

**BRICK,
TOWNSHIP
OF**
(Planning/Zoning)

Deemed Complete
June 8, 1990
45 days for decision
Expires July 23, 1990

PA-1995-MS-3/90 (1281)
- Medical Center of Ocean County
Block-1170 not-18

GK for Sig 90
10-18-90
examinations filed
to be corrected

790

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u
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BRICK TOWNSHIP PLANNING BOARD
MINOR SUBDIVISION APPROVAL

RESOLUTION: R-77-90

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CASE: PB-1995-MS-3/90

July 11, 1990

WHEREAS, Medical Center of Ocean County, having a mailing address of Edgewater Place and Osborne Avenue, Point Pleasant Beach, NJ 08742, has applied to the Brick Township Planning Board for minor subdivision approval pursuant to N.J.S.A. 40:55D-47; and

WHEREAS, a public hearing was held on June 25th, 1990 in the Municipal Building, at which time testimony and exhibits were presented on behalf of the applicant; and

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

1. This property is designated as Lot 18, Block 1170 on the Municipal Tax Map.

2. The property in question is located in the Hospital Support Zone.

3. The applicant is proposing to subdivide this property into two lots. The existing 28.785 acre lot will be divided into a 22.878 acre lot on which the existing Brick Hospital will remain, and a 5.907 acre lot which is vacant. The hospital is a permitted use in this zone.

4. The Board's Engineer, T & M Associates, prepared a report to the Board dated June 5, 1990. The Board hereby adopts the findings in that report and incorporates that document in this resolution by reference.

5. This minor subdivision complies with ordinance requirements and no variances are required. The Board finds that

*Title - 2
Med Center
Sample
See Smith
Let's summarize
Tonnell
Bldg
Eng
Zoning*

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the applicant has complied with all municipal subdivision ordinance provisions and that the overall plan for the improvement of the property is consistent with the intent and purpose of the Municipal Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Brick Township Planning Board on this 11th day of July, 1990, that this application be approved subject to the following conditions:

1. The applicant shall comply with all standard Planning Board conditions for minor subdivision approval as set forth on attachment "A".

2. The applicant shall comply with all representations and agreements made by the applicant or the applicants representatives during the presentation of this application.

~~X~~ The applicant shall comply with all requirements set forth in the report of the Board Engineer, except paragraphs 3 and 4 which the Boards finds are not necessary at this time because no development is presently proposed for the new lot to be created.

~~X~~ The applicant shall prepare, execute and file with the Ocean County Clerk's Office an easement to insure that a 50 foot wide easement with a 25 foot car path within the easement is established to connect Lots 16, 18.2 and new Lot 18.03, Block 1170. Further, the easement shall provide that the existing common parking lot on Lot 18 and Lot 18.2, Block 1170 shall be maintained to allow vehicular access between these lots in the area of the existing parking lot at the southeast corner of Lot

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18 and the northwest portion of Lot 18.2. The testimony of the applicant in various development applications concerning Lot 16, 18, 18.2 and new Lot 18.03, Block 1170 has indicated that these four properties would be connected and accessible to each other by means of an internal road to eliminate excess traffic movements onto Jack Martin Boulevard and Route 70. Accordingly, it is the intention of this provision to insure that the applicant provides an internal roadway to insure the interconnection of these four properties by means of an internal street.

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MOVED BY: Mr. Cantillo

SECONDED BY: Mayor Zboyan

VOTING IN AFFIRMATIVE: Mayor Zboyan Mr. Anderson

Mr. Cantillo Mr. Heslin Mr. Scherer Mr. Skirde Mr. Vespi

Mrs. LaDuke Mrs. Barlo

VOTING IN NEGATIVE: _____

ABSTAINING: _____

ABSENT: Councilwoman Fayad Mr. Kazawic

CERTIFICATION

I, E. JOAN KULL, Clerk to the Planning Board of the Township of Brick, County of Ocean, State of New Jersey do hereby certify that the foregoing Resolution was duly adopted by the said Planning Board of the Township of Brick at a regular meeting held on the 11th day of July , 1990.

IN WITNESS WHEREOF, I have set my hand this 12th day of July , 1990.

E. Joan Kull
E. JOAN KULL, CLERK, Planning
Board of the Township of Brick

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR MINOR SUBDIVISION APPROVAL

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1. 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.

2. Applicant shall resubmit 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.

Exempt 3. 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.

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4. Applicant shall furnish a duplicate mylar of the filed map, certified by the applicant's engineer, to the Township Engineer.

5. Applicant shall post a bond for the setting of monuments in accordance with the map filing law in an amount to be determined by the Township Engineer. Further, the applicant shall post an inspection fund for the verification of compliance with this requirement in an amount to be determined by the Township Engineer.

6. No soil shall be removed from the site without the written approval of the Township Council.

*not Reg
Mon set.
check 10-87*

TOWNSHIP OF BRICK

LAND DEVELOPMENT APPLICATION

Application No. PB-1995-MS-3/90

Planning Board X Zoning Board Date of Submission 3-28-90
Mo., Day Yr.

Filing Fee \$500.00

A. APPLICANT Medical Center of Ocean County
Name
Edgewater Place & Osborne Avenue 528-5835
Street Address Telephone #
Point Pleasant, New Jersey 08742
City & State Zip Code
(If not owner set forth ownership interest, contact
purchaser, etc., & attach copy of document following
same).

OWNER Medical Center of Ocean County
Name
Edgewater Place & Osborne Avenue 528-5835
Street Address Telephone #
Point Pleasant, New Jersey 08742
City & State Zip Code

B. TYPE OF APPLICATION: New Amended

- | | |
|---------------------------------|---------------------------------------|
| 1. Minor Subdivision <u>X</u> | 4. Site Plan - Prel. <u> </u> |
| 2. Major Sub.-Prel. <u> </u> | 5. Site Plan - Final <u> </u> |
| 3. Major Sub.-Final <u> </u> | 6. Conditional Use <u> </u> |
| Date of Prel.App. <u> </u> | (Must be accompanied by
Site Plan) |
| 8. Cluster Zone <u> </u> | 7. Minor Site Plan <u> </u> |
| 9. C.40:55D-70A <u> </u> | 12. C.40:55D-70D <u> </u> |
| 10. C.40:55D-70B <u> </u> | 13. C.40:55D-34 <u> </u> |
| 11. C.40:55D-70C <u> </u> | 14. C.40:55D-35 <u> </u> |

C. PREVIOUS APPEALS OR ACTIVITY

No Yes If yes, date - - Type Variance
Mo. Day Year
Approved Disapproved

5A. Does Applicant Own Adjoining Property? Yes

6. Primary Building Setback Requirements:

	Front	Side	Front/Side	Rear	
<u>Proposed</u>	435	230		620	Lot 18
	<u>75 min</u>	<u>30' min</u>		<u>50'</u>	min Lot 18.03
<u>Required</u>	_____	_____	_____	_____	

7. Accessory Building Setback Requirements:

N/A

	Side	Rear
<u>Proposed</u>	_____	_____
<u>Required</u>	_____	_____

8. Height:

N/A

	Height	Stories
<u>Proposed</u>	_____	_____
<u>Max. Allowed</u>	_____	_____

9. Percent of Lot Coverage

Proposed 4.2% Lot 18
 Allowed 30%

10. Gross Floor Area

N/A

Proposed _____ Sq. Ft.
 Min. Required _____ Sq. Ft.

11. Number of Parking Spaces:

	Off Street	Loading
Proposed	<u>N/A</u>	_____
Min. Req.	<u>N/A</u>	_____

12. Basis for determining parking requirements:

N/A

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

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 ☐

Has application been approved? ☐ Denied ☐ Date
Comments ☐ Pending

2. Sewerage: Will this application require new sewerage lines in street? Yes ☐ No ☒

Will this 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? Yes

Approved ☐ Denied ☐ Date Pending

H. Deed Restriction or Covenants? Yes ☐ No ☐
(If yes, attach copy)

I. Certificate of Taxes/Assessments paid to date attached? ☐
(Said certificate to be submitted with application for acceptance)

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

N/A Undue hardship consideration:

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

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

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

K. There must be 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 & copy of said request, by certified mail, must be presented at the hearing.

L. 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. DAY YR.</u>
1. <u>3</u>	<u>Minor Subdivision Plans</u>	<u> </u>
2. <u> </u>	<u> </u>	<u> </u>
3. <u> </u>	<u> </u>	<u> </u>
4. <u> </u>	<u> </u>	<u> </u>
5. <u> </u>	<u> </u>	<u> </u>

M. LIST OF INDIVIDUALS WHO PREPARED PLANS:

1. Engineer	<u>Donald W. Smith Associates, P.A.</u>	<u>363-5850</u>
	<u>Name</u>	<u>Phone</u>
	<u>40 Airport Road</u>	
	<u>Address</u>	
	<u>Lakewood, New Jersey 08701</u>	
	<u>City, State & Zip Code</u>	
2. Architect	<u>N/A</u>	
	<u>Name</u>	<u>Phone</u>
	<u> </u>	
	<u>Address</u>	
	<u> </u>	
	<u>City, State & Zip Code</u>	
3. Site Planner	<u>Donald W. Smith Associates, P.A.</u>	<u>363-5850</u>
	<u>Name</u>	<u>Phone</u>
	<u>40 Airport Road</u>	
	<u>Address</u>	
	<u>Lakewood, New Jersey 08701</u>	
	<u>City, State & Zip Code</u>	
4. Attorney	<u>Doyle, Oles & Cucci</u>	<u>840-3600</u>
	<u>Name</u>	<u>Phone</u>
	<u>1500 Route 88 West</u>	
	<u>Address</u>	
	<u>Brick, New Jersey 08723</u>	
	<u>City, State & Zip Code</u>	

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

This will certify that Richard J. Leone
Title President of (Corporation Name & Address)
The Medical Center of Ocean County, 2121 Edgewater
Place, Point Pleasant, New Jersey 08742

who subscribed to the above application for development in the Township
of Brick has been authorized by this Corporation to do so.

Attest Margaret J. Watts The Medical Center of Ocean County
Secretary (Corporate Seal) Corporate Name

X Richard J. Leone
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.

a) N/A

b) N/A

O. AFFIDAVIT OF APPLICANT:

STATE OF NEW JERSEY

COUNTY OF OCEAN

Richard J. Leone of full age being duly sworn
according to law, on oath deposes 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 13th day:
of March, 1990:

Beverly A. Beihl
(Notary)
BEVERLY A. BEIHL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 25, 1993

X Richard J. Leone
(Applicant to sign here)

P. AFFIDAVIT OF OWNERSHIP:

STATE OF NEW JERSEY

COUNTY OF OCEAN

_____ of full age being duly sworn
according to law on oath deposes and says, that the deponent resides at
_____ in the _____ of
_____ in the County of _____
and State of _____ that
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) _____, Lot (s) _____
Street Address _____

Sworn and Subscribed to
before me this 13th day
of March, 1990

Shirley A. Seidl
SEIDLY A. SEIDL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Oct. 26, 1993

X Richard J. Leone
(Owner to Sign Here)

Q. 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

R. ADDRESS ALL CORRESPONDENCE CONCERNING THIS APPLICATION TO:

() Applicant () Owner (X) Attorney
(X) ENGINEER
Name and Firm Doyle, Oles & Cucci ATTN: John P. Doyle, Esq.
Address 1500 Route 88 West, Brick, NJ 08723

S. Witness for Applicant

Identifying letter to proceed name of witness:

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

1. E. John P. Doyle, Esq.
Name
2. E. Nicholas V. Coppola
Name
3. _____
Name
4. _____
Name
5. _____
Name

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY

401 CHAMBERS BRIDGE ROAD • BRICK, NJ 08723

Joseph C. Scarpelli, Mayor

Township Council:

Steven M. Cucci — President

Stephen C. Acropolis

Kimberley S. Gasten

Gregory S. Kavanagh

Kathy M. Russell

Tony G. Shupin

Frederick J. Underwood, Sr.

Municipal Clerk



Planning Board

(732) 262-1045

Fax: (732) 262-6654

<http://www.twp.brick.nj.us>

NEW FOLDER

From - Judith Fox Nelson

Date:

8/12/02

Re:

Archive and reorganization of Planning Board Files

Case #

1995 MCOC

Date of Approval

7/11/90

Block

1170

Lot

18

The above referenced file has been cleaned out as and is ready to be re-filed.

The following files are turned over to Jeff Fabach for disposal

Affidavits



Notice of decision



Copies



Correspondence



Copies of checks and receipts



Reports, drainage, environmental, traffic

Other

June 5, 1990

BKPB-0090

E. Joan Kull, Secretary
Brick Township Planning Board
401 Chambers Bridge Road
Brick NJ 08723

cc: [unclear]

Re: Medical Center of Ocean County
Block 1170, Lot 18
Minor Subdivision
Jack Martin Boulevard
First Review
PB 1995

Dear Board Members:

As requested this office has reviewed a plan for the above referenced minor subdivision prepared by Donald W. Smith Associates, P.A., dated January 8, 1990 dividing a 28.79 acre parcel located in the HS (hospital support) Zone into two new lots. Lot 18 will be a 22.878 acre parcel where the existing Brick Hospital is located. New Lot 18.03 will be a 5.907 acre parcel with frontage on Jack Martin Boulevard. New Lot 18.03 is vacant.

The application requires no variances. The following design waivers are required:

<u>Item</u>	<u>Required</u>	<u>Provided</u>
Street trees	Yes	No

We have the following comments regarding the application:

1. The applicant is proposing to subdivide new Lot 18.03 from the remaining portion of Lot 18 which contains the existing hospital. New Lot 18.03 is currently a vacant, wooded lot which will be used for future development. This office has no objection to the design waiver for street trees at this time, provided street trees are required for any future site plan on this site.
2. The proposed subdivision will eliminate their regular lot shape and provide one new lot for a future use. No site improvements are proposed for the vacant lot at the present time.

mcoc
Ooyle
du Smith
lane
Tansey
Garnett
Fitzsimmons



Sheet 2 of 2
June 5, 1990

Le: E. Joan Kull, Secretary
Brick Township Planning Board
Re: Medical Center of Ocean County
First Review

3. The Board's attention is directed to Public Law 1975, Chapter 251, "Soil Erosion and Sediment Control Acts," which mandates that any approval granted be conditioned upon certification by the local Soil Conservation District of a plan for soil erosion and sediment control.
4. Further, as a condition of approval, the applicant shall post an inspection fund with the Township Clerk in an amount to be determined by the Township Engineer. Before the issuance of a building permit, the applicant shall furnish the Township with a performance bond in an amount to be determined by the Township Engineer, said performance bond to be updated at 6 month intervals at the discretion of the Township Engineer.
5. The applicant is also made aware of the necessity to submit to and appear before other Local, State and Federal jurisdictional agencies for appropriate permits pertaining to this project.
6. No soil shall be removed from the subject property without the written permission of the Brick Township Council.

This application may be deemed complete and scheduled at the Board's earliest convenience. If you have any questions or require additional information, kindly advise.

Very truly yours,

WPF:GDL:ah


WILLIAM P. FARRELL, JR., P.E., P.P.
BRICK TOWNSHIP PLANNING BOARD ENGINEER