and the associated improvements are permitted within the H-S, Hospital Support Zone.

III. Variances/Waivers Requested:

- A. The Applicant has requested no variances or waivers.

IV. Additional Variances/Waivers Required:

- A. It appears that there are no variances or waivers required by the proposed improvements.

V. Comments:

- A. The Board Engineer's report of November 23, 2015 includes a number of recommendations and comments for changes to the plans with which I am in agreement.
- B. The Applicant should provide a clear explanation to the Board of the existing conditions and the proposed changes to the area in question.
- C. The Applicant should provide the distances from the door and valet station to the canopy pillars and from the pillars to the curb.
- D. The Applicant should confirm the size of the canopy. It appears to be approximately 20 ft. x 28 ft. or 560 sq. ft.
- E. The Applicant should address whether water run-off from the canopy will be collected. If there is no gutter system, an icing hazard could occur for pedestrians during times of freeze and thaw.
- F. The Applicant should provide testimony related to any sign updates or new signage.
- G. The patient drop-off area should be clearly identified with signage and pavement markings.
- H. It is recommended that revisions be made to the proposed landscaping and sitting areas in front of the Oncology building to further improve the environment for Oncology patients and their families.

The application may be deemed complete and scheduled for the first available hearing date. We will be present at that time to answer questions and provide additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael P. Fowler". The signature is fluid and cursive, with the first name "Michael" being more prominent.

Michael P. Fowler, AICP/PP
Office of Land Use Management

MPF/kb



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

March 4, 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 2/22/16

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 reviews with the following fire safety notations:

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

WKS KCB/jb
App'l
App'l. Athy.
App'l. Eng
mpf
PB Athy.
PB Eng.

2769

TOWNSHIP OF BRICK

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

John G. Ducey, Mayor

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September 10, 2015

Al Zager, Esq.
Zager Fuchs
268 Broad Street
PO Box 489
Red Bank, NJ 07701

Re: Application for Ocean Medical Center – Oncology Entrance
Amended Final Site Plan
425 Jack Martin Boulevard
Block 1170, Lots 18 & 18.02

Dear Mr. Zager:

This office is in receipt of an application for the above referenced site; however we are unable to process it because of a submission deficiency. Please be advised the following is required for submission of an application for an Amended Final Site Plan:

Checklist Items Missing

- #17 Error of Closure 1:10,000

Please feel free to call me at 732-262-1045 x1337 if you have any questions.

Very truly yours,

Jennifer Rother
Jennifer Rother

Cc: Michael P. Fowler, AICP/PP
Chris Cirroti, Dewberry



TOWNSHIP OF BRICK

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

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November 30, 2015

Brick Township Planning Board
401 Chambers Bridge Road
Brick, New Jersey 08723

RE: PB-2769-A-FSP-8/15
Ocean Medical Oncology
Block 1170, Lots 18 & 18.02
Amended Final Site Plan
First Review

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I. Description:

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| • Attorney | -Albert Zager, Esq., Zager, Fuchs |
| • Plan Date | -August 14, 2015 |
| • Existing Use | -Hospital |
| • Proposed Use | -Hospital |



- Zone -Hospital Support Zone
- Adjacent Uses -Commercial
- Tract Size -26.47 Acres
- Location -Situated between State Hwy 88 West and Jack Martin Boulevard

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III. Variances/Waivers Requested:

- A. The Applicant has requested no variances or waivers.

IV. Additional Variances/Waivers Required:

- A. It appears that there are no variances or waivers required by the proposed improvements.

V. Comments:

Oncology & Vascular Surgery

- A. The Board Engineer's report of November 23, 2015 includes a number of recommendations and comments for changes to the plans with which I am in agreement.
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- E. The Applicant should address whether water run-off from the canopy will be collected. If there is no gutter system, an icing hazard could occur for pedestrians during times of freeze and thaw.
- F. The Applicant should provide testimony related to any sign updates or new signage.
- G. The patient drop-off area should be clearly identified with signage and pavement markings.
- H. It is recommended that revisions be made to the proposed landscaping and sitting areas in front of the Oncology building to further improve the environment for Oncology patients and their families.

The application may be deemed complete and scheduled for the first available hearing date. We will be present at that time to answer questions and provide additional information.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael P. Fowler". The signature is fluid and cursive, with the first name "Michael" being more prominent.

Michael P. Fowler, AICP/PP
Office of Land Use Management

MPF/kb

TOWNSHIP OF BRICK

LAND DEVELOPMENT APPLICATION

RECEIVED

AUG 19 2015

PLANNING BOARD

Application NO. PB 2769-A-FSP-0/15

Planning Board ☒ Zoning Board _____ Date of Submission 8-19-15
Mo. Day Yr.

Application Fee \$ 375.00
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 _____
- 2. Major Sub.-Prel. _____
- 3. Major Sub.-Final _____
Date of Prel. App. _____
- 7. Minor Site Plan _____
- 8. Cluster Zone _____
- 9. C.40:55D-70A _____
- 10. C.40:55D-70B _____
- 11. C.55D-70C _____

- 4. Site Plan-Prel. ☒
- 5. Site Plan-Final ☒
- 6. Conditional Use _____
(Must be accompanied by Site Plan)
- 12. C.40:55D-70D _____
- 13. C.40:55D-34 _____
- 14. C.40:55D-35 _____

C. PREVIOUS APPEALS OR ACTIVITY

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

D. Location: 425 JACK MARTIN BLVD
1170
 Street Address

 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

R-5
 R-7.5
 R-10
 R-15
 R-20
 R-R-1
 R-R-2
 R-R-3
 R-M

Business

B-1
 B-2
 B-3
 B-4

Other

H-S ✓

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:	<u>515</u>	<u>1510</u>	<u>1,153,033</u>	<u>26.47</u>
Required:	<u>200</u>	<u>200</u>	<u>87,120</u>	<u>2</u>

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:

<u>Proposed</u>	<u>1 STORY ADDITION</u>
<u>Max. Allowed</u>	<u>N/A</u>

9. Percent of Lot Coverage Building

<u>Proposed</u>	<u>23%</u>
<u>Allowed</u>	<u>30%</u>

10. With Percent Impervious Coverage

<u>Proposed</u>	<u>61%</u>
<u>Allowed</u>	<u>70%</u>

11. Gross Floor Area

<u>Proposed</u>	<u>741,133</u>	Sq. Ft.	<u>(740,891 EXISTING)</u>
<u>Min. Required</u>	<u>2000</u>	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	<u>1328</u>	Units	_____	Seats	_____	Beds	<u>357</u>
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)

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

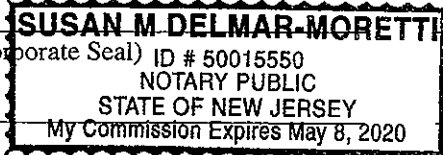
ALBERT ZAGER - ZAGER FUCHS
Name
268 BROAD ST
Address
RED BANK NJ 07701
City State Zip Code
732-747-3700
Phone # Fax #

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

Secretary (Corporate Seal)



Corporate Name

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.

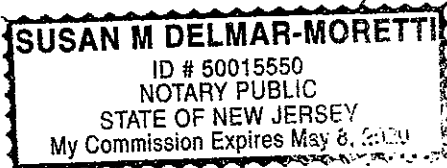
P. AFFIDAVIT OF APPLICANT:

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.



Applicant to sign here

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 OF 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

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

November 12, 2015

Al Zager
Zager Fuchs, PC
268 Broad Street
Red Bank, NJ 07701

Re: Case # 2769-A-FSP-8/15
Ocean Medical Center – Oncology Entrance
Block 1170, Lots 18 & 18.02
Amended Final Site Plan

Dear Mr. Zager:

The above application was recommended to be deemed complete via a report dated October 26, 2015 from the Planning Board Engineering firm, ARH Engineers. It will be scheduled for public hearing on Wednesday, December 9, 2015 at 7:00 PM, prevailing time, at the Municipal Building.

Notice is required for said hearing. Affidavits of publication and service, together with the **original** certified mail receipts, the **original** certified list (no older than 90 days) and a copy of the notice must be submitted no later than Monday, December 7, 2015. If the maps are to be revised, 12 copies of the plans must be submitted a minimum of ten (10) days prior to the hearing.

Please provide 15 full sets of 11X17" prints prior to the hearing.

Yours truly,


Jennifer Rother
Planning Board

C: Dean Lin, Ocean Medical Center
Christopher Cirrotti, Dewberry
Harold Hensel, Esq.
Ted Wilkinson, P.E.
Michael P. Fowler, AICP/PP



November 23, 2015

Christine Papa, Board Secretary
Brick Township Planning Board
401 Chambers Bridge Road
Brick, New Jersey 08723

Re: **Application #: PB 2769-A-FSP-8/15**
Ocean Medical Center Oncology Entrance – Amended Site Plan
Block 1170, Lots 18 & 18.02
Technical Review Letter No. 1
ARH #25-12018

Dear Board Members:

We have reviewed the Amended Final Site Plan application submitted for compliance with Township's ordinance requirements for a Final Site Plan application relative to Ocean Medical Center Oncology Entrance. A summary of the applicant's information and professional staff, along with a list of relevant information and documents submitted with this application is as follows:

A. Applicant Information

- Owner & Applicant: Ocean Medical Center at 425 Jack Martin Boulevard
Brick, NJ 08724 (Phone#: 732-840-2200)
- Engineer: Christopher Cirrotti of Dewberry Engineering Inc. at
600 Parsippany Road, STE 301, Parsippany NJ, 07054
(Phone#: 973-739-9400, Fax#: 973-739)
- Architect: Charles Griffin of WHR at 111 Louisiana Street,
Houston, Texas 77002 (Phone#: (713) 665-5665)
- Attorney: Albert Zager of Zager Fuchs at
268 Broad Street, Red Bank, New Jersey 07701
(Phone#: (732) 747-3700)
- Site Plan: Amended Final Site Plan, Six (6) pages prepared by Christopher M.
Cirrotti, PE of Dewberry Engineering Inc. dated August 14, 2015.
- Survey Map: Survey Plan, Two (2) pages prepared by Thurman Golightly of Dewberry
Engineering Inc. dated April 29, 2011.

A. Project Description & Location:

The applicant proposes to modify the existing parking area to build a passenger drop off/pickup area and new layout for proposed Oncology Wing of Ocean Medical Center.

B. Technical Review Comments:**1) Parking Modifications:**

The existing parking lot for the Ocean Medical Center has 1126 parking spaces. The Township requires a minimum of 1005 parking spaces for this facility, including both patient and employee parking.

The improvements will reduce the on-site parking by 12 parking spaces, thus reducing the total parking to 1114 spaces, which is still above the required minimum by Ordinance.

The required number of ADA stalls within the use is 31 stalls; after the modifications are complete, the total provided will be 41 stalls, thus meeting current ADA and Ordinances.

2) Traffic Circulation, Parking & Pedestrian Access/ Safety:

The new parking area layout in front of the 'Oncology Entrance' eliminates 12 existing parking spaces and creates 10 ADA compliant parking spaces opposite of the entrance.

To gain access to the facility, persons with disabilities must cross the driveway aisle into oncoming traffic which is a safety hazard.

When viewing motorists movements for an extended period of time, we recommend that the southern-most cross walk be eliminated and the northern crosswalk be relocated to the mid-point of the drop-off, thus providing more response time for motorists coming around the sharp corner.

To transmit pedestrians to the cross-walk, we recommend a flush concrete sidewalk along the front of the parking stalls, creating a 'T' design for ADA patrons.

The applicant proposes a concrete curb, exposed on both sides at the end of the drop off area, which may be tripping hazard. We recommend that this idea be re-visited.

The site plans should be revised to match the architectural plan, assuring that a minimum 6-ft clearance exists between the handicap ramp and the front of the building addition.

A minimum 6-ft clear should also be provided between the valet booth and the column also.

3) One-way circulation Alternative:

We recommend that the applicant discuss with the Board the pros and cons to eliminating two-way traffic in this corridor, making it a one-way counterclockwise movement only, with angled parking. This may greatly improve pedestrian safety.

4) Roads, Sidewalks, & Curbs:

- a. The vertical curb should be labeled as well as the length of the depression; the detail should indicate the strength of concrete.

- b. The Design Consultant indicates that the pavement will be reconstructed with 6" of dense graded aggregate (DGA), 4" of bituminous stabilized base course and 2" of bituminous surface course which exceeds Township standards.

5) **Drainage & Grading:**

- a. The new pavement has a minimum cross slope of 1% with a maximum gradient of 2-percent for all new sidewalks and ADA compliant drop-off / pick-up areas.
- b. However, the existing sidewalks in front of the entrance are currently in excess of 4-percent cross-slope. The applicant proposes to remove all non-compliant sidewalks, as well as the non-compliant pavement where the drop-offs and pick-ups will occur.
- c. In some places, the grade will be increased by as much as 6-inches.
- d. This will result in a shift in surface water run-off, forcing the storm water to cross-over to the far side of the driveway, then cross-back to the existing inlet on the building side.
- e. This will create a hazardous condition in heavy rains or freezing temperatures.
- f. We recommend a Type 'A' inlet be installed at the last handi-cap ramp, on the point of curvature of the curb bull-nose, with an outletting pipe to the existing 'B' inlet only 30-feet away.
- g. The grading plan proposes a significant change of grade inside the new handicap spaces on the far side of the driveway. We recommend that the applicant's engineer re-visit this area to save the existing pavement in this area, since this pavement may already meet the ADA compliance for gradient.
- h. No new impervious areas are proposed; therefore, no new storm water management facilities are proposed for the site. (Section 245-396)

6) **Signs & Striping & ADA Compliance:**

- a. The striping should be labeled clearly.
- b. All signs should be compliant with current ADA rules.
- c. The applicant should verify that any existing or new signs are not within the sight triangles at each corner on-site. In some instances, the identification sign panels are well-within the minimum sight triangles, making it difficult to negotiate turning.

7) **Lighting Management & Landscaping:**

- a. The existing lighting may be adequate, however, an isolux drawing is not provided the Design Consultant. A drawing should be provide with the existing foot-candle power levels for review and comment.

- b. The lighting plan should show that a minimum of 1.00 FC is provided across the paved surfaces and sidewalk areas within the limits of disturbance.
- c. The plan needs to differentiate between any existing and proposed lighting.
- d. The plan proposes a strip of mulch bedding and ornamental bushes, on the right side only. However, we suggest that the plan also provide a mulch bed and planting along the left side of the entrance.
- e. Details for planting and mulch bedding should also be provided.

C. Outside Agency Approvals:

This application is subject to the review and approval of various outside agencies. Evidence of these approvals must be submitted to this office prior to the signature of any final plans:

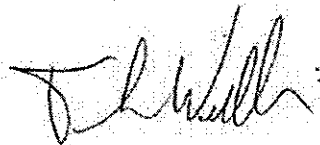
- a. Local Fire Marshal & Safety Officer
- b. BTMUA
- c. Brick Township Engineer
- d. Any other Local, State & Federal agencies having jurisdiction.

D. Recommendation:

We have no objection to the Board granting approvals, conditioned upon said technical concerns being addressed at the time of resolution compliance.

If the Applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 or by email at twilk@arh-us.com.

Sincerely,



Theodore Wilkinson, PE
Planning Board Engineer

cc: Michael Fowler, Planner
Harold Hensel, Esq., Solicitor