

**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

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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:

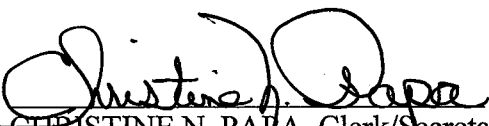
ABSENT:

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.

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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.