

BRICK, TOWNSHIP OF

(Planning/Zoning)

Complete as of
Sept 9, 1998
45 days for revision
appears Dec 13, 1998

175-3266(1281) H/P 12/13/98
Medians 14000 18.03
PSK 1170, Lots 18 & 18.03

BRICK TOWNSHIP PLANNING BOARD

AMENDED PRELIMINARY AND FINAL SITE PLAN
APPROVAL WITH VARIANCES AND DESIGN WAIVER

RESOLUTION: R-84-98

PAGE 1

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

WHEREAS, Meridian Health System, Brick Hospital, having a mailing address of 425 Jack Martin Boulevard, Brick, New Jersey 08724 has applied to the Brick Township Planning Board for amended preliminary and final site plan approval with variances and design waivers pursuant to N.J.S.A. 40:55B-46, 50, 51 and 60; 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, public hearings were held on September 30, 1998 and October 7, 1998 in the municipal building, at which time testimony and exhibits were presented on behalf of the applicant and all interested parties having been heard; and

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

1. This property is designated as Block 1170, Lots 18 and 18.02 on the municipal tax map.

2. The property is located in the Hospital Support Zone. The applicant proposes to construct a two (2) story 54,946 sq. ft. Outpatient Ambulatory Care Center and add a 16,272 sq. ft. sixth floor addition to the existing hospital. In addition, the Hospital plans to increase on-site parking from 664 to 956 spaces including the 13 green bank parking spaces. The tract size is 24.18 acres, fronting on N.J. State Route 88 and Jack Martin Boulevard west of Route 70. The expansion of Brick Hospital is a permitted use in the Hospital Support Zone subject to the Hospital Support Zone requirements listed in

File - 2
Meridian
Cucci
J.W. Smith
Ford
Zoning
Blaney
Eng. 2
Zoning
B.J.D.
COAH.

RESOLUTION: R-84-98

PAGE 2

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

the Board Engineer's report of September 1, 1998.

3. Michael P. Fowler prepared a report to the Board dated September 30, 1998. The Board hereby adopts the findings in that report and incorporates that document in this Resolution by reference.

4. Owen, Little & Associates, Inc., prepared two reports to the Board dated September 1, 1998 and September 28, 1998. The Board hereby adopts the findings in those reports and incorporates those documents in this Resolution by reference.

5. The Fire Inspector prepared a report to the Board dated September 22, 1998. The Board hereby adopts the findings in that report and incorporates that document in this Resolution by reference.

6. The Traffic Safety Officer prepared a report to the Board dated August 19, 1998. The Board hereby adopts the findings in that report and incorporates that document in this Resolution by reference.

7. The following variances have been applied for:

A. The applicant requests a variance from the minimum parking stall size required by ordinance. A minimum stall of 10' x 20' is required and the applicant proposes parking stalls 9' x 18'. The Board finds that the request is reasonable and should be granted in that the 9' x 18' parking spaces constitute the most efficient use of the parking lot, said size has been recommended by CAFRA, and it is adequate for the surface parking.

B. A minimum aisle width of 25' is required and the applicant proposes an aisle width of 24'. The Board finds that this variance is reasonable and is granted in that this

RESOLUTION: R-84-98

PAGE 3

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

is necessary to meet the requirements of CAFRA.

C. A minimum setback of 10' is required between a parking lot and an adjoining business use/zone. The applicant provides 5' between the proposed parking lot that parallels State Highway 88 and Block 1170, Lot 14. The Board finds that this variance is reasonable and should be granted in that it maximizes the parking spaces that are needed for the hospital use without adverse effect on the adjacent property.

D. A landscaped island is required for each row of ten (10) parking stalls. The applicant proposes rows of parking stalls ranging from 26 to 49 spaces with no islands in between. The Board finds that this request is reasonable and should be granted in that it maximizes parking space, and applicant is landscaping in other locations within the parking area to compensate for the loss of the landscaped islands.

8. The applicant has complied with the requirements of the Site Plan Ordinance and the overall development plan of this property constitutes a substantial upgrading of the property and is consistent with the intent and purpose of the Municipal Development Ordinance. Accordingly, the Board finds that the relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Township Zoning Ordinance or Master Plan.

NOW, THEREFORE, BE IT RESOLVED by the Brick Township Planning Board on this 28th day of October, 1998, that this application be approved subject to the following conditions:

1. The applicant shall comply with all standard Planning

RESOLUTION: R-84-98

PAGE 4

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

Board conditions for site plan approval as set forth on attachment "A".

2. The applicant shall comply with all representations and agreements made by the applicant or its attorney during the presentation of this case.

X The applicant shall comply with all terms and conditions proposed in the report of Michael P. Fowler dated September 30, 1998, except as follows:

A. Item V(b), the thirteen (13) parking stalls proposed adjacent to the trash storage area shall be green-banked by the applicant.

B. Item V(c), the row of seven (7) parking stalls proposed in the southwest corner of the site shall remain on the plan, and should not be eliminated.

C. Item V(k), the applicant shall provide two (2) boardwalks over two existing islands in the parking lot located on the west side of the hospital as depicted on the plan which was submitted by the applicant on October 21, 1998. One boardwalk is to be located on the island immediately adjacent to the emergency room entrance and the second boardwalk is to be located on the existing island west of and immediately opposite to hospital rear entrance. The location and plan for the boardwalks must meet with the approval of the Board Engineer and Board Planner.

X The applicant shall comply with all conditions proposed in the reports of Owen, Little & Associates, Inc. dated September 1, 1998 and September 28, 1998.

X The applicant shall comply with all conditions proposed in the report of the Fire Inspector dated September

RESOLUTION: R-84-98

PAGE 5

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

22, 1998.

~~X~~ The applicant shall comply with all conditions proposed in the report of the Traffic Safety Officer dated August 19, 1998.

~~Exp~~ G. Lot G shall be designated and marked as employee parking.

~~A.C.~~ H. All hospital employees shall be issued parking stickers.

~~Exp~~ I. The applicant shall submit a landscaping plan showing an increase to the screening which currently exists on that portion of the property adjoining Walter Road (south boundary of property). Said plan subject to review and approval of the Board Engineer and Planner.

~~Exp~~ J. A 6' high a board-on-board fence is required in proximity to the cooling towers and trash storage area. The fence location is subject to the approval of Board Planner and Board Engineer.

~~Exp~~ K. The applicant shall shift the location of the waste trailer and the linen trailer wherein the new location for the waste trailer will be the current location of the linen trailer and vice versa.

~~A.C.~~ L. At all times the applicant shall keep the waste trailer locked.

~~Exp~~ M. The applicant shall provide a barrier consisting of natural and/or man-made materials along the driveway aisle on the southwest side of the hospital to discourage the illegal parking of vehicles in the landscaped area.

~~X~~ N. The applicant shall provide proof of applicant's submission to the Township of Brick to have Subtitle 1 of

RESOLUTION: R-84-98

PAGE 6

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

Title 39 of the Motor Vehicle Laws of New Jersey made applicable to the proposed traffic controls resulting from the subject expansion project.

²⁴⁸ O. The applicant shall provide an irrigation system in all new landscaped areas.

RESOLUTION: R-84-98

PAGE 6

CASE NO. PB-2266(1281)-A/PFSP-8/98

October 28, 1998

MOVEDBY: Mr. Haney

SECONDED BY: Councilwoman Fayad

VOTING IN THE AFFIRMATIVE: Councilwoman Fayad Mrs. Fox

Mr. Haney Mr. Kelly Mrs. LaDuke Mr. Petoia Mr. Palmieri

Mr. Scherer

VOTING IN THE NEGATIVE:

INELIGIBLE TO VOTE: Mr. Cevasco

ABSENT: Mr. Aiello Mrs. Paxton

CERTIFICATION

I, E. JOAN KULL, Clerk of 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 28th day of October, 1998.

IN WITNESS WHEREOF, I have set my hand this 2nd day of November, 1998.

E. Joan Kull
E. JOAN KULL
Clerk of the Planning Board

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR SITE PLAN APPROVAL

RESOLUTION R-84-98

PAGE 7

CASE NO. PB-2266 (1281)-A/PFSP-8/98

October 28, 1998

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 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.

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

Exempt

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.

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.

NA
Comm
Site

TOWNSHIP OF BRICK

LAND DEVELOPMENT APPLICATION

Application No. 2266(1281)-A/PFSP-8/98

Planning Board x Zoning Board Date of Submission 10-1-98

Filing Fee \$ 750.00 app 2750.00 Exem Mo. Day Yr.

A. APPLICANT Meridian Health System, Brick Hospital

Name

425 Jack Martin Boulevard

(732) 840-3284

Street Address

Telephone #

Brick, NJ

08724

City & State

Zip Code

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

OWNER Meridian Health System, Brick Hospital

Name

425 Jack Martin Boulevard

(732) 840-3284

Street Address

Telephone #

Brick, NJ

08724

City & State

Zip Code

B. TYPE OF APPLICATION: New Amended x

- | | |
|----------------------------------|------------------------------------|
| 1. Minor Subdivision <u> </u> | 4. Site Plan - Prel. <u>x</u> |
| 2. Major Sub.-Prel. <u> </u> | 5. Site Plan - Final <u>x</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

D. LOCATION: 425 Jack Martin Boulevard

<u>Sheet 61</u>		<u>Street Address</u>	
		1170	18 & 18.2
<u>Tax Map #</u>	<u>Block(s) #</u>	<u>Lot(s) #</u>	

Type of Road: Cul-de-sac ☐ Secondary ☐
Minor ☐ Major ☐
Collector ☒ Arterial ☐

Number of proposed streets w/names:

None

Zone District:

Residential

Business

Other

R-5 ☐
R-7.5 ☐
R-10 ☐
R-15 ☐
R-20 ☐
R-R-1 ☐
R-R-2 ☐ (P.R.R.C. Option)
R-R-3 ☐ (P.R.R.C. Option)
R-M ☐

B-1 ☐
B-2 ☐
B-3 ☐
B-4 ☐

H-S ☒
PRWC ☐

Office Professional/Light Industrial

O-P ☐
O-P-T ☐
M-1 ☐

E. DESCRIPTION OF PROPOSED USED:

1. Present Use Hospital
2. Proposed Use Hospital/Outpatient Ambulatory Care
3. No. of Lots/Units 2 Existing Lots
4. Brief Description of Application 27,473 Outpatient ambulatory care center, sixth floor to existing hospital and expanded parking with improvement.
5. Lot Size:

	<u>Frontage/Width</u>	<u>Depth</u>	<u>Sq. Feet</u>	<u>Acres</u>
			278,870 (Ex.)	
<u>Proposed</u>	<u>780</u>	<u>> 200</u>	<u>27,473 (Pr.)</u>	<u>24.18</u>
<u>Required</u>	<u>200</u>	<u>200</u>	<u>2,000</u>	<u>2</u>

5A. Does Applicant Own Adjoining Property? No

6. Primary Building Setback Requirements:

	Front	Side	Front/Side	Rear
<u>Proposed</u>	<u>450</u>	<u>72</u>	<u> </u>	<u>468</u>
<u>Required</u>	<u>75</u>	<u>30</u>	<u> </u>	<u>50</u>

7. Accessory Building Setback Requirements:

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

8. Height:

	Height	Stories
<u>Proposed</u>	<u> </u>	<u>6 Story</u> Hospital
<u>Max. Allowed</u>	<u> </u>	<u>6 Stories</u>

9. Percent of Lot Coverage by building

Proposed 10%
Allowed 30%

10. Gross Floor Area

Proposed 27,473 Sq. Ft.
Min. Required 2,000 Sq. Ft.

11. Number of Parking Spaces:

	Off Street	Loading
Proposed	<u>292 Proposed</u> <u>664 Existing</u>	<u> </u>
Min. Req.	<u>684</u>	<u> </u>

12. Basis for determining parking requirements:

Employees 1250 Units Seats Beds 34
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

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

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)

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.</u>	<u>DAY</u>	<u>YR.</u>
1.	<u>4</u>	<u>Sets of Engineering Plans</u>			
2.	<u>4</u>	<u>Sets of Architectural Plans</u>			
3.	<u>3</u>	<u>Drainage Reports</u>			
4.	<u>3</u>	<u>Soil Boring Reports</u>			
5.	<u>4</u>	<u>Applications</u>			

M. LIST OF INDIVIDUALS WHO PREPARED PLANS:

1. Engineer	<u>D.W. Smith Associates, P.A.</u>	<u>(732) 363-5850</u>
	<u>Name</u>	<u>Phone</u>
	<u>40 Airport Road</u>	
	<u>Address</u>	
	<u>Lakewood, NJ 08701</u>	
	<u>City, State & Zip Code</u>	
2. Architect	<u>Nadaskay Kopelson</u>	<u>(973) 539-5353</u>
	<u>Name</u>	<u>Phone</u>
	<u>95 Washington Street</u>	
	<u>Address</u>	
	<u>Morristown, NJ 07960</u>	
	<u>City, State & Zip Code</u>	
3. Site Planner		
	<u>Name</u>	<u>Phone</u>
	<u>Address</u>	
	<u>City, State & Zip Code</u>	
4. Attorney		
	<u>Name</u>	<u>Phone</u>
	<u>Address</u>	
	<u>City, State & Zip Code</u>	

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

This will certify that John Lloyd
Title President & CEO of (Corporation Name & Address)
Meridian Health System - The Medical Center of Ocean County - Brick
Hospital Division, 425 Jack Martin Blvd., 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 [Signature] Meridian Health System
Secretary (Corporate Seal) Corporate Name

[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.
- _____

O. AFFIDAVIT OF APPLICANT:

STATE OF NEW JERSEY

COUNTY OF OCEAN

John Lloyd 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 4th day:
of August, 1991.

Karen L. Littlefield

[Signature]
(Applicant to sign here)

P. AFFIDAVIT OF OWNERSHIP:

STATE OF NEW JERSEY

COUNTY OF OCEAN

John Lloyd, President & CEO of full age being duly sworn according to law on oath deposes and says, that the deponent resides at Meridian Health System Brick Hospital Division in the Township _____ of Brick in the County of Ocean and State of New Jersey that Meridian Health System 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 & 18.2 Street Address 425 Jack Martin Blvd., Brick, NJ 08724

Sworn and Subscribed to
before me this 4th day
of August, 1998

Karen L. Littlefield

KAREN L. LITTLEFIELD
NOTARY PUBLIC OF NEW JERSEY
My commission Expires Feb. 14, 2000

Q. **AUTHORIZATION BY OWNER:**

John Lloyd, Pres.
(owner to sign here)

(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:

(x) Applicant () Owner () Attorney

Name and Firm _____
Address _____

S. Witness for Applicant

Identifying letter to proceed name of witness:

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

1. _____ Name	2. _____ Name
3. _____ Name	4. _____ Name
5. _____ Name	

THE BRICK TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
1551 HIGHWAY 88 WEST
BRICK, NEW JERSEY 08724
Telephone No. (908)458-7000
Fax No. (908)458-7725

APPLICATION FOR REVIEW OF PRELIMINARY PLANS FOR UTILITY SERVICES

1. APPLICATION MUST BE SUBMITTED NO LATER THAN THE 10th OF THE MONTH FOR CONSIDERATION AT THAT MONTH'S AUTHORITY MEETING.
2. FEE: \$10.00 PER UNIT. NUMBER OF PROPOSED UNITS: 1
3. APPLICANT: NAME Meridian Health System, Brick Hospital
ADDRESS 425 Jack Martin Boulevard, Brick, NJ 08724
PHONE NO. (732) 840-3284
4. PRESENT OWNER (IF OTHER THAN APPLICANT):
NAME Meridian Health System, Brick Hospital
ADDRESS 425 Jack Martin Boulevard, Brick, NJ 08724
PHONE NO. (732) 840-3284
5. PROPERTY LOCATION: STREET 425 Jack Martin Boulevard
BLOCK(S) 18 & 18.2 LOT(S) 1170
6. DEVELOPMENT PLANS:
A. COMMERCIAL xx INDUSTRIAL
BUILDING USE Hospital
ESTIMATED WATER CONSUMPTION 12,000 GALS./DAY
B. RESIDENTIAL
SELL LOTS CONSTRUCT BUILDINGS
7. DESIGNER OF PRELIMINARY PLANS (NAME, ADDRESS and PHONE NO.):
Robert F. McCarthy, P.E. NJPE No. 30357
D.W. Smith Associates, P.A., 40 Airport Road, Lakewood, NJ 08701 732-363-5850
8. ONE SET OF PLANS IS REQUIRED WITH THIS APPLICATION.
APPLICANT SIGNATURE: [Signature]
DATE: August 3, 1998

(DO NOT WRITE BELOW THIS LINE)

DATE: FEE PAID: CHECK NO.:

BTMUA APPLICATION NO.:

**APPLICATION
FOR
SUBDIVISION, SITE PLAN OR LOT CONSOLIDATION REVIEW
OCEAN COUNTY PLANNING BOARD**

129 Hooper Avenue, PO Box 2191
Toms River, NJ 08754-2191
Telephone (908) 929-2054
FAX (908) 244-8396

INSTRUCTIONS: All Applications for subdivision, site plan or lot consolidation requires three (3) completed copies of this application form, the original plat or site plan map plus three (3) paper copies. All applications must be filed at the Planning Board office no later than five (5) working days prior to a scheduled meeting date. Meetings are normally held on the first (1st) and third (3rd) Wednesdays of each month. Applications under the development review jurisdiction of the Pinelands Commission must also meet the application requirements contained in the Comprehensive Management Plan for the Pinelands National Reserve and Pinelands Area adopted by the Pinelands Commission.

1. Municipality or municipalities in which project is located Brick Township
2. Project name or description Meridian Health System - Brick Hospital
3. Tax lot number(s) 18 & 18.2 Tax block number(s) 1170
Ocean County, NJ
4. Tax map book(s) Map Volume North Part 1 Tax map sheet(s) 61
5. Location of project (street or streets) 425 Jack Martin Boulevard
6. Type of Application (check appropriate block or blocks)
- | | | | |
|-------------------|-------------------------------------|-------------------------------------|--------------------------|
| Major Subdivision | ☐ | Preliminary | ☐ |
| Minor Subdivision | ☐ | Final | ☐ |
| Site Plan | ☒ | Reapproval* | ☐ |
| Lot consolidation | ☐ | *Date(s) of Original Approval _____ | |
- Other (specify) _____
7. Site size (acres) 24.18 Acres No. of existing lots 2
No. of proposed lots 2
8. Existing use (s) Hospital
9. Proposed use (s) Hospital
10. (Residential) Total no. of Proposed Dwelling Units
- | | | | | |
|------------|---------------|--------------------------|--------------|-------|
| Unit Type: | Single Family | ☐ | No. of Units | _____ |
| | Duplex | ☐ | No. of Units | _____ |
| | Townshouses | ☐ | No. of Units | _____ |
| | Condominium | ☐ | No. of Units | _____ |
| | Apartments | ☐ | No. of Units | _____ |
| | Other | _____ | | |
- Gross Density _____ Net Density _____
- Average Lot Size _____
11. (Non-Residential) Number of Buildings 1
- Building Size Existing 278,870 S.F. Square Feet 27,473 Proposed
- Estimated Number of New Employees _____
12. Parking Areas (sq. ft.) 175,547 Number of Spaces 292 New Spaces
13. Amount of site covered with impervious surfaces 15.38 Acres (64%)
14. Is a Variance Required No
15. Applicant: Name JOHN LLOYD Title PRES.
- Firm or Company Meridian Health System - Brick Hospital
- Address 425 Jack Martin Boulevard, Brick, NJ 08724
- Corporate Representative _____
- Telephone (732) 840-3284
16. Owner: Name Meridian Health System - Brick Hospital
- Address 425 Jack Martin Boulevard, Brick, NJ 08724
- Corporate Representative _____
- Telephone (732) 840-3284
17. Engineer: Name Robert F. McCarthy, P.E. License No. NJPE No. 30357
- Firm or Company D.W. Smith Associates, P.A.
- Address 40 Airport Road, Lakewood, NJ 08701
- Telephone (732) 363-5850
18. Attorney or Other Representative: John Lloyd Title Pres.
- Name _____ Title _____

19. Comments or notes _____

FOR APPLICATION WITHIN PINELANDS DEVELOPMENT REVIEW JURISDICTION

20. Pinelands Certificate of Filing Docket No. _____

Date of Issue _____

21. Location of Site: Pinelands Preservation Area ☒
Pinelands Protection Area ☐
Pinelands National Reserve ☐

22. Land Capability District(s) _____

23. Pinelands Development Review Permit No. _____

Date of Issue: _____

Type of Approval: Final ☒ Final with conditions. ☐

(if conditional, attach copies of all conditions)

24. Has this project undergone any design, engineering, or other changes, including changes made in response to conditions imposed by the Pinelands Commission following receipt of a Pinelands Certificate of Filing yes ☐ no ☐

If yes, describe changes _____

FOR PLANNING BOARD USE

O.C.F.B. Code Number _____ Date Received _____

ACTION TAKEN

PRELIMINARY PLAT

Preliminary Approval _____ **Final Approval** _____

Conditional Preliminary Approval _____ Conditional Final Approval _____

Disapproval _____ Disapproval _____

Other _____

Date Action Taken _____

Date of Final Approval _____

Drainage Assessment Amount _____

Right-of-Way Dedication/Easement _____

Conditions _____

Has this application undergone any design, engineering, or other changes following receipt of any of the following actions:

**Pinelands Commissions Certificate of Filing
Pinelands Commissions Development Review
Ocean County Planning Board Preliminary Approval
Pinelands Commissions Review of O.C.P.B. Preliminary Approval
Pinelands Commissions Review of O.C.P.B. Final Approval**

YES	NO
☐	☐
☐	☐
☐	☐
☐	☐
☐	☐

Describe changes _____

THE BRICK TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
1551 HIGHWAY 88 WEST
BRICK, NEW JERSEY 08724
Telephone No. (908)458-7000
Fax No. (908)458-7725

APPLICATION FOR REVIEW OF PRELIMINARY PLANS FOR UTILITY SERVICES

1. APPLICATION MUST BE SUBMITTED NO LATER THAN THE 10th OF THE MONTH FOR CONSIDERATION AT THAT MONTH'S AUTHORITY MEETING.

2. FEE: \$10.00 PER UNIT. NUMBER OF PROPOSED UNITS: 1

3. APPLICANT: NAME Meridian Health System, Brick Hospital

ADDRESS 425 Jack Martin Boulevard, Brick, NJ 08724

PHONE NO. (732) 840-3284

4. PRESENT OWNER (IF OTHER THAN APPLICANT):

NAME Meridian Health System, Brick Hospital

ADDRESS 425 Jack Martin Boulevard, Brick, NJ 08724

PHONE NO. (732) 840-3284

5. PROPERTY LOCATION: STREET 425 Jack Martin Boulevard

BLOCK(S) 18 & 18.2 LOT(S) 1170

6. DEVELOPMENT PLANS:

A. COMMERCIAL xx INDUSTRIAL

BUILDING USE Hospital

ESTIMATED WATER CONSUMPTION 12,000 GALS./DAY

B. RESIDENTIAL

SELL LOTS CONSTRUCT BUILDINGS

7. DESIGNER OF PRELIMINARY PLANS (NAME, ADDRESS and PHONE NO.):

Robert F. McCarthy, P.E. NJPE No. 30357

D.W. Smith Associates, P.A., 40 Airport Road, Lakewood, NJ 08701 732-363-5850

8. ONE SET OF PLANS IS REQUIRED WITH THIS APPLICATION.

APPLICANT SIGNATURE *John Lloyd P. Jr.*

DATE August 3, 1998

(DO NOT WRITE BELOW THIS LINE)

DATE: FEE PAID: CHECK NO.:

BTMUA APPLICATION NO.:



For District Use Only	
Application Number	
Disposition	

APPLICATION FOR SOIL EROSION AND SEDIMENT CONTROL PLAN CERTIFICATION

The enclosed soil erosion and sediment control plan and supporting information are submitted for certification pursuant to the Soil Erosion and Sediment Control Act, Chapter 251, P.L. 1975 as amended (NJSA 4:24-39 et seq.). An application for certification of a soil erosion and sediment control plan shall include the items listed on the reverse side of this form.

Name of Project Meridian Health System, Brick Hospital		Project Location: Municipality Brick Township	
Project Street Address 425 Jack Martin Boulevard		Block 1170	Lot 18 & 18.2
Project Owner(s) Name Meridian Health System, Brick Hospital		Phone (732) 840-3284	
Project Owner(s) Address 425 Jack Martin Boulevard		City Brick	State Zip New Jersey 08724
Total Area of Project 24.18 Acres	Total Area of Land to be Disturbed 5.23 Acres	No. Dwelling or other Units	Fee \$ 1800
Plans Prepared by* D.W. Smith Associates, P.A.			
Address 40 Airport Road, Lakewood		State Zip NJ 08701	Phone (732) 363-5850

*(Engineering related items of the Soil Erosion and Sediment Control Plan MUST be prepared by or under the direction of and be sealed by a Professional Engineer or Architect licensed in the State of New Jersey, in accordance with NJAC 13:27-6.1 et. seq.)

Agent Responsible During Construction Not known at this time		Job Supervisor	
Address		Address	
State	Zip	State	Zip
Phone		Phone	

The applicant hereby certifies that all soil erosion and sediment control measures are designed in accordance with current Standards for Soil Erosion and Sediment Control in New Jersey and will be installed in accordance with those Standards and the plan as approved by the Soil Conservation District and agrees as follows:

- To notify the District in writing at least 48 hours in advance of any land disturbance activity. Failure to provide such notification may result in additional inspection fees.
- To notify the District upon completion of the Project. (Note: No certificate of occupancy can be granted until a report of compliance is issued by the District.
- To maintain a copy of the certified plan on the project site during construction.
- To allow District agents to go upon project lands for inspection.
- That any conveyance of this project or portion thereof prior to its completion will transfer full responsibility for compliance with the certified plan to any subsequent owners.
- To comply with all terms and conditions of this application and certified plan including payment of all fees prescribed by the district fee schedule hereby incorporated by reference.

The applicant hereby acknowledges that structural measures contained in the Soil Erosion and Sediment Control Plan are reviewed for adequacy to reduce offsite soil erosion and sedimentation and not for adequacy of structural design. The applicant shall retain full responsibility for any damages which may result from any construction activity notwithstanding district certification of the subject soil erosion and sediment control plan. It is understood that approval of the plan submitted with this application shall be valid only for the duration of the initial project approval granted by the municipality. All municipal renewals of this project will require resubmission and approval by the district. In no case shall this approval extend beyond three and one half years at which time resubmission and certification by the district will be required.

1. Applicant Certification Signature John Lloyd Applicant Name (Print) 08/03/98 Date		3. Plan determined complete: Signature of District Official Date	
2. Receipt of fee, plan and supporting documents is hereby acknowledged: Signature of District Official Date		4. Plan certified, denied or other action as noted above. Special Remarks: Signature of District Official Date	

An application certification of a soil erosion and sediment control plan shall include the following items.

1. One copy of the complete subdivision, site plan or construction permit application, including key map as submitted to the municipality (Architectural drawings and building plans and specifications not required.) which includes the following:
 - a. Location of present and proposed drains and culverts with their discharge capacities and velocities and supporting computations and identification of conditions below outlets.
 - b. Delineation of any area subject to flooding from the 100-year storm in compliance with the Flood Plains Act (NJSA 58:16A) or applicable municipal zoning.
 - c. Delineation of streams, wetlands, pursuant to NJSA 13:9B and other significant natural features within the project area.
 - d. Soils and other natural resource information used. (Delineation of the project site on soil map is desirable.)
 - e. Land cover and use of area adjacent to the land disturbance.
 - f. All hydraulic and hydrologic data, specifically HEC1, HEC2, WSP2 and TR20 electronic input files, is used, of existing and proposed conditions and a completed copy of the Hydraulic and Hydrologic Data Base Summary Form, SSCC 251 HDF 1.
2. Four* copies of the soil erosion and sediment control plan at the same scale* as the site plan submitted to the municipality or other land use approval agency to include the following (this information shall be detailed on the plat):
 - a. Proposed sequence of development including duration of each phase in the sequence.
 - b. Site grading plan showing delineation of land areas to be disturbed including proposed cut and fill areas together with existing and proposed profiles of these.
 - c. Contours at a two* foot interval, showing present and proposed ground elevation.
 - d. Locations of all streams and existing and proposed drains and culverts.
 - e. Stability analysis of all channels below all points of stormwater discharge which demonstrates a stable condition will exist or there will be no degradation of the existing stability.
 - f. Location and detail of all proposed erosion and sediment control structures including profiles, cross sections, appropriate notes, and supporting computations.
 - g. Location and detail of all proposed nonstructural methods of soil stabilization including types and rates of lime, fertilizer, seed, and mulch to be applied.
 - h. Control measures for non-growing season stabilization of exposed areas where the establishment of vegetation is planned as the final control measure.
 - i. For residential development - control measures to apply to dwelling construction on individual lots and notation that such control measures shall apply to subsequent owners if title is conveyed. This notation shall be shown on the final plat.
 - j. Plans for maintenance of permanent soil erosion and sediment control measures and facilities during and after construction, also indicating who shall have responsibility for such maintenance.
3. Appropriate fees: (As adopted by the individual district.)
4. Additional items as may be required.

*(Individual districts may require modifications in the above list.)



D.W. SMITH
ASSOCIATES, P.A.

Consulting Engineers • Planners
 • Surveyors • Landscape Architects

FIGURE 6.03
U.S.G.S. MAP
LAKEWOOD QUADRANGLE
SCALE 1"=1000'

SINGLE FAMILY HOME SUBDIVISIONS

Single and duplex units - mobile home parks included.

	<u>Certification Fee</u>		<u>Inspection/Enforcement Fee</u>
1 unit	75.00	+	100.00 per unit
2-3 units	200.00	+	" " "
4-10 units	450.00	+	" " "
11-23 units	650.00	+	" " "
24-40 units	1,000.00	+	" " "
41-99 units	1,300.00	+	" " "
100 and over	1,600.00	+	" " "

MULTI-FAMILY UNITS

Townhouses, condominiums, apartments, more than 2 units per building.

	<u>Certification Fee</u>		<u>Inspection/Enforcement Fee</u>	
			<u>Per Unit</u>	<u>Per Building</u>
1-10 units	450.00	+	50.00	+ 100.00
11-23 units	650.00	+	40.00	+ 100.00
24-40 units	1,000.00	+	35.00	+ 100.00
41-99 units	1,300.00	+	25.00	+ 100.00
100 and over	1,500.00	+	25.00	+ 100.00

MINING, QUARRYING

Based upon surface area disturbed. (Partial acreage rounded off to nearest whole acre.)

	<u>Certification Fee</u>		<u>Inspection/Enforcement Fee</u>	
			<u>Annual comp. fee</u>	
5,000 sf - .5 acre	125.00	+	75.00	+ 0
.5 - 1 acre	200.00	+	100.00	+ 0
2 - 10 acres	400.00	+	25./ac.	+ 150.00/year
11 - 24 acres	575.00	+	20./ac.	+ 200.00/year
25 and over	850.00	+	20./ac.	+ 300.00/year

LAND GRADING

Where no structures to be constructed require an engineer's seal, and where existing grade will not change more than 0.5 feet because of addition or removal of only soil.

Over 1 acre: Refer to schedule under "Other Land Disturbances"

<u>Under 1 acre:</u>	<u>Certification Fee</u>		<u>Inspection/Enforcement Fee</u>
5,000 sf - .2 acre	75.00	+	100.00
.2 - .5 acre	200.00	+	100.00
.5 - 1 acre	300.00	+	100.00

OTHER LAND DISTURBANCES

Including but not limited to site plans, commercial, industrial, hotels, motels, parking lots, life care facilities, nursing homes, parks, golf courses, roads, drainage, utilities, public construction, schools, land grading over one acre, landfills, bulkheading. (Partial acreage rounded off to nearest whole acre.)

	<u>Certification Fee</u>		<u>Inspection/Enforcement Fee</u>
5,000 sf - .2 acre	300.00	+	175.00
.2 - .5 acre	400.00	+	200.00
.5 - 1 acre	500.00	+	250.00
2 - 3 acres	700.00	+	250.00 per acre
4 - 10 acres	800.00	+	200.00 per acre \$1800 Fee
11 - 25 acres	1,000.00	+	175.00 per acre
26 - 50 acres	1,300.00	+	160.00 per acre
51 and over	1,500.00	+	160.00 per acre

OCEAN COUNTY PLANNING BOARD

APPLICANT'S NAME: Meridian Health System, Brick Hosp. **DATE:** August 15, 1998

ADDRESS: 425 Jack Martin Boulevard, Brick, NJ 08724

PROJECT NAME: Brick Hospital **MUNICIPALITY:** Brick

LOT(S): 18 & 18.2

BLOCK(S): 1170

TYPE OF PLAN

MINOR SUBDIVISION

 x **SITE PLAN**

MAJOR SUBDIVISION

MINOR SUBDIVISION

Minor Subdivision Review Fee (\$15.00 Per Lot) \$

SITE PLAN

<u> x </u>	Site Plan For Development Review (\$75.00)	\$ 75.00
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<u>x</u>	Total Parking Spaces (\$.50 Per Space) . . (292 Spaces)	\$ 146.00'
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MAJOR SUBDIVISION

Preliminary Review Fee (\$85.00) \$

Per Dwelling Unit (\$5.00) \$_____

Final Review Fee (\$40.00) \$_____

TOTAL: \$221.00

MAKE ALL CHECKS PAYABLE TO THE OCEAN COUNTY TREASURER

August 3, 1998

DATE _____

SIGNATURE OF APPLICANT OR AGENT

**OCEAN COUNTY PLANNING BOARD
ADMINISTRATIVE GUIDELINES AND FEE SCHEDULE**

The review fees shall apply to each land subdivision or land development submitted to the Ocean County Planning Board for review in accordance with the New Jersey County and Regional Planning Enabling Act, Section 40:27-6.2 and 40:27-6.6. Excepted from this fee schedule will be plans submitted by State, County and Municipal governments, churches, hospitals and secular nonprofit institutions.

The fee may be submitted, with the standard submission package, by the appropriate municipality, or the submission package and fee may be submitted in person to the Ocean County Department of Planning located at 129 Hooper Avenue, First Floor, Toms River, New Jersey.

Checks or money orders (no cash will be accepted) should be made out to the Ocean County Treasurer. Any fee submitted that is not consistent with the above fee schedule will prevent the 30 day statutory review period from commencing. The review period will commence when the proper fee is received by this Board. In addition, any check refused by the bank due to insufficient funds, will stop the review process which will not start again until the required fee is received.

If the County Planning Board fails to complete its review within the 30 day statutory time period mandated by law, the fee will be returned to the applicant upon request, except in those instances of a formal request by the County Planning Board of a time extension to continue its review.

No refund of an application fee will be made if a project is disapproved by the Ocean County Planning Board.

The County fee will not be combined with any local municipal fee, if required.

SPECIAL NOTE: All condominiums, townhouses, garden apartments and cooperative structures and uses, without regard to form of ownership, shall be classified and reviewed under the condominium or cooperative corporate form of ownership. Fees for this type of ownership shall be computed under the Major Subdivision Class.

Adopted by the Ocean County Board of Chosen Freeholders April 1, 1981 and to be effective May 1, 1981.

September 28, 1998

**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
Planners
Surveyors
GIS Specialists

David F. Owen, P.E., P.L., C.M.E.
Frank J. Little, Jr., P.E., P.L., C.M.E.
Douglas F. Klee, P.E., P.L., C.M.E.

William J. Berg, P.L.S.
David A. Thesing, P.E., P.L., C.M.E.

Brick Township Planning Board
401 Chambers Bridge Road
Brick, NJ 08723-2898

Re: PB-2266(1281)-A/PFSP-8/98
P/F Major Site Plan (Amended)
Applicant: Meridian Health Care Systems - Brick Hospital
Block: 1170
Lots: 18, 18.2
Location: 425 Jack Martin Boulevard
Zone: HS-Hospital Support Zone
OLA File No.: BTPB9801
SECOND REVIEW

Dear Chairman and Board Members:

We have received and reviewed the following material submitted in conjunction with the referenced application:

- "Meridian Health Care System 1998 Expansion - Lots 18 and 18.2, Block 1170, Brick Township, Ocean County, New Jersey". The drawings, consisting of nine (9) sheets, have been prepared by D.W. Smith Associates and are signed by Robert F. McCarthy, NJPE #30357. The drawings are dated August 3, 1998 with a latest revision dated of September 16, 1998 indicated.
- "Drainage Computations for Meridian Health Care System 1998 Expansion - Lots 18 and 18.2, Block 1170, Brick Township, Ocean County, New Jersey". The drainage calculations have been prepared by D.W. Smith Associates and are signed by Robert F. McCarthy, NJPE #30357. The calculations are dated June 16, 1998 with a latest revision date of September 16, 1998 indicated.

The originally submitted development proposal has been revised as follows:

1. Increase total bed count from the initial 235 to the current proposal of 245. The proposed two-story addition location and loop drive have also been revised according to the Architect's plans.
2. Relocation of the proposed offstreet parking area from the southerly site boundary and adjacent existing residential area and Walter Road to the westerly property line, Lot 14, Block 1170.
3. The pavement detail has been revised to conform with the minimum standards of Brick Township for parking lots, an alternate pavement detail has also been added and will be utilized in areas where the parking lots will be constructed in phases.

The applicant should initially confirm our understanding of the plan modifications which have been incorporated and provide testimony as to the reasons for the revisions.

443 Atlantic City Blvd.
Beachwood, NJ 08722
732-244-1090
Fax 732-341-3412

www.olainc.com
info@olainc.com

A. General Comments

1. Increase Bed Count - The increased bed count modification has required 3 additional offstreet parking stalls be provided in conjunction with the overall project. As an excess of 269 parking stalls are to be provided and based on the interior nature of the bed count adjustment, this application modification raises no concerns or objections.

The building and loop drive relocation are also viewed as minor revisions to the overall development project.

2. Offstreet Parking Area Relocation -

- a. The offstreet parking area modification has repositioned approximately 112 proposed offstreet parking stalls from a location adjacent to an existing residential area to a more internal location and adjacent Hospital-Support zoning. The parking area relocation is viewed as an enhancement as the existing buffer area to the adjacent residential zoning district has been maintained. Additionally, the drawings indicate that existing trees within the buffer area are to be supplemented as directed by the inspecting engineer.
- b. Based on our review of the modified proposal, we find the revised grading and drainage designs to be acceptable. However, the applicant should specifically address the comments detailed in our September 1, 1998 initial review.
- c. The applicant should address proposed landscaping for the relocated and proposed westerly parking area. Although the original submission did propose landscaping in this area, the submitted drawings, Sheet 7 of 9, indicates that no new landscaping is proposed. The applicant should clarify.

New site lighting which is proposed for the relocated parking area is acceptable.

3. Paving Detail- The supplemental construction detail-proposal is acceptable.

B. Recommendations

The modifications which have been incorporated are viewed as an improvement over the original submission and raise no concerns or objections. All technical revisions and recommendations, as well as requested applicant input detailed in our prior engineering review remain and should be addressed by the applicant.

Should you have any questions or require any additional information, please do not hesitate to call.

Very truly yours,



Douglas F. Klee, P.E., P.P.

DFK:blg

- c: Applicant
Applicant's Attorney
Applicant's Engineer

**BRICK TOWNSHIP
BUREAU OF FIRE SAFETY**



500 Herbertsville Road
Brick Township, New Jersey 08724
(732) 458-4100
FAX: (732) 458-4153

September 22, 1998
District 2

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

BLOCK: 1170 LOT: 18-18.2 APPLICANT/OWNER: Meridian Health Sys/Brick Hosp.
425 Jack Martin Blvd.
B.T.P.B. #: 2266 (1281)-A/PFSP-8-98 Brick, NJ 08724

ENGINEER/FILE: Robert McCarthy
#89 152.97/D.W. Smith
SITE PLAN FEE: Revision of 09-16-98

LOCATION: Brick Hospital, 425 Jack Martin Boulevard, Brick, NJ 08724

PROPOSED USE/DESCRIPTION: Proposed expansion to existing 5 story masonry structure proposed 27,473 sq. ft. addition. New sq. ft. will be 306,343 plan to also include construction of new parking lots and roadway.

The above referenced major subdivision has been reviewed and excepted with the revised plan, dated 09-16-98.

Very truly yours,

Bruce Clayton
Fire Inspector

BC/sa



D.W. SMITH Associates, P.A.
Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola
Alan R. Veverka

John W. Rabito
Robert F. McCarthy

September 17, 1998

**Township of Brick Planning Board
401 Chambers Bridge Road
Bricktown, N.J. 08723**

Attention: Mrs. E. Joan Kull

**RE: Preliminary & Final Amended
Site Plan Approval
Meridian Health System, Brick Hospital
Lots 18 & 18.2, Block 1170
Brick Township
Our Ref. No.: 89-152.97**

Dear Mrs. Kull:

On behalf of Meridian Health Systems, Brick Hospital, enclosed please find thirteen (13) sets of revised plans and four (4) copies of revised Stormwater Management Reports for the above referenced project.

The following items have been revised on the plans and accompanying reports.

- 1. The parking area on the southern portion of the site bordering the residential homeowners has been relocated to the western portion of the property along Lot 14, Block 1170.**
- 2. The proposed two-story addition location and loop drive have been revised according to the Architect's plans.**
- 3. The plans have been revised to include the review comments in The Board of Fire Safety, letter dated August 25, 1998.**

Greeneengineering®



D.W. SMITH Associates, P.A.

Mrs. E. Joan Kull
September 17, 1998
Page 2

4. The plans have been revised to include comments in Owen, Little & Associate's letter dated September 2, 1998.
5. The plans have been revised to include the majority of the comments in the letter from Michael Fowler, AICP/PP dated September 9, 1998.
6. The Stormwater Management Report has been revised according to CAFRA comments and for the relocated parking lot layout.
7. The pavement detail has been revised to confirm with the minimum standards of Brick Township, for parking lots and an alternate pavement detail has been added that exceeds the minimum standards to be utilized in areas where the parking lots will be constructed in phases and the pavement installed in two lifts.

Should you have any questions or require additional information, please do not hesitate to contact this office. We understand the application is scheduled for hearing on September 30, 1998 and we will answer any questions, the Board Members may have at that time.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

NICHOLAS V. COPPOLA, P.L.S., P.P., C.L.A.

NVC:rv
Enclosure

cc: Charles W. Jarvis, Meridian Health System
John C. Rauner, Meridian Health System
Vincent Girondi, Granary Associates
Steven Cucci, Esq.
Ben P. Lee, AIA, Nadaskay Kopelson Architects
George Ledwith, L.F. Driscoll
Henry Ney, Schoor DePalma

D.W. SMITH ASSOCIATES P.A.
Consulting Engineers - Surveyors
40 Airport Road
Lakewood, New Jersey 08701

(732) 363-5850

TO: Brick Planning Board

Chambers Bridge Road

Brick, N.J.

LETTER OF TRANSMITTAL

DATE	9/9/98	JOB NO.	89-152.97
ATTENTION	Ms. Joan Kull		
RE:	Meridian Health System		

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via Customer Pick-Up the following items:

- ☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5	8-3-98		Site Plans

THESE ARE TRANSMITTED as checked below:

- ☐ For Approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO: _____

SIGNED: Nicholas V. Coppola



September 1, 1998

Patrolman Kenneth Baenziger #61
Traffic Safety Officer
Brick Township Police Department
401 Chambers Bridge Rd.
Brick, NJ 08723

Dear Mr. Baenziger:

As of a result of your meeting with Mr. Cucci and members of my staff, the following measures will be taken forthwith:

1. The curbs along the road connecting the VA Clinic lot with the hospital lot will be painted yellow to indicate a fire lane.
2. The curbs along the road at the nursing home entrance to the hospital property will be painted yellow up to the parking lot to indicate a fire lane.
3. The curbs along the inside and outside of the employee parking lot closest to the building will be painted yellow to indicate a fire lane.
4. During the week of August 31st, Security staff will begin to enforce parking in the temporary parking lot located near the entrance to the campus off of Route 88.
5. The balance of measures required to meet the specifications of the ordinance will be accomplished by September 30, 1998.
6. I or a senior member of my staff will meet with you at least quarterly to monitor our progress on this issue and to discuss any other issues which may be a concern.
7. I or a member of my staff will meet with you prior to the beginning of construction on the Brick site to keep you abreast of construction site staging and the project schedule.
8. The current schedule calls for additional parking as outlined in the drawings which you are about to review to commence on or about November 20, 1998. I fully expect that we will be meeting that schedule. Any delay in the schedule will be as a result of some force outside of our control, such as weather conditions or regulatory approval. We do not expect either one of those to impede our progress significantly.

Finally, I want to emphasize that we take pride in the relationship that has been established between the residents and agencies of Brick Township and this hospital. You have my commitment that you and others involved in the endeavor of maintaining our campus and our community safe and free from harm will hereafter be advised on a regular basis of developments occurring on our campus which may affect your ability to do your job. I look forward to meeting with you soon.

Sincerely,

A handwritten signature in dark ink, appearing to read "Charles W. Jarvis".

Charles W. Jarvis
Executive Director and Chief Operating Officer

CWJ/cas

cc: Kevin Batzel, Bureau Chief/Fire Official
Bruce Clayton
E. Joan Kull, Secretary, Planning Board
Steven N. Cucci, Esq.
John Rauner, Asso. Exec. Dir./Operations

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



Joseph C. Scarpelli, Mayor

Township Council:

Victor Cantillo – President
Martin J. Anton
Helen Fayad
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.

Department of Administration & Finance

Office of Land Use Management
Michael P. Fowler, AICP/PP
Municipal Planner
(732) 262-1042
Fax: (732) 262-8954
<http://www.gbshost.com/brick>

September 9, 1998

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

RE: PB-2266(1281)-A/PFSP-8/98
Meridian Health System
Brick Hospital
Block 1170, Lots 18 & 18.2
Amended Preliminary & Final
Site Plan/First Review

Dear Board Members:

The Applicant, Meridian Health System, Brick Hospital, proposes to construct a 2 story 27,473 sq ft Outpatient Ambulatory Care Center and add a sixth floor to the existing hospital. In addition the Hospital plans to increase on-site parking from 664 to 956 spaces.

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

I. Description:

Title	-Meridian Health System 1998 Expansion
Owner/Applicant	-Meridian Health System, Brick Hospital
Engineer	-D.W. Smith Associates, Robert F. McCarthy, PE
Attorney	-Steven Cucci, Esquire
Architect	-Nadaskay & Kopelson
Plan Date	-August 3, 1998
Existing Use	-Hospital
Proposed Use	-Hospital
Zone	-Hospital Support Zone
Adjacent Uses	-Commercial/Office/Residential
Tract Size	-24.18 acres
Location	-Fronting on N.J. State Route 88 & Jack Martin Blvd. west of Route 70

II. Applicable Zoning Requirements:

- A. The expansion of Brick Hospital is a permitted use in the Hospital Support Zone subject to the Hospital Support Zone requirements listed in the Board Engineer's report of September 1, 1998.

III. Variances/Waivers Requested:

- A. The Applicant requests a variance from the minimum parking stall size required by ordinance. A minimum stall of 10' X 20' is required and the Applicant proposes parking stalls 9' X 18'.

IV. Additional Variances/Waivers Required:

- A. A minimum aisle width of 25 ft is required and the Applicant proposes an aisle width of 24 ft.

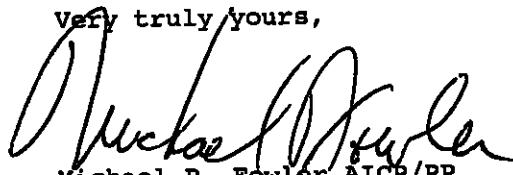
V. Comments:

- A. The Applicant should provide the height and square footage of the proposed 6th floor addition.
- B. It is recommended that the thirteen (13) parking stalls proposed adjacent to the trash storage area be eliminated and that the existing vegetation be retained to screen the trash storage operation.
- C. It is recommended that a continuous evergreen screen and berm be created between the new parking area proposed in the southwest corner of the property and the adjacent residents on Walter Road. Presently, the area in question contains a mixture of mature evergreen and deciduous plantings, natural vegetation and berming. The Applicant should relocate the existing berms where it can be accomplished without destroying mature vegetation and supplement with additional evergreen plantings as proposed.
- D. All proposed lighting in proximity to the adjacent residential area should be shielded to reduce spill-over and glare. In addition, the Applicant should discuss the feasibility of those lights being turned off during the late evening hours when parking demand is low.
- E. The Applicant should discuss whether the proposed increase in parking spaces is sufficient to address the needs of the two-story outpatient facility, the 6th floor addition and also satisfy the present parking deficiency. Currently, even with the provision of the temporary gravel parking area on the Route 88 side of the site, a number of automobiles are parked illegally.

- F. The Applicant should discuss the future plans for the green area immediately east of the proposed two-story outpatient facility. The proximity of this unutilized area to the proposed two-story addition would lend itself to outpatient parking. Previously approved Hospital plans depict a future parking area at this location.
- G. The Applicant should address the circulation of the large parking lot proposed adjacent to NJ State Highway Route 88 and whether an additional point of ingress and egress is warranted.
- H. The Applicant should address any proposed restrictions on existing and proposed parking areas, identifying areas designated for employees, doctors and visitors/patients.
- I. The Applicant should address the status of the CAFRA permit modification required for the proposed improvements.
- J. The Applicant should note that no topsoil shall be removed from the site or used as spoil. Removed topsoil must be redistributed throughout the site and utilized as such. In addition, the removal of subsoil is restricted by Ordinance and requires a permit from the Township in accordance with Section 190-19.
- K. Relative to the variances required, the applicant should present acceptable testimony to the Board that the strict application of the Township's Zoning Regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer or subject property and/or as the application relates to a specific piece of property, that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning requirements and that the benefits of the deviation would substantially outweigh any detriment. The applicant must also prove that the variances can be granted without substantial detriment to the public good, nor the substantial impairment of the intent and purpose of the Township's Master Plan and Zoning Ordinance.

This application may be deemed complete and scheduled for the first available hearing date provided the application is amended to include the variances and/or waivers discovered during the plan review process. We will be present at that time to answer questions and provide additional information.

Very truly yours,



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

BRICK TOWNSHIP BUREAU OF FIRE SAFETY



500 Herbertsville Road
Brick Township, New Jersey 08724
(732) 458-4100

FAX: (732) 458-4153
Office of the Planning Board
401 Chambers Bridge Road
Brick, New Jersey 08723

August 25, 1998
District 2

BLOCK: 1170 LOT: 18-18.2 APPLICANT/OWNER: Meridian Health Sys/Brick Hosp.
425 Jack Martin Blvd.
B.T.P.B. #: 2266 (1281)-A/PFSP-8-98 Brick, NJ 08724

ENGINEER/FILE: Robert McCarthy
#89 152.97/D.W. Smith

SITE PLAN FEE: Received

LOCATION: Brick Hospital, 425 Jack Martin Boulevard, Brick, NJ 08724

PROPOSED USE/DESCRIPTION: Proposed expansion to existing 5 story masonry structure proposed 27,473 sq. ft. addition. New sq. ft. will be 306,343 plan to also include construction of new parking lots and roadway.

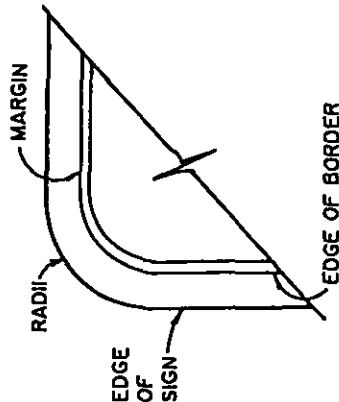
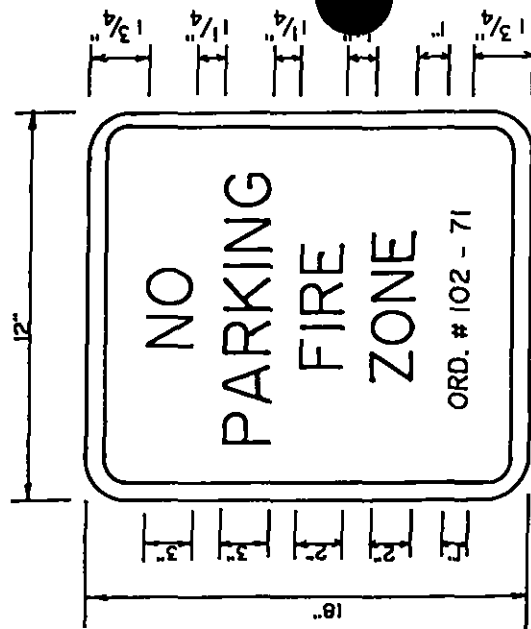
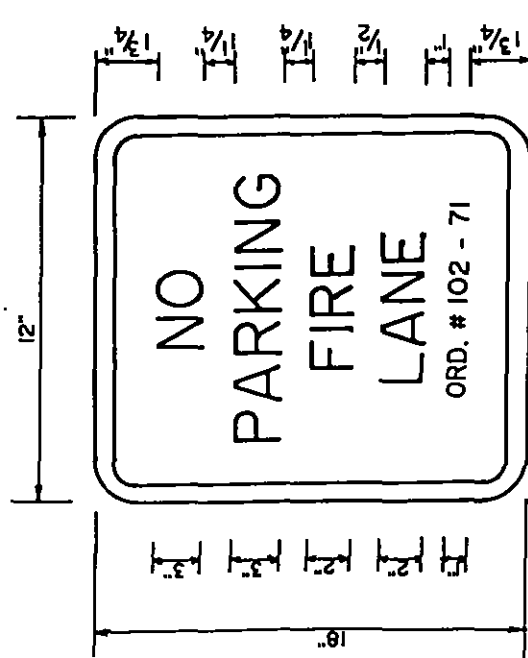
The above referenced major subdivision has been reviewed with the following fire safety recommendations.

1. Show on plan water main connection from hospital loop to water main on Jack Martin Boulevard and sizes of mains.
2. Show proposed fire department connections on hospital addition.
3. All fire lanes, fire zones and signs shall be installed in accordance with Fire Bureau recommendations and Title 39 plan on file. Provide detailed overall campus map showing all fire lane zones, parking and loading areas.
4. All Title 39 and fire lanes to be installed prior to September 15, as per meeting of August 25, 1998
5. Add fire lane markings (attached) sign to detail sheet.
6. A note to be installed on site plan indicating all fire lane, zone and fire signs and striping to be in accordance with Township Ordinance 102-71.
7. Relocate fire hydrant by proposed addition, to island in parking lot, as shown on plan.

Very truly yours,

Bruce Clayton
Fire Inspector

attachment
BC/sa



RADI (EDGE) = $1 - \frac{1}{4}$ "
 MARGIN = $\frac{1}{4}$ "
 BORDER = $\frac{1}{4}$ "
 COLOR = RED MESSAGE AND
 BORDER ON
 REFLECTORIZED
 SHEET BACKGROUND

SIGN FACE:

1. All lettering shall be upper case letters of the type approved by the Joint Committee on Uniform Traffic Control Devices.
2. All letters shall be Series "C" alphabet in accordance with "Manual on Uniform Traffic Devices".

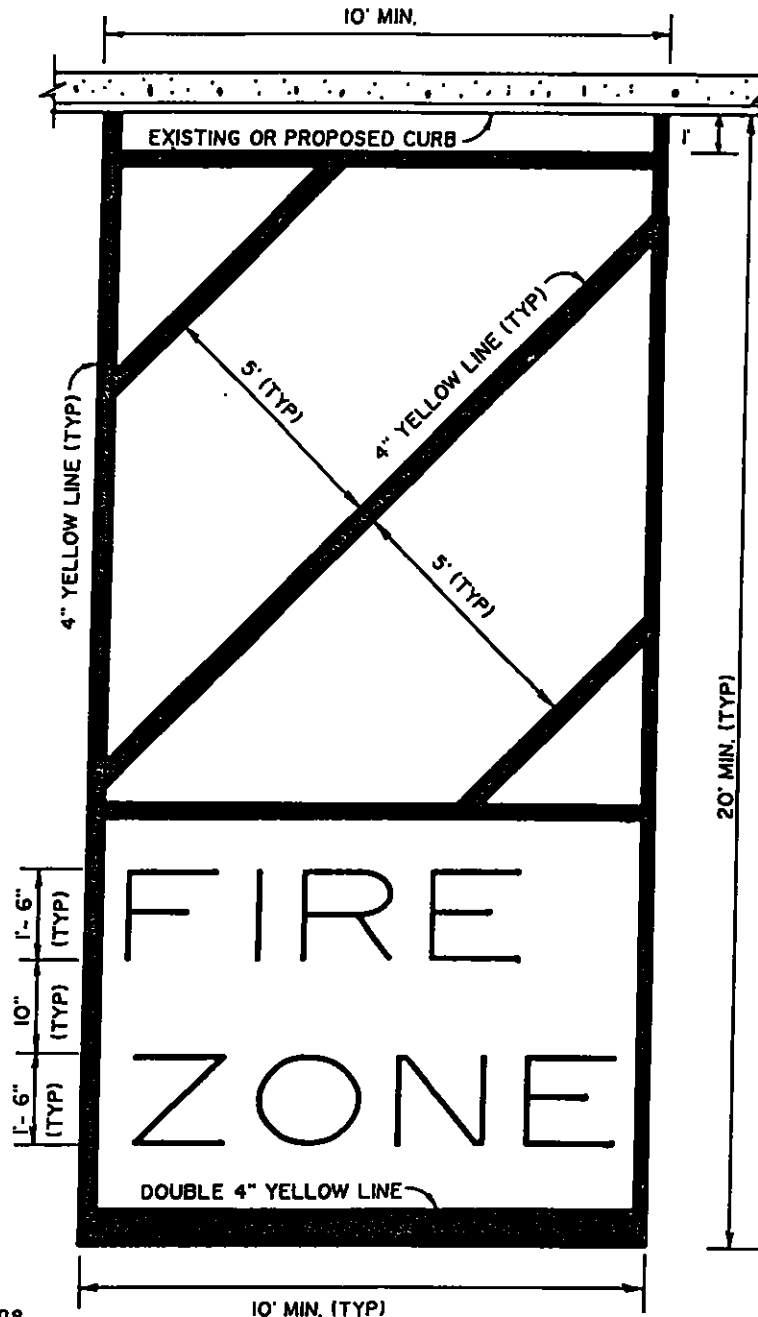
COLOR AND REFLECTORIZATION:

1. Parking Prohibition Sign shall have red message on a white background.
2. Letters, Symbols and Borders shall be reflectORIZED.

GENERAL NOTES:

1. All signs shall be erected with the bottom of the sign not less than 6 feet above the pavement or ground.
2. Spacing of Parking Prohibition Signs shall not exceed 100 feet. Spacing shall be in accordance with approved plan of as directed by the Bureau of Fire Safety.
3. Signs, Sign Posts and their foundations and sign mounting shall be so constructed as to hold signs in a proper and permanent position to resist swaying in the wind or displacement by vandalism.
4. This standard detail to supplement Brick Township Ordinance 102-71 as amended or supplemented.

STANDARD DETAIL
 PARKING PROHIBITION SIGN
 BUREAU OF FIRE SAFETY
 TOWNSHIP OF BRICK
 OCEAN COUNTY, NEW JERSEY



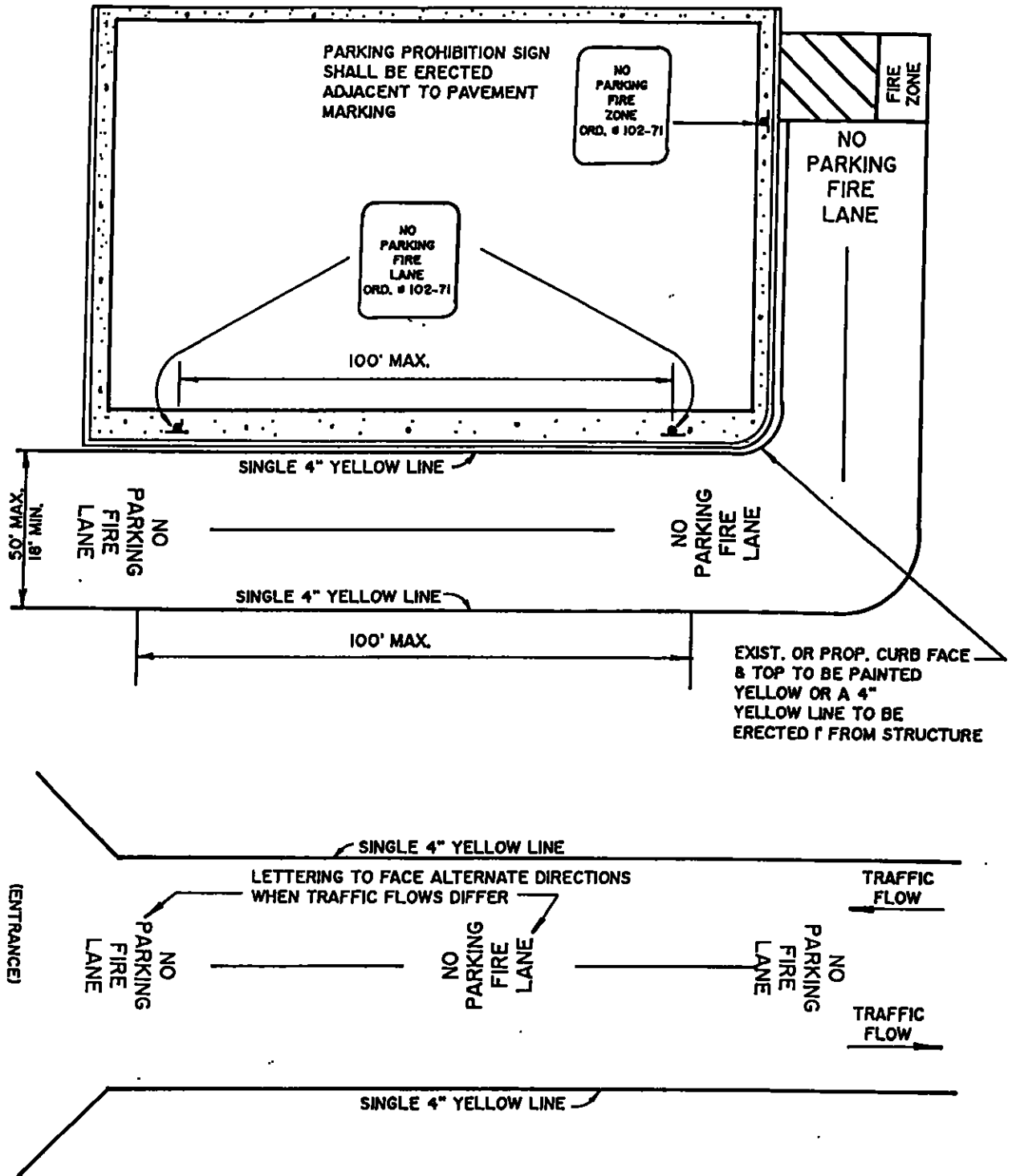
General Note:

Yellow Traffic Paint shall conform to the requirements specified for Type I Pure Drying Yellow Traffic Paint within the standard specifications for road and bridge construction of New Jersey Dept. of Transportation (1961 addition amended or supplemented)

Fire Zone shall be 4" wide upper case letters.

Pavement markings shall be painted in accordance with approved plans or as directed by The Bureau of Fire Safety.

Standard detail to supplement Brick Township Ordinance 102-71 as amended or supplemented.



NOTE

NOT TO SCALE

ALL FIRE ZONE/LANE RESTRICTIONS TO BE DETERMINED BY THE BRICK TOWNSHIP BUREAU OF FIRE SAFETY
THIS DRAWING TO SUPPLEMENT BRICK TOWNSHIP ORDINANCE No. 102 - 71

September 1, 1998

**OWEN,
LITTLE
& ASSOCIATES
INC.**

Engineers
Planners
Surveyors
GIS Specialists

David E Owen, PE, EE, C.M.E.
Frank J. Little, Jr., PE, EE, C.M.E.
Douglas E Klee, PE, EE, C.M.E.

William J. Berg, PLS.
David A. Thesing, PE, EE, C.M.E.

Brick Township Planning Board
401 Chambers Bridge Road
Brick, NJ 08723-2898

Re: PB-2266 (1281) - A/PFSP - 8/98
Preliminary and Final Major Site Plan (Amended)
Applicant: Meridian Health Care Systems - Brick Hospital
Block: 1170
Lots: 18, 18.2
Location: 425 Jack Martin Boulevard
Zone: HS - Hospital Support Zone
OLA File No.: BTPB9801

Dear Chairman and Board Members:

We have received and reviewed the following material submitted in conjunction with the referenced application:

- "Meridian Health Care Systems - 1998 Expansion, Lots 18 and 18.2, Block 1170, Brick Township, Ocean County, New Jersey". The drawings, consisting of nine (9) sheets, have been prepared by D.W. Smith Associates and are signed by Robert F. McCarthy, NJPE #30357. The drawings are dated August 3, 1998 with no revision dates indicated.
- "Health System, Meridian Hospital Corporation, Brick Hospital, Brick Township, New Jersey". The architectural drawings, consisting of six (6) sheets, have been prepared by Nadaskay, Kopelson Architects, are dated July 8, 1998 with a latest revision date of August 4, 1998 indicated.
- "Drainage Computations for Meridian Health System 1998 Expansion, Lots 18 and 18.2, Block 1170, Brick Township, Ocean County, New Jersey". The drainage calculations, which also include a 3 sheet drainage area map attachment, has been prepared by D.W. Smith Associates and are signed by Robert F. McCarthy, NJPE #30357. The calculations are dated June 16, 1998 with a latest revision date of July 30, 1998 indicated.

The applicant seeks Preliminary and Final Site Plan Approval so as to amend the prior Board action(s) to allow for the expansion of the existing hospital facility as follows:

- Construction of a 27473 SF two-story outpatient ambulatory care center.
- Six (6) floor building addition to the existing hospital facility.
- Construction of new off street parking areas.

There are no new variances required in conjunction with the current proposal.

Design waivers which are required in conjunction with the submitted proposal and should be addressed by the applicant are detailed as follows:

1. Off Street Parking Stalls: 10' x 20' required; 9' x 18' proposed.

443 Atlantic City Blvd.
Beachwood, NJ 08722
732-244-1090
Fax 732-341-3412

www.olainc.com
info@olainc.com

Based on our review of the submitted material, we offer the following for the Board's consideration:

A. Zoning (HS - Hospital Support Zone)

<u>Minimum</u>	<u>Required</u>	<u>Provided</u>
Lot Area	2 Ac.	24.18 Ac.
Lot Width	200'	440'
Lot Depth	200'	280'
Setbacks:		
Front	75'	444'
Side	30'	72'
Rear	50'	N/A
Min. Bldg. Square Footage (Footprint)	2,000 SF	306,343 SF
Max. Lot Coverage by Bldg.	30%	10%
Min. Landscape Area	20%	36%
Max. Impervious Area (Not including Building)	70%	53%

B. GENERAL COMMENTS

1. Environmental Concerns - Although the proposal will require the removal of areas of existing vegetation, the developed nature of the site as well as the surrounding area precludes any concerns regarding environmental constraints.
2. Site Utilization and Proposed Operations - As no description of operations has been included in the submitted documentation, proposed use disclosures are limited to the descriptive notes indicated on Sheet 1 of 9. So as to assure the Board has a clear understanding of the submitted proposal, the applicant should be prepared to provide a brief overview of anticipated operations of the proposed ambulatory facility as well as the specific utilization of the 6 floor building addition.
3. Site Access, Circulation, Loading Zone and Required Parking -
 - a. The submitted proposal involves no modifications to existing driveway connections to New Jersey State Highway Route 88 and/or Jack Martin Boulevard. The applicant has submitted documentation indicating that a new State Highway Access Permit will not be required in conjunction with the proposed hospital expansion. Subject to the appropriate verification documentation from NJDOT, the existing State highway driveway connection will be adequate for the new onsite construction proposed.

The applicant should be prepared to address required permitting and/or no interest documentation regarding the existing driveway connection to Jack Martin Boulevard and the new onsite construction proposed.
 - b. Overall site circulation will remain as currently exists with only minor alignment modifications.

- c. The new parking areas will connect to and/or be extended from existing onsite circulation aisles and/or parking facilities. The new construction proposal will establish a total parking demand of 684 parking spaces. Based on the new parking areas which are to be constructed, a total of 956 offstreet parking stalls are to be provided.
- d. As no separate loading area for the new care facility is designated on the submitted drawings, the applicant should be prepared to address anticipated deliveries and handling thereof. Solid waste considerations (screening, storage, etc.) should also be addressed.

4. Grading and Drainage -

- a. Onsite grading is limited to the area immediately adjacent to the new two-story care facility and the expanded parking lot areas. As natural drainage patterns have been generally maintained, proposed site grading reflects a conceptually acceptable design except as may be noted under **Section C - Technical Revisions and/or Corrections**. Proposed grading will properly direct all runoff flows to the existing/extended stormwater management systems while still providing for acceptable driveway and parking area slopes.

The applicant should review proposed site grading in the area adjacent to the main entrance to the new ambulatory care facility. Based on the finished floor indicated and grading proposed, compliance with ADA slope specifications may not be achieved. The applicant should review and discuss.

- b. New drainage construction primarily involves extensions of the existing facilities to the new parking lot areas. Based on the submitted drainage calculations, existing and proposed stormwater management facilities will be adequate to address anticipated runoff flows. The applicant should provide a brief overview of the existing and proposed drainage system for the Board's general information.

5. Lighting and Landscaping

- a. Proposed site lighting involves a series of 250 watt pole mounted lighting fixtures distributed throughout the new offstreet parking lot areas. Based on the provided light levels indicated, proposed site lighting is acceptable.
- b. The drawings indicate that a variety of shade tree plantings will be provided throughout each off street parking area. The drawings also indicate new tree planting areas adjacent to new parking areas with a common boundary to an existing residential use. The new plantings are provided so as to comply with buffer requirements along the adjacent residential uses.

The drawings also indicate that a variety of shade, ornamental and evergreen tree plantings as well as a mixture of shrub plantings are to be provided adjacent to the new ambulatory care facility. Based on the size, species and spacing indicated, proposed site landscaping is acceptable.

The applicant should however address the need for an underground irrigation system for all new landscaped area. Unless specifically waived by the Board, all new landscaped areas should be provided with an underground irrigation system.

C. TECHNICAL REVISIONS AND/OR CORRECTIONS

1. Surface restoration should be indicated for all areas involving construction of new and/or extension of existing drainage facilities.
2. Please review proposed grading in relation to the finished floor indicated for the new ambulatory care facility.
3. Compliance with current ADA slope requirements should be specifically reviewed.
4. Unless otherwise indicated by the Board, an underground irrigation system for all new landscaped areas should be specified on the plans.
5. Unless otherwise directed by the Board, provisions for solid waste storage and screening should be indicated on the plan.
6. The general note associated with the new planting areas adjacent to existing residential uses should be expanded. A notation that additional plantings "as directed by the inspecting engineer" should be included.

D. RECOMMENDATIONS

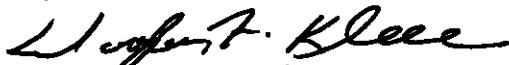
Any approval which the Brick Township Planning Board may grant should be subject to the following conditions being satisfied prior to signing of the map:

1. Compliance with all technical revisions and/or corrections previously indicated.
2. Plan revisions required by the denial of any required variances and/or design waivers.
3. Receipt of approvals and/or letters of no interest from:
 - a. Brick Township MUA
 - b. Brick Township Bureau of Fire Prevention
 - c. Brick Township Environmental/Shade Tree Commission
 - d. Ocean County Planning Board
 - e. Ocean County Soil Conservation District
 - f. NJDOT (Access Permit Waiver)
 - g. NJDEP (CAFRA)
 - h. NJDOH (Certificate of Need)
4. Posting of required performance guarantee and payment of required inspection fees.

5. Proof of tax payment.

Should you have any questions or require any additional information, please do not hesitate to call.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Douglas F. Klee".

Douglas F. Klee, P.E., P.P.

DFK:blg



OCEAN COUNTY SOIL CONSERVATION DISTRICT

714 Lacey Road
Forked River, NJ 08731
TEL 609.971.7002
FAX 609.971.3391

Supervisors
Sigmond Zsoldos
Frank Bartolf
A. Jerome Wainu
Albert Newby
John Perry

SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION

AUGUST 17, 1998

CHARLES W. JARVIS
MERIDIAN HEALTH SYSTEM-BRICK HOSPITAL
425 JACK MARTIN BOULEVARD
BRICK NJ 08724

RE: **SCD #6517** MERIDIAN HEALTH SYSTEM-BRICK HOSPITAL;
BLOCK 1170, LOTS 18 & 18.2;
BRICK TOWNSHIP

Pursuant to Chapter 251, Soil Erosion and Sediment Control Act, P.L. 1975, the Ocean County Soil Conservation District hereby grants certification of the soil erosion and sediment control plan for the above-referenced project, subject to the following:

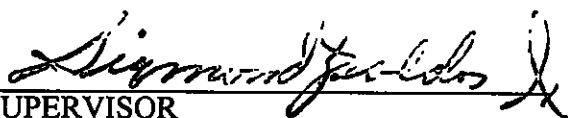
1. That the applicant carries out all land disturbance activities in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey promulgated by the State Soil Conservation Committee.
2. THE APPLICANT MUST NOTIFY THE DISTRICT OFFICE, BY MAIL, AT LEAST 48 HOURS PRIOR TO INITIAL LAND DISTURBANCE.
3. **The applicant must notify District office of project completion.**
NOTE: NO CERTIFICATE OF OCCUPANCY CAN BE GRANTED UNTIL A REPORT OF COMPLIANCE IS ISSUED BY THE DISTRICT.
4. Changes in the certified plan relating to or that will affect land disturbance on the site must be submitted to the District office for re-evaluation and approval.
5. A copy of the certified plan and a copy of these provisions must be kept on the job site at all times.

Failure to comply with any of the above conditions may result in the issuance of a Stop Construction Order.

NOTE: This certification is limited to the controls specified in this plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency. **THIS CERTIFICATION SHALL EXPIRE IN 3-1/2 YEARS.**

NOTES: (1) NO ROOF DRAINS WILL BE DIRECTED ONTO ADJACENT VEGETATED SLOPES. (2) IF THE POTENTIAL FOR TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OCCURS, STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED.

AP:bb


SUPERVISOR

To: E. Joan Kull, Secretary, Planning Board

From: Ptlm. Kenneth Baenziger

Date: August 25, 1998

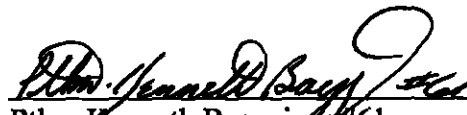
Re: Case #PB-2266(1281)-A/PFSP-8/98
Meridian Health System
Block 1170, Lots 18 & 18.02

On August 24, 1998, a meeting was held with members of the Brick Hospital staff, their attorney, the Board of Fire Commissioners and Brick Traffic Safety regarding review of this site plan and the lack of compliance to past site alterations. It was agreed that some of the past due changes would be completed by September 15, 1998 and the remainder after the construction of the new parking lots.

The only recommendations I make at this time, regarding this site plan, is the installation of "Stop Signs" at all entrance/exit of newly constructed parking areas.

If you have any questions or would like to discuss the matter in more detail please feel free to contact me at Ext. #1142.

Respectfully Submitted,


Ptlm. Kenneth Baenziger #61
Traffic Safety Officer

cc: Bureau Chief/Fire Official Kevin Batzel

AUG 25 1998

To: E. Joan Kull, Secretary, Planning Board

From: Ptlm. Kenneth Baenziger

Date: August 19, 1998

Re: Case #PB-2266(1281)-A/PFSP-8/98
Meridian Health System
Block 1170, Lots 18 & 18.02

During 1996/1997, numerous problems were noted with traffic controls and parking in the Brick Hospital Campus, by Bureau Chief/Fire Official Kevin Batzel and I. These problems were posing a hazardous situation by not allowing clearance for Emergency Vehicles in case of an emergency situation. Officer Batzel and I contacted Meridian Health Systems and advised them of our concerns for the safety of Emergency Personnel, Hospital employees and patients. Nothing was remedied by Meridian until July of 1997.

On July 7, 1997, Meridian Health System, Brick Hospital Division, made application to Brick Township to have Subtitle 1 of Title 39 of the Motor Vehicle Laws of New Jersey made applicable to Brick Hospital Campus.

On September 3, 1997 this request was forwarded to their New Jersey State Department of Transportation for their approval. On October 22, 1997, D.O.T. approval was received along with their recommendations as to where Traffic Controls (Fire Zones, General Parking, Permit Parking, Through Streets, Stop Intersections, Speed Limits etc.) were to be implemented and installed within the Brick Hospital Campus. This information was forwarded to Mr. Gary Kamp, Director of Facilities Management, along with site plans.

On December 23, 1997, Township Ordinance #438-WW-97 was passed, which established regulations for Traffic Controls on Brick Hospital Campus, including where Stop Signs, Fire Zones and Parking Areas should be installed.

On March 5, 1998 I received correspondence from Officer Batzel indicating that none of the Traffic Control devices had been installed on campus. On March 18, 1998 I sent a letter to Mr. Kamp citing the above series of events and at that time advised him that the Brick Police Department would take no enforcement actions until all approved Traffic Control Devices were installed as per N.J.D.O.T. guidelines. I also advised Mr. Kamp that Meridian Health System, Brick Hospital Division would be liable for any claims leveled for injury, physical or monetary loss, due to their failure to install said Traffic Control Devices.

Therefore, this office will not review or approve any further site plans for the Brick Hospital Campus until all other prior approved Traffic Control Devices are installed, reviewed and approved by this office.

If you have any questions or would like to discuss the matter in more detail please feel free to contact me at Ext. #1142.

Respectfully Submitted,


Ptlm. Kenneth Baenziger #61
Traffic Safety Officer

cc: Bureau Chief/Fire Official Kevin Batzel



D.W. SMITH Associates, P.A.
Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola
Alan R. Veverka

John W. Rabito
Robert F. McCarthy

August 17, 1998

Mrs. Joan Kull
Township of Brick Planning Board
401 Chambers Bridge Road
Bricktown, N.J. 08723

RE: Preliminary & Final Amended
Site Plan Approval
Meridian Health System, Brick Hospital
Lots 18 & 18.2, Block 1170
Brick Township
Our Ref. No.: 89-152.97

Dear Mrs. Kull:

We are forwarding herewith on behalf of Meridian Health System, Brick Hospital, a copy of the letter that was sent by certified mail to the New Jersey Department of Transportation with a copy of the certified mail receipts.

If you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

ROBERT F. MCCARTHY, P.E.

RFM:efg
Enclosure

cc: Timothy P. Lurie, P.E.

Greengineering®



D.W. SMITH Associates, P.A.

Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola

Alan R. Veverka

John W. Rabito

Robert F. McCarthy

August 13, 1998

**Mr. Michael Moran
New Jersey Department of Transportation
Central Region
100 Daniels Way
Freehold, NJ 07728**

**RE: Brick Hospital
Block 1170, Lots 18 and 18.2
Brick Township, Ocean County
Our Ref. No. 89-152.97**

Dear Mr. Moran:

This letter is to provide you with legal notification that an application will be submitted to the Brick Township Planning Board for the expansion and renovation of the Brick Hospital.

The proposed expansion consists of the construction of a 27,473 square foot two-story addition and a sixth level to the existing five story building. Also, we are proposing new parking lots with improvements to the existing parking scheme. However, there will not be any improvements for State Highway Route 88 or any other surrounding highways. We have enclosed one (1) set of site plans for your review.

If you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

ANDREW T. BANFF

ATB:jr

Enclosures

cc: Joan Kull

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Greeneengineering®

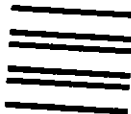
Stick postage stamps to article to cover First-Class postage, certified mail fee, and charges for any selected optional services (See front).

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached, and present the article at a post office service window or hand it to your rural carrier (no extra charge).
2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach, and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends of space permits. Otherwise, affix to back of article. Endorse front of article RETURN RECEIPT REQUESTED adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse RESTRICTED DELIVERY on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make an inquiry.

102595 97-B-0145

PS Form 3800, April 1995 (Reverse)

UNITED STATES POSTAL SERVICE



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Print your name, address, and ZIP Code in this box •

D.W. Smith Assoc.
40 Airport Road
Lakewood, NJ 08701

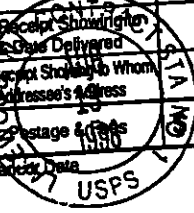
AUG 17 1998

D.W. Smith Assoc., PA

Z 152 745 796
 US Postal Service
Receipt for Certified Mail
 No Insurance Coverage Provided.
 Do not use for International Mail (See reverse)

Sent to	
Michael Moran - NJDOT	
Street & Number	
100 Daniels Way	
Post Office, State, & ZIP Code	
Freehold, NJ 07728	
Postage	\$ 3.00
Certified Fee	1.35
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom Delivered	
Return Receipt Showing to Whom Delivered	
Return Receipt Showing to Whom Delivered	
Return Receipt Showing to Whom Delivered	
TOTAL Postage & Fees	5.45
Postmaster's Data	

PS Form 3800, April 1995



Is your **RETURN ADDRESS** completed on the reverse side?

SENDER: Complete items 1 and/or 2 for additional services. Complete items 3, 4a, and 4b. Print your name and address on the reverse of this form so that we can return this card to you. Attach this form to the front of the mailpiece, or on the back if space does not permit. Write "Return Receipt Requested" on the mailpiece below the article number. The Return Receipt will show to whom the article was delivered and the date delivered.		I also wish to receive the following services (for an extra fee): 1. ☐ Addressee's Address 2. ☐ Restricted Delivery Consult postmaster for fee.	
3. Article Addressed to: Michael Moran NJDOT 100 Daniels Way Freehold, NJ 07728		4a. Article Number 2152 745 796	
5. Received By: (Print Name) X		4b. Service Type ☐ Registered ☐ Express Mail ☐ Return Receipt for Merchandise ☐ COD ☒ Certified ☐ Insured	
6. Signature: (Addressee or Agent) X		7. Date of Delivery 4/19/95	
PS Form 3811, December 1994		8. Addressee's Address (Only if requested and fee is paid)	

Domestic Return Receipt

Thank you for using Return Receipt Service.



SCHOOR DEPALMA
Engineers and Design Professionals

August 14, 1998

Ms. Joan Kull
Secretary
Brick Township Planning Board
401 Chambers Bridge Road
Brick, NJ 08723-2898

**RE: Medical Center of Ocean County
Proposed Expansion
Our Job Number N97021A**

Dear Ms. Kull:

As you are aware Medical Center of Ocean County (MCOC) has submitted site plans for the proposed expansion of the Brick Township Facility located with access on Jack Martin Boulevard and Route 88 in the Township of Brick. The existing building structures are to be expanded from the existing 301,600 SF to 329,900 SF. In addition, the number of beds will increase from 201 to 245, and the anticipated employee population will increase from 900 to 1,200.

In instances where a proposed use is to be expanded which has frontage along an existing State Highway, if that expansion does not result in the significant increase in traffic, a professional engineer may certify same to the Planning Board provided a copy is submitted also to the Department of Transportation. A significant increase in traffic is defined as an increase in peak hour trips of 700 or more and an increase of 10% or more in daily traffic. The attached letter from Howard Zahn, Manager of the Office of Major Access Permits, explains in detail the process adopted by the Department.

Schoor DePalma has conducted a thorough traffic review of the proposed expansion including conducting traffic counts at both Jack Martin Boulevard and Route 88 entrances to MCOC. In addition, we have looked at the anticipated increase in traffic based upon the three parameter listed in Paragraph 1 above (i.e. square footage, number of beds and employees). The most sensitive multiplier for trip generation for hospitals is the number of employees. Accordingly, an analysis was performed to determine the increase in traffic resulting from the proposed expansion based upon the increase in employee base numbers. The following table reflects existing morning, evening and Saturday peak hour traffic volume increases along with daily increases based upon the number of vehicles anticipated to utilize the access to and from Route 88.



N97021A
Ms. Joan Kull
August 14, 1998
Page 2

AM Peak Street Hr.	PM Peak Street hr	Saturday Peak Street Hr.	Daily Traffic	Saturday Traffic
+36 OK	+35 OK	+35 OK	+28% NG	+27% NG

As can be seen from the above table, while the increase in daily traffic exceeds 10% the increase in peak hour traffic does not exceed 100 trips. Therefore, a Highway Access Permit is not necessary for the proposed expansion.

Based on the foregoing, Schoor DePalma hereby certifies that the proposed expansion of the Medical Center of Ocean County will not require an NJDOT Access Permit.

Very truly yours,

SCHOOR DEPALMA INC.

Henry J. Ney, PE
Executive Vice President

HJN:bc
Enclosure
c: Howard Zahn

N:\PROJECT\N97021\LETTERS\KULL.WPD



State of New Jersey

DEPARTMENT OF TRANSPORTATION
1035 Parkway Avenue
CN 600
Trenton, New Jersey 08625-0600

CHRISTINE TODD WHITMAN
Governor

FRANK J. WILSON
Commissioner

Dear Municipal/County Reviewers:

The Office of Major Access Permits has prepared this letter to provide information for you on when a State Highway Access Permit is required and address requests for "Letters of No Interest". The Department recognizes that many municipalities and counties require Department approval of State highway access, as a condition of local approval.

Specifically, N.J.A.C. 16:47-4.3(a) lists the instances in which an access permit is required:

1. Construction of any street or driveway in State highway right of way, when the construction is not related to the routine maintenance or repair of existing facilities;
2. Changing or modifying an existing driveway or street intersecting a State highway, including the addition or elimination of alternative access and/or the introduction of any turning prohibitions at an existing driveway or street;
3. Expanding the facilities on a lot having access to a State highway, to the extent that a significant increase in traffic occurs ("significant increase in traffic" is defined as both a 10% or more increase in daily traffic activity and an increase of 100 or more peak hour (weekday AM, PM and/or Saturday/Sunday) trips over the traffic generation allowed under an existing permit);
4. Changing the use on a lot having access to a State highway, to the extent that a significant increase in traffic occurs (see 3 above); and
5. Subdividing or consolidating lots having access to a State highway (although contiguous lots under common ownership developed for a single use do not require lot consolidation permits from the Department).

This letter only addresses State Highway Access Permits. Other activities within State highway right of way may require other types of permits

This letter has been prepared as a result of numerous requests for "Letters of No Interest" regarding State highway access. These are letters from the New Jersey Department of Transportation indicating that no access permit or no new access permit is required. Generally, these are requested for sites on which the applicant/developer proposes to expand or change an existing or approved use.

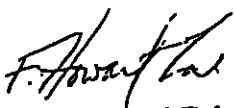
The Department has received so many requests for "Letters of No Interest" that the number exceeds an amount that can be accommodated in a timely manner. You should be aware that the State Highway Access Management Code, N.J.A.C. 16:47-1.1 et seq., only establishes when an access permit is required. It does not require that the Department provide notification when a permit is not required.

The Department developed an alternative for local government entities that want "Letters of No Interest", which alternative may address local concerns and at the same time allow development to proceed more expeditiously. It would also reduce the number of requests made to the Department for individual "Letters of No Interest". In cases where an applicant/developer believes that a proposal does not require Department approval, the applicant/developer would be allowed to submit a copy of this letter, along with an analysis completed and sealed by a New Jersey licensed, professional engineer, to the local government entity. In this analysis, the expert would document all reasons why no access permit is required and would present traffic data, where necessary, to support that conclusion. The submission from the licensed professional engineer would substitute for a "Letter of No Interest" from the New Jersey Department of Transportation. The applicant/ developer would be required to provide a copy of any such submission to the Department. If the local government entity is not satisfied with the submission or is unwilling to accept such a submission in lieu of a "Letter of No Interest," then the Department would review the submission and issue such a letter, if appropriate.

If you have any questions regarding this letter, please contact me at (609) 530-2875. If you need to correspond, please write to me at:

NEW JERSEY DEPARTMENT OF TRANSPORTATION
OFFICE OF MAJOR ACCESS PERMITS
CN 600
TRENTON NJ 08625-0600

Sincerely,



F. Howard Zahn
Manager

Office of Major Access Permits

To: E. Joan Kull, Secretary, Planning Board

From: Ptlm. Kenneth Baenziger

Date: August 19, 1998

Re: Case #PB-2266(1281)-A/PFSP-8/98
Meridian Health System
Block 1170, Lots 18 & 18.02

During 1996/1997, numerous problems were noted with traffic controls and parking in the Brick Hospital Campus, by Bureau Chief/Fire Official Kevin Batzel and I. These problems were posing a hazardous situation by not allowing clearance for Emergency Vehicles in case of an emergency situation. Officer Batzel and I contacted Meridian Health Systems and advised them of our concerns for the safety of Emergency Personnel, Hospital employees and patients. Nothing was remedied by Meridian until July of 1997.

On July 7, 1997, Meridian Health System, Brick Hospital Division, made application to Brick Township to have Subtitle 1 of Title 39 of the Motor Vehicle Laws of New Jersey made applicable to Brick Hospital Campus.

On September 3, 1997 this request was forwarded to their New Jersey State Department of Transportation for their approval. On October 22, 1997, D.O.T. approval was received along with their recommendations as to where Traffic Controls (Fire Zones, General Parking, Permit Parking, Through Streets, Stop Intersections, Speed Limits etc.) were to be implemented and installed within the Brick Hospital Campus. This information was forwarded to Mr. Gary Kamp, Director of Facilities Management, along with site plans.

On December 23, 1997, Township Ordinance #438-WW-97 was passed, which established regulations for Traffic Controls on Brick Hospital Campus, including where Stop Signs, Fire Zones and Parking Areas should be installed.

On March 5, 1998 I received correspondence from Officer Batzel indicating that **none** of the Traffic Control devices had been installed on campus. On March 18, 1998 I sent a letter to Mr. Kamp citing the above series of events and at that time advised him that the Brick Police Department would **take no enforcement actions** until all approved Traffic Control Devices were installed as per N.J.D.O.T. guidelines. I also advised Mr. Kamp that Meridian Health System, Brick Hospital Division would be liable for any claims leveled for injury, physical or monetary loss, due to their failure to install said Traffic Control Devices.

Therefore, this office will not review or approve any further site plans for the Brick Hospital Campus until all other prior approved Traffic Control Devices are installed, reviewed and approved by this office.

If you have any questions or would like to discuss the matter in more detail please feel free to contact me at Ext. #1142.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Ptlm. Kenneth Baenziger #61", written over a horizontal line.

Ptlm. Kenneth Baenziger #61
Traffic Safety Officer

cc: Bureau Chief/Fire Official Kevin Batzel

VOID 3 MONTHS AFTER ISSUE DATE

448808

EIGHTY DOLLARS & NO CENTS

CHECK DATE
AUG 4, 1998

CHECK NO.
448808

CHECK AMOUNT
*80.00

PAY
TO THE ORDER OF BRICK TOWNSHIP

E. Joan Kull
Paul D. Engelbrecht
AUTHORIZED SIGNATURES

"448808" 10313023401 900 203 528"

DATE: August 19, 1998
TO: Kevin Batzel
Bureau of Fire Safety
FROM: Planning Board, E. Joan Kull, Secretary
SUBJECT: PB-2266(1281)-A/PFSP-8/98
Meridian Health System
Block 1170, Lots 18 & 18.02

Attached is the map and the \$80.00 review fee for the above
application.

Att.

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



Joseph C. Scarpelli, Mayor

Township Council:

Victor Cantillo – President
Martin J. Anton
Helen Fayad
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.

Department of Administration & Finance

Office of Land Use Management

Michael P. Fowler, AICP/PP

Municipal Planner

(732) 262-1042

Fax: (732) 262-8954

<http://www.gbshost.com/brick>

DATE: August 19, 1998

TO: Traffic Safety
Ptlm. K. Baenziger

FROM: Planning Board, E. Joan Kull, Secretary

SUBJECT: PB-2266(1281)-A/PFSP-8/98
Meridian Health System
Block 1170, Lots 18 & 18.02

Attached is a copy of the map for the above application for your review and comments. Would you please submit your report within three weeks of the date of this memo.

Att.

D.W. SMITH ASSOCIATES, P.A.
Consulting Engineers - Planners
40 Airport Road
Lakewood, New Jersey 08701

(732) 363-5850

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

LETTER OF TRANSMITTAL

DATE	8/18/98	JOB NO.	89-152.97
ATTENTION	Ms. Joan Kull		
RE:	Brick Hospital		

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via Delivery the following items:

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
6			Site Development Plans

THESE ARE TRANSMITTED as checked below:

☐ For Approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: As per the request of Kim from your office, enclosed please find six (6) additional sets of plans.

COPY TO: _____

SIGNED: Timothy P. Lurie, P.E.



D.W. SMITH Associates, P.A.

Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola
Alan R. Veverka

John W. Rabito
Robert F. McCarthy

August 13, 1998

**Mr. Michael Moran
New Jersey Department of Transportation
Central Region
100 Daniels Way
Freehold, NJ 07728**

**RE: Brick Hospital
Block 1170, Lots 18 and 18.2
Brick Township, Ocean County
Our Ref. No. 89-152.97**

Dear Mr. Moran:

This letter is to provide you with legal notification that an application will be submitted to the Brick Township Planning Board for the expansion and renovation of the Brick Hospital.

The proposed expansion consists of the construction of a 27,473 square foot two-story addition and a sixth level to the existing five story building. Also, we are proposing new parking lots with improvements to the existing parking scheme. However, there will not be any improvements for State Highway Route 88 or any other surrounding highways. We have enclosed one (1) set of site plans for your review.

If you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

ANDREW T. BANFF

AUG 17 1998

RECEIVED

ATB:jr

Enclosures

cc: Joan Kull

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Greengineering®

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

This will certify that John Lloyd
Title President & CEO of (Corporation Name & Address)
Meridian Hospitals Corp. - The Medical Center of Ocean County - Brick
Hospital Division, 425 Jack Martin Blvd., 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 [Signature] Meridian Hospitals Corp.
Secretary (Corporate Seal) Corporate Name

[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.

None

O. AFFIDAVIT OF APPLICANT:

STATE OF NEW JERSEY

COUNTY OF OCEAN

John Lloyd 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 4th day:
of August, 1991.

Karen L. Littlefield

[Signature]
(Applicant to sign here)

KAREN L. LITTLEFIELD
NOTARY PUBLIC OF NEW JERSEY
My commission Expires Feb 14, 2000

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY

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



Joseph C. Scarpelli, Mayor

Township Council:

Victor Cantillo - President
Martin J. Anlon
Helen Fayad
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.

Planning Board
(732) 262-1046
Fax: (732) 262-8954
<http://www.gbshost.com/brick>

STATEMENT

_____, the undersigned
applicant for Meridian Hospital

(Block(s): 1170 Lot(s): 18 & 18.2)

approval before the Brick Township Planning Board does acknowledge that an application has been made and in connection therewith a request for a waiver of checklist requirements pursuant to N.J.S.A. 40:55D-10.3 has been made by the applicant. The applicant acknowledges and understands that merely because this waiver is granted does not mean that the substantive information, the receipt of which is being waived at this time, may not subsequently be requested by the Board. If so requested, it shall be granted and provided by the applicant. Such information will only be requested by the Board so as to fulfill its obligation to make an informed decision as to whether the approval should be granted or to require correction of any information found to be in error or for information not specified in the ordinance or any revisions in the accompanying documents of the application as may be reasonably necessary for the Board's consideration.

Signed: _____

Date: _____

John Lloyd Price
August 3, 1998

TOWNSHIP OF BRICK

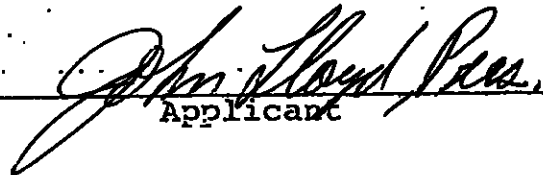
CONSENT FORM

APPLICANT Meridian Health Systems

CASE # BLOCK(S) 1170 LOT(S) 18 & 18.2

NAME OF PROJECT Brick Hospital TYPE Site Plan

The above named applicant(s) hereby agrees to reimburse the Brick Township Planning Board/Board of Adjustment for any additional costs involved with the review/hearings of this application over and above the fees previously submitted with the original application for special meetings and professional services exceeding normal reviews and meetings for an applicant.


Applicant

August 3, 1998
Date

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.

Checklist -- Site Plan (Preliminary or Final)

Page 2

- 22. NA 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
- 30. ✓ Proposed streets including profiles, grading and cross-sections and dimensions
- 31. ✓ Proposed use of land and buildings
- 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
- 36. ✓ Proposed landscaping
- 37. ✓ Proposed storm water drainage system and calculations prepared by a Professional Engineer registered in New Jersey
- 38. ✓ Soil boring logs - Attached
- 39. NA Sight triangle easements
- 40. ✓ Trash storage areas - Existing
- 41. ✓ Appropriate fee
- 42. ✓ 3 prints-J + 4 copies of application - Planning Board
- 43. ✓ 3 prints-1 + 4 copies of application - Board of Adjustment

This check list is not intended as a substitute for the Zoning and Subdivisor Ordinances which should be referred to for all Design Standards and Requirements



D.W. SMITH Associates, P.A.
Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola
Alan R. Veverka

John W. Rabito
Robert F. McCarthy

August 11, 1998

**Township of Brick Planning Board
401 Chambers Bridge Road
Bricktown, N.J. 08723**

Attention: Mrs. E. Joan Kull

**RE: Preliminary & Final Amended
Site Plan Approval
Meridian Health System, Brick Hospital
Lots 18 & 18.2, Block 1170
Brick Township
Our Ref. No.: 89-152.97**

Dear Mrs. Kull:

We are forwarding herewith on behalf of Meridian Health System, Brick Hospital, the following plans and data with respect to Preliminary and Final Site Plan approval for the above mentioned project:

Quantity

4	Preliminary and Final Site Plans
4	Architectural Plans
3	Drainage Calculations
3	Soil Boring Reports
4	Executed applications for Preliminary and Final Site Plan approval
4	Executed checklists for Preliminary and Final Site Plan approval

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D.W. SMITH Associates, P.A.

Township of Brick Planning Board

Attn: Mrs. E. Joan Kull

Page 2

August 11, 1998

Checks for application fees as follows:

Preliminary Approval:

Admin.	\$2,200
Escrow	\$5,400

Final Approval:

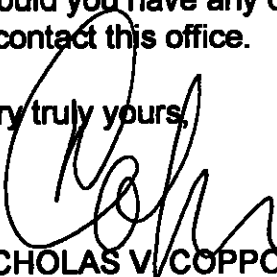
Admin.	\$1,000
Escrow	\$1,000

- Check in the amount of \$80.00 (Fire Safety)
- Copy of letter to the Ocean County Planning Board showing proof of submission
- Copy of letter to the Ocean County Soil Conservation District showing proof of submission
- Copy of letter to the Brick Municipal Utilities Authority showing proof of submission

We respectfully request the above mentioned submission be deemed complete and placed on the agenda for hearing at the earliest possible date.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,


NICHOLAS V. COPPOLA, P.L.S., P.P., C.L.A.
NVC:rv
Enclosure

cc: Charles W. Jarvis, Meridian Health System
John C. Rauner, Meridian Health System
Vincent Girondi, Granary Associates
Steven Cucci, Esq.,



D.W. SMITH Associates, P.A.

Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola

Alan R. Veverka

John W. Rabito

Robert F. McCarthy

August 11, 1998

**Ms. Mary Ann Cilento
Ocean County Planning Board
129 Hooper Avenue
Toms River, N.J. 08753**

**RE: Meridian Health System, Brick Hospital
Block 1170, Lots 18 & 18.2
Lakewood Township, NJ
Our Ref No.: 89-152.97**

Dear Ms. Cilento:

We are forwarding herewith on behalf of Meridian Health System, Brick Hospital, the following:

- 1. Three sets of Preliminary and Final Site/Subdivision Plans**
- 2. One Original and two copies of the application forms**
- 3. Two copies of the Drainage Report**
- 4. Application fee check in the amount of \$221.00**

We respectfully request that the above-mentioned submission be placed on the Agenda of the next Planning Board meeting.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

NICHOLAS V. COPPOLA, P.L.S., P.P., C.L.A.

NVC:rv

Enclosures

**cc: Charles W. Jarvis, Meridian Health System
John C. Rauner, Meridian Health System
Vincent Girondi, Granary Associates
Steven Cucci, Esq.,
Mrs. E. Joan Kull, Brick Township Planning Board**

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D.W. SMITH Associates, P.A.

Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola

Alan R. Veverka

John W. Rabito

Robert F. McCarthy

August 11, 1998

**Mr. Alan Perry
Ocean County Soil Conservation District
714 Lacey Road
Forked River, New Jersey 08731**

**RE: Meridian Heath System
Brick Hospital
Lots 18 & 18.2, Block 1170
Lakewood Township, New Jersey
Our Ref. No. 89-152.97**

Dear Mr. Perry:

We are forwarding herewith on behalf of Meridian Health System, Brick Hospital, the following plans and data with respect to Soil Erosion and Sediment Control approval for the subject project.

- 1. Four (4) full sets of Preliminary and Final Site Plans/Subdivision Plans.**
- 2. Two (2) copies of the Drainage Report.**
- 3. Application for Soil Erosion and Sediment Control Plan Certification with the respective fee check in the amount of \$1,800.00.**
- 4. A Site Location Map from the USGS Lakewood Quadrangle.**
- 5. The RFA application form with the fee check in the amount of \$200.00.**

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

NICHOLAS V. COPPOLA, P.L.S., P.P., C.L.A.

NVC:rv

Enclosures

**cc: Charles W. Jarvis, Meridian Health System
John C. Rauner, Meridian Health System
Vincent Girondi, Granary Associates
Steven Cucci, Esq.,
Mrs. E. Joan Kull, Brick Township Planning Board**

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D.W. SMITH Associates, P.A.

Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola

Alan R. Veverka

John W. Rabito

Robert F. McCarthy

August 11, 1998

**Brick Township Municipal
Utilities Authority
401 Chambers Bridge Road
Bricktown, NJ 08723
Attn: Mrs. Helen Martineau**

**RE: Preliminary Water & Sewer Approval
Meridian Health System, Brick Hospital
Lots 18 & 18.2, Block 1170
Brick Township
Our Ref. No.: 89-152.97**

Dear Mrs. Martineau:

We are forwarding herewith on behalf of the Meridian Health System, Brick Hospital, the following plans and data with respect to Preliminary Water and Sewer approval for the subject project:

Quantity

1	Set Preliminary & Final Site Plans
1	Executed application for approval (Triplicate)
2	Checks in the amount of \$10.00 each

We respectfully request that the above mentioned submission be reviewed at the earliest possible date. If you have any questions or require any additional information, please do not hesitate to contact this office.

Very truly yours,

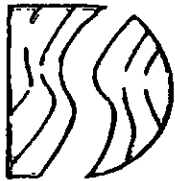
NICHOLAS V. COPPOLA, P.E.S., P.P., C.L.A.

NVC:rv

Enclosures

**cc: Charles W. Jarvis, Meridian Health System
John C. Rauner, Meridian Health System
Vincent Girondi, Granary Associates
Steven Cucci, Esq.,
Mrs. E. Joan Kull, Brick Township Planning Board**

Greengineering®



D.W. SMITH Associates, P.A.
Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola
Alan R. Veverka
John W. Rabito
Robert F. McCarthy

September 30, 1998

**Township of Brick Planning Board
401 Chambers Bridge Road
Bricktown, N.J. 08723**

Attention: Mrs. E. Joan Kull

**RE: Meridian Health System
Brick Hospital
Amended Site Plan
Lots 18 & 18.2, Block 1170
Our Ref. No.: 89-152.97**

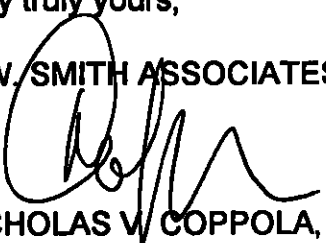
Dear Mrs. Kull:

Enclosed please find copy of a Letter from the New Jersey Department of Transportation dated September 23, 1998, confirming that the proposed expansion of Brick Hospital will not cause a significant increase in traffic and therefore a new access permit is not required.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.


NICHOLAS V. COPPOLA, P.L.S., P.P., C.L.A.

**NVC:rv
Enclosure**

**cc: Mr. John C. Rauner
Mr. Vincent A. Girondi, AIA
Mr. Henry Ney**

Greengineering®



NVC

State of New Jersey

DEPARTMENT OF TRANSPORTATION
1035 Parkway Avenue
P.O. Box 600
Trenton, New Jersey 08625-0600

CHRISTINE TODD WHITMAN
Governor

JOHN J. HALEY JR.
Commissioner

September 23, 1998

Andrew T Banff
D.W. Smith Associates, P.A.
40 Airport Road
Lakewood, New Jersey 08701

RE: Route 88, Milepost 4.59 Westbound
Blocks 1170, Lot 18
Brick Township, Ocean County

Dear Mr. Banff:

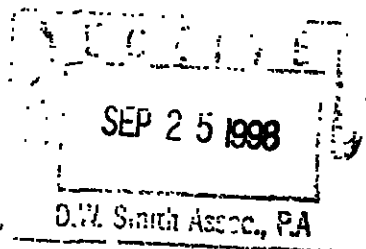
We have reviewed the plans for this site showing the existing 278,870 square foot hospital with one two-way driveway at Route 88 and two two-way driveways at Jack Martin Boulevard. The expansion of the hospital by 71,218 square feet to a total of 350,088 square feet does **not** cause a significant increase in traffic. The lot is **not** being subdivided or consolidated, and no work is proposed within the Route 88 right of way, therefore a permit is **not** required.

The State Highway Access Management Act and the State Highway Access Management Code describe activities which require an access permit, N.J.S.A. 27:7-92(a) and N.J.A.C. 16:47-4.3(a). They also describe changes or expansions in use which would require a new permit, N.J.S.A. 27:7-92(d) and 27:7-95(a); N.J.A.C. 16:47-4.3(a) and 16:47-1.1, "significant increase in traffic." Finally, they describe a category of permits that are "grandfathered." "Grandfathered" permits apply to all driveways and streets which were in existence prior to July 1, 1976, N.J.S.A. 27:7-92(c) and N.J.A.C. 16:47-4.3(c). These citations may be helpful in understanding the conclusions that we reached.

Please contact me if you have any questions. I can be reached at (609)530-2882.

Sincerely,


Suzanne Catanese
Principal Engineer
Major Access Permits



TOWNSHIP OF BRICK

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



Joseph C. Scarpelli, Mayor

Township Council:

Victor Cantillo – President
Martin J. Anton
Helen Fayad
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.

Department of Administration & Finance

Office of Land Use Management

Michael P. Fowler, AICP/PP
Municipal Planner
(732) 262-1042
Fax: (732) 262-8954
<http://www.gbshost.com/brick>

September 30, 1998

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

RE: PB-2266(1281)-A/PFSP-8/98
Meridian Health System
Brick Hospital
Block 1170, Lots 18 & 18.2
(Revised) Amended Preliminary &
Final Site Plan/2nd Review

Dear Board Members:

The Applicant, Meridian Health System, Brick Hospital, proposes to construct a 2 story 54,946 sq ft Outpatient Ambulatory Care Center and add a 16,272 sq ft sixth floor addition to the existing hospital. In addition the Hospital plans to increase on-site parking from 664 to 956 spaces.

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

I. Description:

Title	-Meridian Health System 1998 Expansion
Owner/Applicant	-Meridian Health System, Brick Hospital
Engineer	-D.W. Smith Associates, Robert F. McCarthy, PE
Attorney	-Steven Cucci, Esquire
Architect	-Nadaskay & Kopelson
Plan Date	-August 3, 1998 last revised 9/16/98
Existing Use	-Hospital
Proposed Use	-Hospital
Zone	-Hospital Support Zone
Adjacent Uses	-Commercial/Office/Residential
Tract Size	-24.18 acres
Location	-Fronting on N.J. State Route 88 & Jack Martin Blvd. west of Route 70

II. Applicable Zoning Requirements:

- A. The expansion of Brick Hospital is a permitted use in the Hospital Support Zone subject to the Hospital Support Zone requirements listed in the Board Engineer's report of September 1, 1998.

III. Variances/Waivers Requested:

- A. The Applicant requests a variance from the minimum parking stall size required by ordinance. A minimum stall of 10' X 20' is required and the Applicant proposes parking stalls 9' X 18'.

IV. Additional Variances/Waivers Required:

- A. A minimum aisle width of 25 ft is required and the Applicant proposes an aisle width of 24 ft.
- B. A minimum setback of 10ft is required between a parking lot and an adjoining business use/zone. The Applicant provides 5 ft between the proposed parking lot that parallels State Highway 88 & Block 1170, Lot 14.
- C. A landscaped island is required for each row of ten (10) parking stalls. The Applicant proposes rows of parking stalls ranging from 26 to 49 spaces with no islands in between.

V. Comments:

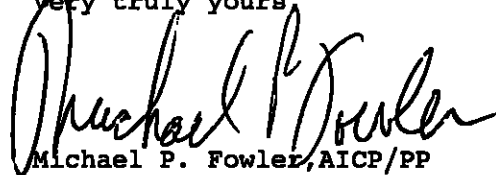
- A. The Applicant should provide the height of the hospital with the proposed 6th floor addition.
- B. It is recommended that the thirteen (13) parking stalls proposed adjacent to the trash storage area be eliminated and that the existing vegetation be retained to screen the trash storage operation.
- *C. *In buffer?* The row of seven (7) parking stalls proposed in the southwest corner of the site should be eliminated as their proximity to the ingress/egress drive and intersecting aisles pose a potential traffic hazard.
- D. All proposed lighting in proximity to the adjacent residential area should be shielded to reduce spill-over and glare. In addition, the Applicant should discuss the feasibility of those lights being turned off during the late evening hours when parking demand is low.
- E. The Applicant should discuss whether the proposed increase in parking spaces is sufficient to address the needs of the two-story outpatient facility, the 6th floor addition and also satisfy the present parking deficiency. Currently, even with the provision of the temporary gravel parking area on the

Route 88 side of the site, a number of automobiles are parked illegally.

- F. The Applicant should discuss the future plans for the green area immediately east of the proposed two-story outpatient facility. The proximity of this unutilized area to the proposed two-story addition would lend itself to outpatient parking. Previously approved Hospital plans depict a future parking area at this location.
- G. The Applicant should discuss the phasing of the proposed parking improvement relative to the building improvements.
- H. The Applicant should address any proposed restrictions on existing and proposed parking areas, identifying areas designated for employees, doctors and visitors/patients.
- I. The Applicant should address the status of the CAFRA permit modification required for the proposed improvements.
- J. The landscaping plans do not depict plantings for the proposed parking area in the western half of the site. ~ *error*
- K. The Applicant should discuss the feasibility of providing sidewalks from the new Route 88 parking areas to the hospital entrance.
- L. The Applicant should note that no topsoil shall be removed from the site or used as spoil. Removed topsoil must be redistributed throughout the site and utilized as such. In addition, the removal of subsoil is restricted by Ordinance and requires a permit from the Township in accordance with Section 190-19.
- M. Relative to the variances required, the applicant should present acceptable testimony to the Board that the strict application of the Township's Zoning Regulations would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer or subject property and/or as the application relates to a specific piece of property, that the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning requirements and that the benefits of the deviation would substantially outweigh any detriment. The applicant must also prove that the variances can be granted without substantial detriment to the public good, nor the substantial impairment of the intent and purpose of the Township's Master Plan and Zoning Ordinance.

This application may be deemed complete and scheduled for the first available hearing date provided the application is amended to include the variances and/or waivers discovered during the plan review process. 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 written in a cursive, flowing style.

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

MPF/kb



D.W. SMITH Associates, P.A.
Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola
Alan R. Veverka

John W. Rabito
Robert F. McCarthy

November 20, 1998

**Ms. Joan Kull
Brick Township Planning Board
401 Chambers Bridge Road
Brick, NJ 08723**

**RE: Brick Hospital CAFRA Permit #1506-92-0037
Block 1170, Lots 18 and 18.2
Brick Township, Ocean County
Our Ref. No. 89-152.97**

Dear Ms. Kull:

This letter is to provide you with legal notification that an application for a CAFRA Permit Modification has been submitted to the New Jersey Department of Environmental Protection, Land Use Regulation Program for the above-referenced CAFRA permit. The modification is required by changes to the plan as a result of the Planning Board approval, such as relocation of parking spaces.

The complete permit application package can be reviewed at either the municipal clerk's office or by appointment at the DEP's Trenton office. The Department of Environmental Protection welcomes comments and any information that you may provide concerning the proposed development and site. Your written comments must be submitted to the Department within 15 days of receipt of this letter. Comments should be sent to:

New Jersey Department of Environmental Protection
Land Use Regulation Program
P.O. Box 439
5 Station Plaza
Trenton, NJ 08625
Attn: Mark Mauriello, Supervisor

If you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

Penelope A. Griber

PENELOPE A. GRIBER
Environmental Specialist

PAG:ry
Greenengineering®

6. Application(s) for: (Please check all that apply)

Stream Encroachment:	Permit _____	Waiver _____
CAFRA:	Individual Permit _____	General Permit _____
	Exemption Request _____	Permit by Rule _____
Freshwater Wetlands:	Individual Permit _____	General Permit (Specify on _____)
	Transition Area Waiver _____	Letter of Interpretation _____
	Exemption Request _____	Open Water Fill Permit _____
Waterfront Development:	Residential _____	Commercial _____
Upland Waterfront Development:	Residential _____	Commercial _____
Water Quality Certificate	_____	Tidal Wetlands (1970) _____
Federal Consistency Determination	_____	Jurisdictional Determination _____
Permit Modification (specify)	CAFRA Permit Modification _____	
Other (specify)	_____	

7. Indicate below if any of the following approvals, denials or certifications were received for the project site or are required for the proposed project:

- In Column A, indicate application status: (*P for* - pending, *A for* - approved, *D for* - denied, *T for* - to be applied for, *O for* - other (explain other).
- In Column B, indicate application, permit, or docket number.

	A	B		A	B
CAFRA Permit	<u>A</u>	<u>1506-92-0037-6</u>	Stream Encroachment Permit	_____	_____
CAFRA Exemption	_____	_____	Stream Encroachment Waiver	_____	_____
Waterfront Development Permit	_____	_____	Water Quality Certificate	_____	_____
Tidal Wetlands (1970) Permit	_____	_____	Tidelands (Riparian) Conveyance	_____	_____
Statewide General Freshwater Wetlands Permit	_____	_____	Dam Construction or Repair Permit	_____	_____
Freshwater Wetlands Letter of Interpretation	_____	_____	Pinelands Certificate of Filing	_____	_____
Freshwater Wetlands Transition Area Waiver	_____	_____	D & R Canal Commission Certificate	_____	_____
Individual Freshwater Wetlands Permit	_____	_____	Federal Permits (Specify)	_____	_____
Freshwater Wetlands Exemption	_____	_____	State Permits (Specify)	_____	_____
Permit Modification (specify # & type)	_____	_____			

APPLICANT SIGNATURE*

*All applicants must complete this section including those applying for Permit by Rule.

I certify under penalty of law that the information provided in this document is true and accurate. I am aware that there is significant civil and criminal penalties for submitting false or inaccurate information. (If corporate entity, print/type the name and title of person signing on behalf of the corporate entity.)

X

Signature of Applicant/Owner

X

Date

Signature of Applicant/Owner

Date

A. PROPERTY OWNER'S CERTIFICATION

I hereby certify that the undersigned is the owner of the property upon which the proposed work is to be done. This endorsement is certification that the owner grants permission for the conduct of the proposed activity. In addition, I hereby give unconditional written consent to allow access to the site by representatives or agents of the Department for the purpose of conducting a site inspection or survey of the project site.

In addition, the undersigned property owner hereby certifies:

- Whether any work is to be done within an easement - Yes _____ No X
- Whether any part of the entire project (e.g., pipeline, roadway, cable, transmission line, structure, etc.) will be located within property belonging to the State of New Jersey - Yes _____ No X

X

Date

Type or Print Name and Address of Owner, if different from item 1 on Page 1

X

Signature of Property Owner

B. APPLICANT'S AGENT

NOTE: Notary seal is required when an agent is used.

I Charles W. Jarvis, the Applicant/Owner, authorize to act as my agent/representative in all matters pertaining to my application the following person:

Name Penelope A. GriberOccupation/Profession Environmental Specialist

X Charles W. Jarvis
(Signature of Applicant/Owner)

AGENT'S CERTIFICATION

Sworn before me

this day of November 24 19 98

I agree to serve as agent for the above-mentioned applicant

Penelope A. Griber
(Signature of Agent)

Jennifer N. Nevins
Notary Public

JENNIFER N. NEVINS
NOTARY PUBLIC, STATE OF NEW JERSEY
No. 2105084 Monmouth County
My Commission Expires Oct 08, 2002

C. STATEMENT OF PREPARER OF PLANS, SPECIFICATIONS, SURVEYOR'S OR ENGINEER'S REPORT

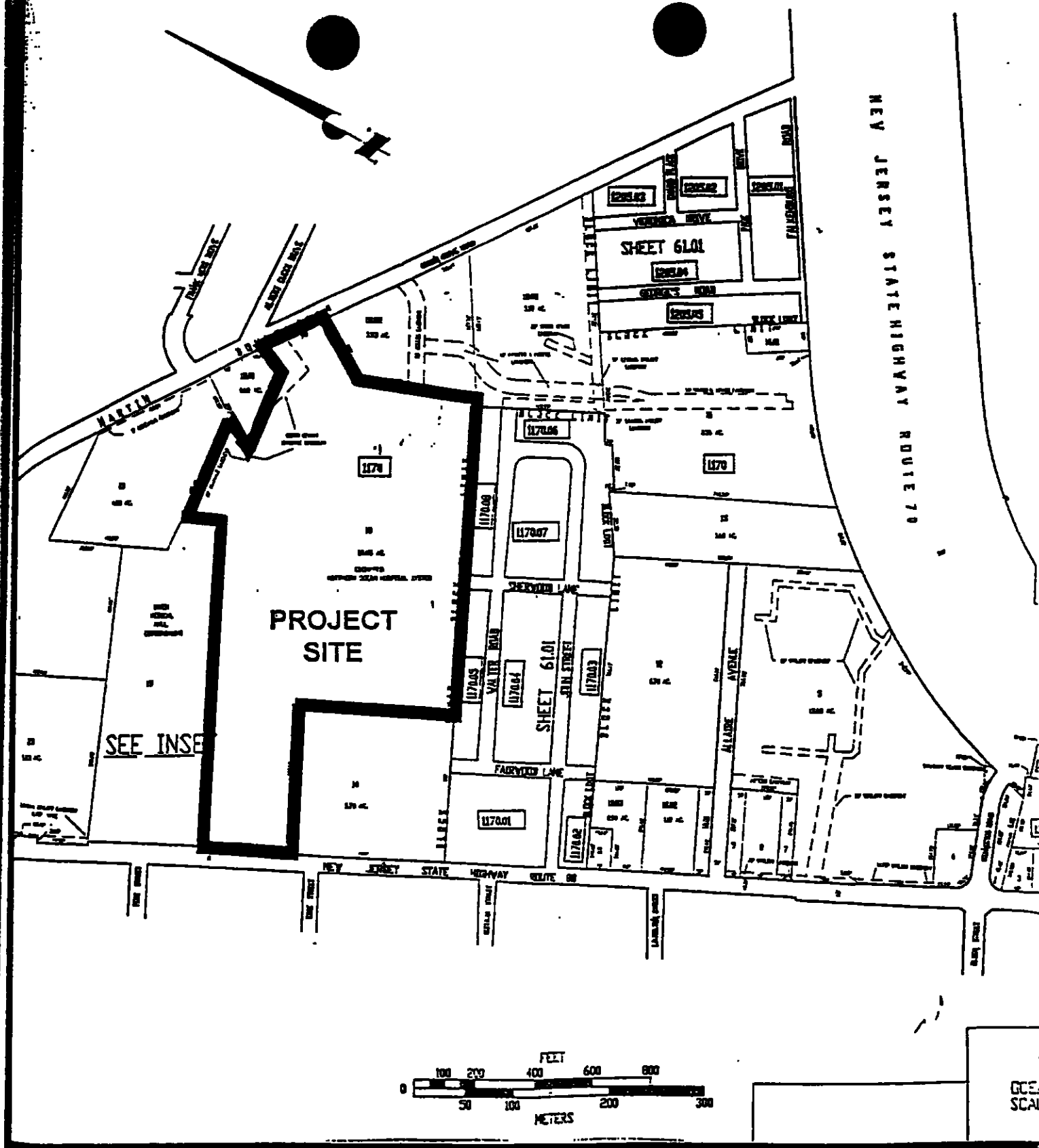
I hereby certify that the plans, specifications and engineer's report, if any, applicable to this project comply with the current rules and regulations of the New Jersey Department of Environmental Protection with the exceptions as noted.

Nicholas V. Coppola
Signature

Nicholas V. Coppola 11/20/98
Type: Name and Date

C.E.O., D.W. Smith Associates, P.A.
Position, Name of Firm

(revised through June 1995)



D.W. SMITH
ASSOCIATES, P.A.

Consulting Engineers • Planners

FIGURE 6.0
OCEAN COUNTY
TAX MAP
SCALE 1"=200'



STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
(See Issuing Division below)



PERMIT*

The New Jersey Department of Environmental Protection grants this permit in accordance with your application, attachments accompanying same application, and applicable laws and regulations. This permit is also subject to the further conditions and stipulations enumerated in the supporting documents which are agreed to by the permittee upon acceptance of the permit.

Permit No. 1506-92-0037.6		Application No. 1506-92-0037.6	
Issuance Date OCT 23 1998	Effective Date OCT 23 1998	Expiration Date OCT 23 2003	
Name and Address of Applicant Meridian Health Systems 425 Jack Martin Blvd. Brick, N.J. 08724		Name and Address of Owner Same as applicant	Name and Address of Operator
Location of Activity/Facility (Street Address) Brick Twp. Ocean County Lot 18, 18.2 Block 1170		Issuing Division Land Use Regulation Program	Statute(s) NJSA 13:19-1 NJSA 12:5-3
Type of Permit CAFRA		Maximum Approved Capacity, if applicable	

This permit grants permission to:

to construct a 15,722 s.f. 6th floor addition within the existing footprint of the mail hospital building, a 2-story ambulatory care building, and 297 parking spaces, as shown on plans in twelve sheets entitled "Meridian Health System, 1998 Expansion, Lots 18 and 18.2, Block 1170, Brick Township, Ocean County, New Jersey", sheets 1-9 dated June 15, 1998, DA1 and DA2 of DA3 dated August 3, 1998, DA1 last revised September 16, 1998, and prepared by D.W. Smith Associates, P.A.

This permit is authorized due to compliance with the Rules on Coastal Zone Management (N.J.A.C. 7:7E-1.1 et seq.), specifically: Acceptable Intensity of Development (7:7E-5.6), High Rise Structures (7:7E-7.14), Stormwater Management (7:7E-8.7), Scenic Resource and Design (7:7E-8.12), Buffers and Compatibility of Uses (7:7E-8.13), and Traffic (7:7E-8.14).

PR

Prepared by:

Gail Rowe

Gail Rowe

Principal Environmental
Specialist

D.W. Smith Assoc.
40 AIRPORT RD
LAKEWOOD, NJ 08701

Revised Date	Approved by the Department of Environmental Protection		
	Name (Print or Type) <u>Page 1 of 2</u>	Title	
	Signature <u>See Page 2</u>	Date	

* The word permit means "approval, certification, registration, etc."

(General Conditions are on the Reverse Side)

24.00

The permittee shall allow an authorized representative of the Department of Environmental Regulation the right to inspect construction pursuant to N.J.A.C. 7:7-1.5(b)4.

This permit is issued subject to and provided the following conditions can be met to the satisfaction of the Land Use Regulation Program. All conditions must be met prior to construction unless otherwise specified. Compliance with Administrative conditions shall be determined once copies of all specified permits, certifications, plans, agreements, etc. have been received and approved by the Land Use Regulation Program. As per NJAC 7:7-1.4, the permittee must notify the Bureau of Coastal and Land Use Enforcement, (1510 Hooper Avenue, Toms River, NJ 08753), in writing, at least three (3) days prior to commencement of construction or site preparation.

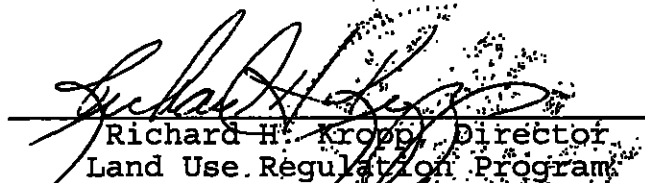
ADMINISTRATIVE

1. This permit shall be RECORDED in the office of the County Clerk (the REGISTRAR OF DEEDS AND MORTGAGES in the applicable counties) in the county wherein the lands included in the permit are located within ten (10) days after receipt of the permit by the applicant and verified notice shall be forwarded to the Land Use Regulation Program immediately thereafter.
2. This permit is NOT VALID until the permit acceptance form has been signed by the applicant, accepting and agreeing to adhere to all permit conditions, and returned to the Land Use Regulation Program at CN 401, Trenton, NJ 08625.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, the permittee must obtain Treatment Works Approval.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, the permittee must obtain Soil Erosion and Sediment Control Certification from the Ocean County Soil Conservation Service.

5. Within thirty (30) days of receipt of the permit, the permittee must submit to the Land Use Regulation Program the proposed language for a deed restriction maintaining all trees and shrubs and preventing any disturbance to the vegetated buffer area which begins at the southernmost property boundary of the project site and Block 1170, Lot 14 and extends 950 feet to the east along the property boundary. The proposed language shall accompany and reference a site plan, with all restricted areas clearly surveyed and depicted by metes and bounds.

Once the final draft deed restriction is approved in writing by the Program, the deed restriction shall be RECORDED in the office of the County Clerk (the REGISTRAR OF DEEDS AND MORTGAGES) in the county wherein the lands included in the permit are located, and a copy of the recorded deed restriction must be submitted to the Land Use Regulation Program within ninety (90) days of notification of language approval by the Land Use Regulation Program.

10/22/98 Date

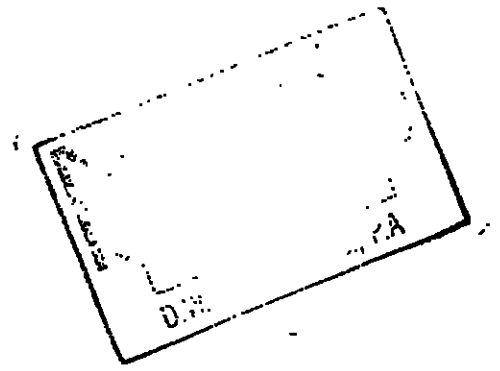

Richard H. Kropp, Director
Land Use Regulation Program

5633-0778

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
LAND USE REGULATION PROGRAM
BUREAU OF COASTAL REGULATION

Summary Analysis
October, 1998

Meridian Health Systems
Brick Hospital Expansion
Brick Township, Ocean County
CAFRA Permit Application #1506-92-0037.6



Site Location:

The site of the proposed project is a 25.9 acre site between Jack Martin Boulevard and N.J. Route 88, in Brick Township, Ocean County, immediately adjacent to the existing Brick Hospital.

Project Description:

The project involves the construction of 297 parking spaces, a 15,722 s.f. 6th floor within the existing footprint of the main hospital building, and a 2-story ambulatory care building adjacent to the existing hospital.

This project is shown on plans in twelve sheets entitled "Meridian Health System, 1998 Expansion, Lots 18 and 18.2, Block 1170, Brick Township, Ocean County, New Jersey", sheets 1-9 dated June 15, 1998, DA1 and DA2 of DA3 dated August 3, 1998, DA1 last revised September 16, 1998, and prepared by D.W. Smith Associates, P.A.

Administrative History:

Agent: Penelope A. Griber, D.W. Smith Associates
Application Received: 6/19/98
Deficiency Letter Sent: N/A
Additional Information Requested: 9/03/98
Additional Information Received: 9/02/98 & 9/03/98
Site Inspection: 9/01/98
Publication in DEP Bulletin: 8/05/98
Close of 30-Day Comment Period: 9/03/98
Application Declared Complete for Public Comment and for Final Review: 9/03/98
Decision Date: 11/02/98

No public hearing was held and there was no public comment on the project itself. There was one letter against the closing of the Pt. Pleasant hospital, but not related to any environmental concerns for this project.

Historic and Archaeological Resources (7:7E-3.36)

A Cultural Resource Survey was prepared by Budd Wilson for the CAFRA application for the original hospital construction. The Historic Preservation Office (HPO) concurred with the findings of that report that no known prehistoric archaeological resources were located within the boundaries of the project site. Therefore this rule is met.

Special Urban Areas (7:7E-3.43)

Brick Township is one of the "special urban areas" defined in urban aid legislation as qualified to receive State aid to enable them to maintain and upgrade municipal services and offset local property taxes. Development which will help to restore the economic and social viability of these areas is encouraged.

The proposed project will not adversely impact any waterfront or filled water's edge, meets all of the regulatory requirements, will be of economic and social benefit and will serve the needs of local residents and neighborhoods. Therefore this rule is met.

Coastal Growth Rating (7:7E-5.3)

General Land Areas include all mainland features located upland of special water's edge areas. These Land Area rules apply in all General Land Areas, including those land areas that are also Special Areas, where both the General Land Area and Special Area rules must be complied with.

The acceptable intensity of development for land areas (7:7E-5.7) is determined by three factors:

- (A) Coastal Growth Rating (7:7E-5.3)
- (B) Environmental Sensitivity Rating (7:7E-5.4)
- (C) Development Potential (7:7E-5.5).

A. Coastal Growth Rating - The project site is located in Brick Township, Ocean County, which is within the Central Shore Region, and is designated an Development Region [5.3(b)] for coastal growth.

B. Environmental Sensitivity Rating - High Environmental Sensitivity Areas are land areas with wet or high permeability moist soils or forest vegetation.

1. Wet or high permeability moist soils are soils with a depth to seasonal high water table of three feet or less, unless the soils are loamy sand or coarser in which case they are soils with a depth to seasonal high water table of four feet or less.

Moderate Environmental Sensitivity Areas are neither High nor Low Environmental Sensitivity Areas.

Low Environmental Sensitivity Areas are areas with depth to seasonal high water greater than five feet or on-site paving or structures.

The EIS states that the depth to seasonal high groundwater is more than 4 feet. This statement was based on the presence of Lakewood soils on-site and no borings were taken. The site is basically flat with an existing hospital and several parking lots. The only area of concern is a wooded area which will be cleared and paved for a parking lot. Based on a site inspection on 9/1/98, there are no wetland plants present and no evidence of hydrology within this area. The existing detention basin is within 200' of the forested area to be cleared. Visual examination of the detention basin, which is approximately 11' deep, showed only a small amount of water present in the bottom of the basin. Therefore it is concluded that the depth to seasonal high groundwater is greater than 4' and the site is classified as having a medium environmental sensitivity.

C. Development Potential - The project site has direct access to Jack Martin Boulevard and Route 88 which has sufficient capacity to handle the traffic likely to be generated by the proposed project. The proposed building will be serviced by the existing sanitary sewer system and the applicant has submitted a letter from the Brick Township Municipal Utilities Authority stating that there is adequate treatment capacity at their facility to service the proposed expansion of the existing facility. In addition, the proposed project meets the criteria for infill in that the majority of the perimeter of the site is adjacent to or across a public road or railroad from land that is developed. Therefore, the proposed project has a high development potential.

Acceptable Intensity of Development (7:7E-5.6)

Based upon the above evaluation of the project site with respect to Coastal Growth Rating, Environmental Sensitivity Rating and Development Potential Rating, the project site receives a High Acceptable Intensity of Development rating.

A High Development Intensity rating for a non-forested site in a "special urban area" allows the applicant to develop 90% of the site with structures and paving. Paving includes both impervious paving and permeable surfaces such as gravel, shells or paver blocks. This rating requires that 5% of the site must include herb and shrub coverage and 5% of the site must include tree planting or retention.

The EIS demonstrates that the proposed project will result in 62% site coverage for structures and paving, with 5% site coverage for trees which will be either planted or are existing and will be preserved and 7% site coverage for herb/shrub plantings. The remaining 26% of the site is existing grassed open space. Therefore this rule is met.

Transportation Use Rules, Parking (7:7E-7.5d)
Traffic (7:7E-8.14)

A Traffic Impact Study was prepared by Schoor Depalma and submitted with the permit application. This study indicates that the proposed project will generate an additional 103 vehicle trips during the AM peak street hour and 100 vehicle trips during the PM peak street hour. These trips entering and exiting the campus, and utilizing the adjacent roadway system will have a minimal impact of current traffic conditions. Based on staff review of the traffic study and comments by the county engineer, the proposed development will not adversely impact the local traffic patterns.

There are currently 592 parking spaces on the site. The traffic impact study indicates there is a parking space shortfall of 64 spaces and a projected demand due to the new construction of 219 spaces. The addition of 297 parking spaces to the campus and the paving of employee gravel lot G will provide for sufficient parking to accommodate the shortfall and the projected future parking demands.

The level of service of traffic systems will not be disturbed by the proposed development, therefore this rule is met.

High Rise Structures (7:7E-7.14)

The proposed project's addition of a 6th story is not located within view of coastal waters and will not block the view of dunes, beaches, rivers, inlets, bays or oceans. The building is setback far enough to prevent shading of adjacent properties. The project will be the highest structure in the neighborhood, but several nearby commercial buildings are 3 stories. The

hospital has received an approval from the State of New Jersey for a Certificate of Need justifying the need to expand to serve the surrounding community. The proposed expansion will not have an adverse impact on air quality, traffic or existing infrastructure. This rule is met.

Water Quality (7:7E-8.4)

The proposed project has met the water quality requirements as per comments from the Program's technical engineering section, therefore this rule is met.

Stormwater Management (7:7E-8.7)

The project proposes to direct the stormwater into an existing regional storm detention basin owned and operated by Ocean County. This basin was designed to receive stormwater from the project site under full development conditions, which includes this phase. Therefore no peak reductions are required. In addition, 2 new vortech inlets at the last stage of the storm drains are added to enhance the water quality of the system. Revised plans have been submitted to reflect this addition. The permittee has provided a detention basin maintenance plan as described in the EIS. The County of Ocean is responsible for the regional detention basin adjacent to the hospital site which will be used for stormwater management. Therefore this rule is met.

Vegetation (7:7E-8.8)

"Vegetation" is the plant life or total plant cover that is found on a specific area, whether indigenous or introduced by humans.

Coastal development shall preserve, to the maximum extent practicable, existing vegetation within a development site. Coastal development shall plant new vegetation, particularly appropriate native coastal species, to the maximum extent practicable.

The proposed development, as shown on the referenced plans, will retain trees and shrubs within the areas between the proposed construction and will augment these areas with additional trees and shrubs to meet and/or exceed the 5% tree and 5% shrub site coverage required by above section 7:7E-5.6 (Acceptable Intensity of Development) and section 7:7E-8.13 (Buffers and Compatibility of Uses) described below.

An area of concern to the Program is the existing vegetated buffer area along the southern property boundary between the proposed parking areas and the existing homes along Walter Road. It is important that this area remain wooded and the existing berm remain in place in order to provide a separation between the proposed parking areas and the adjacent homes' backyards. The permittee proposes to supplement the existing trees and shrubs in this area with additional plantings at 10 feet on center. The final buffer area will vary in width from a maximum of 75 feet to a minimum of 50 feet.

In order to guarantee that this area is maintained as a buffer area and that the vegetation is preserved, as a condition of this CAFRA permit:

a) The permittee must submit to the Land Use Regulation Program the proposed language for a deed restriction maintaining all trees and shrubs and preventing any disturbance to the vegetated buffer area which begins at the southernmost property boundary of the project site and Block 1170, Lot 14 and extends 950 feet to the east along the property boundary within thirty (30) days of receipt of the permit. The proposed language shall accompany and reference a site plan, with all restricted areas clearly depicted and labeled.

b) Once the final draft deed restriction is approved in writing by the Program, the deed restriction shall be RECORDED in the office of the County Clerk (the REGISTRAR OF DEEDS AND MORTGAGES) in the county wherein the lands included in the permit are located, and a copy of the recorded deed restriction must be submitted to the Land Use Regulation Program within ninety (90) days of notification of language approval by the Land Use Regulation Program.

Upon compliance with this condition, this rule is met.

Scenic Resource and Design (7:7E-8.12) and Buffers and Compatibility of Uses (7:7E-8.13)
Traffic (7:7E-8.14)

Scenic resources include the views of the natural and/or built landscape. Large-scale elements of building and site design are defined as the elements that compose the developed landscape such as size, geometry, massing, height and bulk structures.

New coastal development that is visually compatible with its surroundings in terms of building and site design, and enhances scenic resources is encouraged. New coastal development that is not visually compatible with existing scenic resources in terms of large scale elements of building and site design is discouraged.

Buffers are natural or man-made areas, structures, or objects that serve to separate distinct uses or areas. Compatibility of uses is the ability for uses to exist together without aesthetic or functional conflicts. Development shall be compatible with adjacent land and water uses to the maximum extent practicable.

The proposed construction consists of an addition to an existing hospital. With the addition of the 6th floor, it will be the highest structure in the neighborhood, but several nearby commercial buildings are 3 stories. The addition of one floor onto one portion of the existing building within the center of the development will not adversely affect the surrounding neighborhood. The hospital has received an approval from the State of New Jersey for a Certificate of Need justifying the need to expand to serve the surrounding community. This rule is met.

Prior to this proposal, a buffer area of trees and mounded ground provided visual protection for the adjacent single family homes on Walter Road. Two new parking lots are proposed within a portion of this buffer area. However, the buffer will still be at least 50 feet in width and with the additional proposed plantings to augment the remaining mounded ground, this area will continue to provide an adequate buffer for the residential dwellings along this street.

In order to guarantee that this area is maintained as a buffer area and that the vegetation is preserved, as a condition of this CAFRA permit:

- a) The permittee must submit to the Land Use Regulation Program the proposed language for a deed restriction maintaining all trees and shrubs and preventing any disturbance to the vegetated buffer area which begins at the southernmost property boundary of the project site and Block 1170, Lot 14 and extends 950 feet to the east along the property boundary within thirty (30) days of receipt of the permit. The proposed language shall accompany and reference a site plan, with all restricted areas clearly depicted and labeled.

b) Once the final draft deed restriction is approved in writing by the Program, the deed restriction shall be RECORDED in the office of the County Clerk (the REGISTRAR OF DEEDS AND MORTGAGES) in the county wherein the lands included in the permit are located, and a copy of the recorded deed restriction must be submitted to the Land Use Regulation Program within ninety (90) days of notification of language approval by the Land Use Regulation Program.

Upon compliance with this condition, this rule is met.

Conclusion

The proposed project complies with all applicable rules

Prepared by:



Date: October 16, 1998

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY

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



Joseph C. Scarpelli, Mayor

Township Council:

Victor Cantillo - President
Martin J. Anton
Helen Fayad
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.

Planning Board
(732) 262-1045

Fax: (732) 262-8954
<http://www.gbshost.com/brick>

November 30, 1998

Scott Pezarras
Treasurer
Brick Township, N.J

Re: Case #2266-A-PFSP-8/98
Meridian Health Care Systems
Brick Hospital
Block 1170, Lots 18 & 18.02

Dear Mr. Pezarras:

Enclosed is check #203933 drawn on Summit Bank by Meridian Hospitals Corporation in the amount of \$917.00 for additional fees for the above application which is to be placed in the applicant's escrow account.

Yours truly,

E. Joan Kull, Secretary

Enc.

RECEIVED: _____

DATE: _____

CR 13/1
Client
00233

Orig. r
received?
misfiled?

MERIDIAN HOSPITALS CORPORATION 1945 STATE RT. 33, NEPTUNE, NJ 07753

INVOICE NUMBER	INVOICE DATE	P.O. NUMBER	INVOICE AMOUNT	DISCOUNT AMOUNT	NET AMOUNT
11-23-98	11/23/98	EXPRESSION PF	917.00	0.00	917.00
VENDOR NO. VENDOR NAME CHECK NUMBER CHECK DATE TOTAL AMOUNT 104-001P OF 34 CLK 203933 203933 11/25/98 917.00					

OK 12/1

BRICK HOSPITAL
JERSEY SHORE MEDICAL CENTER
POINT PLEASANT HOSPITAL
RIVERVIEW MEDICAL CENTER



Tel 732 840-2200

Meridian Health System
Brick Hospital
425 Jack Martin Boulevard
Brick, NJ 08724

November 27, 1998

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

Dear Ms. Kull:

Enclosed is Meridian Health System's check #203933 in the amount of \$917.00 representing additional fees for the Escrow Account as requested in your letter dated November 23, 1998.

If you require any additional information, please contact me at 840-3320. Thank you.

Very truly yours,

A handwritten signature in cursive script that reads "John Rauner".

John Rauner
Associate Executive Director/Operations

JR/cas
Enclosure

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



Joseph C. Scarpelli, Mayor

Township Council:

Victor Cantillo – President
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Planning Board
(732) 262-1045
Fax: (732) 262-8954
<http://www.gbshost.com/brick>

November 23, 1998

Meridian Health Care Systems
Brick Hospital
425 Jack Martin Boulevard
Brick, N.J. 08724

Re: Case #2266-A-PFSP-8/98
Meridian Health Care Systems
Brick Hospital
Block 1170, Lots 18 & 18.02

Gentlemen:

A review of your Escrow Account indicates a current balance of \$14.90 which is insufficient to cover the attached billing (\$220.00) from Owen, Little & Associates, Planning Board Engineer, copy attached. In accordance with Ordinance 283-M-94, it is required that you submit additional fees for the Escrow Account.

Please submit your check in the amount of \$917.00 made out to the Township of Brick. No further action can be taken until the additional escrow has been submitted. Be advised that further billing will be forthcoming.

Yours truly,

E. Joan Kull, Secretary

cc: Scott Pezarras, CFO
Michael P. Fowler, AICP
Owen, Little & Associates
D. W Smith Associates
Steven N. Cucci, Esq.

UNPAID BALANCE SUBJECT TO 1.5% FINANCE CHARGE ACCUMULATED MONTHLY.



OWEN, LITTLE & ASSOCIATES, INC.

443 Atlantic City Boulevard

BEACHWOOD, NJ 08722-4003

(908) 244-1090 FAX (908) 341-3412

invoice

Invoice number 5797

November 11, 1998

Page number 1

BRICK TOWNSHIP PLANNING BOARD
401 CHAMBERSBRIDGE ROAD
BRICK NJ 08723-2898

PERIOD: 10/05/98 THROUGH 11/02/98

BTPB9801 - MERIDIAN HEALTH CARE SYSTEMS, BRICK HOSPITAL
B-1170, L-18, 18.02, 425 JACK MARTIN BLVD
PB 2266 (1281) - A/PFSP-8-98

INQ/COORD FROM APPLICANT'S ENGINEER ON REVIEW OF REVISED PLANS;
ADJACENT PROPERTY INQ ON APPLICATION; PREPARE/ATTEND PLANNING BOARD
MEETING (10/7/98).

PROFESSIONAL SERVICES

Hours Rate Amount

PRINCIPAL

2.00 110.00 220.00

Services total 2.00 220.00

INVOICE TOTAL \$ 220.00

NOV 17

BRICK TOWNSHIP PLANNING BOARD

LEGAL NOTICE

Brick Township NOTICE OF DECISION

TAKE NOTICE that on the 28th of October, 1998, the Planning Board of the Township of Brick, after a public hearing, made the following decisions:

a. Approved Case #2288-(1281)-A-PFSP-8/98, Meridian Health System, Brick Hospital, 425 Jack Martin Boulevard, Brick, N.J. for Amended Preliminary and Final Site Plan approval with variances and design waivers of Block 1170, Lots 18 & 18.02 for premises on Jack Martin Boulevard and Route 88 West.

b. Approved Case #2254-PMS-V-5/98, Suzanne Montanaro, Joe Montanaro and Maureen Gialanella, 217 Beacon Boulevard, Sea Girt, N.J. for Preliminary Major Subdivision approval with variances and design waivers of Block 1422, Lots 19.01 & 19.02 for premises on Holly Berry Lane.

c. Approved Case #2261-MS-7/98, Stanley Szewczyk, 518 Third Avenue, Brick, N.J. for Minor Subdivision approval with waiver of Block 1222, Lots 776-782 for premises on Third Avenue.

d. Approved Case #2255-PSP/FSP-6/98, ALS-Ciare Bridge, Inc., 115 Floral Vale Boulevard, Suite A, Yardley, Pa. 19087 for Preliminary and Final Site Plan approval with waivers of Block 1170, Lot 23 for premises on Route 88 West.

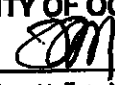
The above determinations of the said Board have been filed in the office of said Board at the Municipal Building, Brick Township, N.J. and is/are available for inspection.

E. Joan Kull, Secretary
Brick Township Planning Board
Printers Fee: \$13.68
Town News 11/5/98

L5NOV.PB1

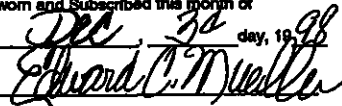
BRICK TOWNSHIP TOWN NEWS
P.O. Box 1111 Brick N.J., 08723
Phone 908-477-9110

Affidavit of Publication STATE OF NEW JERSEY COUNTY OF OCEAN ss:


of the Brick Township Town News, being duly sworn according to law up on his or her oath, deposes and says that Edward C. Mueller is the owner and publisher of the Brick Township Town News, a public newspaper in the County of Ocean and circulating in Brick, N.J., and that the Notice, a copy of which is hereto imprinted or attached, was published in the Brick Township Town News in the issue/issues on

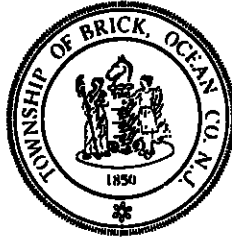
NOV. 5, 1998
In 1 consecutive issues

Sworn and Subscribed this month of

Dec 30 day, 1998


Edward C. Mueller
Notary Public of New Jersey
My Commission Expires Oct. 5, 2003

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



Joseph C. Scarpelli, Mayor

Township Council:

Victor Cantillo – President
Martin J. Anton
Helen Fayad
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.

Planning Board
(732) 262-1045
Fax: (732) 262-8954
<http://www.gbshost.com/brick>

November 2, 1998

TOWN NEWS
P.O. Box 1111
Brick, N.J. 08724

Re: Notice of Decisions

Gentlemen:

Please publish the attached notice of decisions one time no later than Thursday, November 5, 1998.

Yours truly,

E. Joan Kull, Secretary

Att.

PLEASE ACKNOWLEDGE RECEIPT OF FAX !!!

NOTICE OF DECISIONS

TAKE NOTICE that on the 28th of October, 1998,
the Planning Board of the Township of Brick, after a public hearing,
made the following decisions:

- a. Approved Case #2266-(1281)-A-PFSP-8/98, Meridian Health System, Brick Hospital, 425 Jack Martin Boulevard, Brick, N.J. for Amended Preliminary and Final Site Plan approval with variances and design waivers of Block 1170, Lots 18 & 18.02 for premises on Jack Martin Boulevard and Route 88 West.
- b. Approved Case #2254-PMS-V-5/98, Suzanne Montanaro, Joe Montanaro & Maureen Gialanella, 217 Beacon Boulevard, Sea Girt, N.J. for Preliminary Major Subdivision approval with variances and design waivers of Block 1422, Lots 19.01 & 19.02 for premises on Holly Berry Lane.
- c. Approved Case #2261-MS-7/98, Stanley Szewczyk, 518 Third Avenue, Brick, for Minor Subdivision approval with waiver of Block 1222, Lots 776-782 for premises on Third Avenue.
- c. Approved Case #2255-PSP/FSP-6/98, ALS-Clare Bridge, Inc., 115 Floral Vale Boulevard, Suite A, Yardley, Pa. 19067 for Preliminary and Final Site Plan approval with waivers of Block 1170, Lot 23 for premises on Route 88 West.

The above determinations of the said Board have been filed in the office of said Board at the Municipal Building, Brick Township, N.J. and is/are available for inspection.



E. Joan Kull, Secretary
Brick Township Planning Board

THE BRICK TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
1551 HIGHWAY 88 WEST
BRICK, N J 08724

ENGINEER'S REVIEW OF PRELIMINARY DEVELOPER APPLICATION

BOARD OF REVIEW DATE: October 26, 1998

APPLICATION NO. 1599

APPLICANT NAME & ADDRESS:

Meridian Health Care System
Brick Hospital
425 Jack Martin Blvd.
Brick, NJ 08724

BLOCK(s): 1170

LOT (s): 18 & 18.02

NUMBER OF UNITS: 1

DEVELOPMENT NAME: Meridian Health Sytems Expansion

ENGINEER NAME & ADDRESS:

D. W. Smith Associates, P.A.
40 Airport Road
Lakewood, NJ 08701

DEC 5 1998

RECEIVED

APPROVAL OF THE APPLICATION IS SUBJECT TO THE FOLLOWING, WHERE NOTED:

1. Application is for adjustment of lot line or the division of an existing lot.
2. Application for replacement of existing building, presently connected to water and sewer, with a larger building.
3. XX Application is for an addition to existing building.
4. If existing water/sewer services are not of sufficient capacity for the proposed building/addition, application is to be made for a new service.
5. XX Water service is available within Hospital facility site.
6. XX Sewer service is available within Hospital facility site.
7. No further action required at this time by the B.T.M.U.A.
8. XX Filing of final application required.
9. XX Provide a casing pipe around the existing sanitary sewer line proposed under the new two story addition of this facility.
10. XX Provide an additional water main loop to the project from Route 88.
11. XX Revise the sanitary sewer and water systems details to the Brick Utilities standard details.

Brick Utilities
1551 Highway 88 West
Brick, NJ 08724

ENGINEER'S FINAL REVIEW OF DEVELOPER APPLICATION

Board Review Date: November 23, 1998

Application No. 1599

Applicant:

Meridian Health System
Brick Hospital
425 Jack Martin Blvd.
Brick, NJ 08724

Block: 1170

Lot(s): 18 & 18.02

Units: 1

Development Name: Meridian Health Systems Expansion

Engineer's Name & Address:

D. W. Smith Assoc., P.A.
40 Airport Rd.
Lakewood, NJ 08701

Approval of the application is subject to all conditions as contained in this review. Please note special requirements set forth below.

Payment of inspection fees equal to 6.5% of construction costs. Submission of a performance bond in the amount of 100% of the total construction cost for water and sewer.

Also note if you do not have the Authority's standard requirements for water and sewer, please contact the office for a copy.

Special conditions on this page which apply to this application are marked with an "X".

1. **Approval by other agencies:**

☒ OCUA	☒ NJDEPE	☒ Brick Township
	Both Sewer & Water	Board of Fire Commissioners
 ☒ State and/or County road opening permit		

Should any other agency require a modification of any item approved by this Authority, the applicant is required to resubmit the changes for review.

2. ☒ Easement(s) as shown on the plans are to be conveyed at no charge to the Authority. A metes and bounds description and legal size survey drawing are to be supplied to the Authority by the Applicant.

3. ☐ Submit revised drawings.

CHECK DATE

Meridian Hospitals Corporation

60-234
313

CHECK NL

11/25/98

1945 State Rt. 33, Neptune, New Jersey 07753

203933 20393

Payable through SUMMIT BANK, Hazleton, Pennsylvania.
At SUMMIT BANK, Cherry Hill, New Jersey. 0312

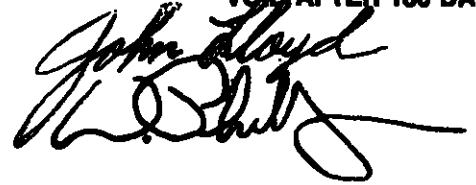
AMOUNT

*NINE HUNDRED SEVENTEEN AND 00/100 DOLLARS *****
 *****\$**** 917.00

VOID AFTER 180 DAYS

PAY TO THE
ORDER OF:

TOWNSHIP OF BRICK
 401 CHAMBERS BRIDGE ROAD
 BRICK, NJ 08723



AUTHORIZATION SIGNATURE

⑈203933⑈ ⑆031302340⑆ 900 205 679⑈

Scott Pezarras
 Treasurer
 Brick Township, N.J

Re: Case #2266-A-PFSP-8/98
 Meridian Health Care Systems
 Brick Hospital
 Block 1170, Lots 18 & 18.02

Dear Mr. Pezarras:

Enclosed is check #203933 drawn on Summit Bank by Meridian Hospitals Corporation in the amount of \$917.00 for additional fees for the above application which is to be placed in the applicant's escrow account.

Yours truly,

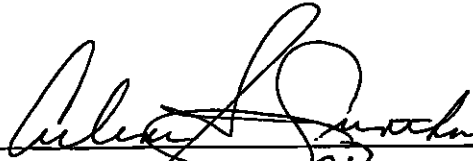


E. Joan Kull, Secretary

Enc.

RECEIVED:

DATE:


 11-30-98

RECEIVED FROM		ADDRESS		FOR #	
Meridian Hospitals Corp		1945 State Rt. 33, Neptune, NJ 07753		2266-A-PFSP-8/98	
DOLLARS \$		917.00			
HOW PAID		ACCOUNT		AMOUNT	
CASH		917.00		917.00	
CHECK		917.00		917.00	
MONEY ORDER					
BALANCE DUE					
BY E. Joan Kull					

Top FORM 45806 ©



D.W. SMITH Associates, P.A.

Mr. Bruce Clayton
December 2, 1998
Page Two

4. Fire lane markings have been indicated on the plans and are shown in detail on Sheets 4 and 5 of 9.
5. A note has been added on Sheet 1 of 9 that all fire lanes, zone and fire signs, and striping shall be accordance with the Township Ordinance 102-71.
6. The proposed fire hydrant by the proposed two-story addition has been relocated to the island in the parking lot as indicated on Sheet 4 of 9.

We trust that this submission addresses all requirements of the review letter from the Bureau of Fire Safety. Should you have any questions or require additional information, please do not hesitate to contact this office.

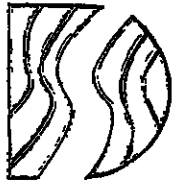
Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

TIMOTHY P. LURIE, P.E.

TPL:jr

cc: Charles W. Jarvis, Meridian Health System
John C. Rauner, Meridian Health System
Vincent Girondi, Granary Associates
Steven Cucci, Esq.
Ben P. Lee, AIA, Nadaskay Kopelson Architects
George Ledwith, L.F. Driscoll
Nicholas V. Coppola



D.W. SMITH Associates, P.A.

Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola

Alan R. Veverka

John W. Rabito

Robert F. McCarthy

December 2, 1998

Patrolman Kenneth Baenziger
Bureau of Traffic Safety
Brick Township
401 Chambers Bridge Road
Brick, New Jersey 08723

RE: Brick Hospital
Block 1170, Lot 18 & 18.02
Case # 2266 (128)
Our Ref. No. 89-152.97

Dear Patrolman Baenziger:

This is in response to your review letter dated August 25, 1998. The above referenced plans have been revised to include stop signs and stop bars at all entrance/exit of the newly constructed parking lots as you recommended in your review letter.

I trust this addresses all of your concerns. Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

TIMOTHY P. LURIE, P.E.

TPL:mb

Enclosure

cc: Charles W. Jarvis, Meridian Health System
John C. Rauner, Meridian Health System
Vincent Girondi, Granary Associates
Steven Cucci, Esq.
George Ledwith, L.F. Driscoll

Greengineering®



D.W. SMITH Associates, P.A.

Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola

Alan R. Veverka

John W. Rabito

Robert F. McCarthy

December 2, 1998

Douglas F. Klee, P.E., P.P.
Owen, Little & Associates, Inc.
443 Atlantic City Boulevard
Beachwood, New Jersey 08722

RE: . Preliminary & Final Amended
Site Plan Approval
Meridian Health System, Brick Hospital
Lots 18 & 18.2, Block 1170
Brick Township
BT File No. P989801
Our Ref. No.: 89-152.97

Dear Mr. Klee:

This is in response to your letter dated September 28, 1998, for the above-referenced site. The following items have been revised in accordance with your review comment letter. Each item corresponds to your general comment number from your letter.

- A1. This item requires no comment.
- A2a. This item has been previously addressed and requires no comment.
- A2b. Included with this submission is a separate letter addressing all the concerns from the September 2, 1998 initial review letter.
- A2c. The plan Sheet 7 of 9 has been revised to shown trees planted along this new parking area.
- A3. This item requires no comment.

Greengineering®



D.W. SMITH Associates, P.A.

Mr. Douglas Klee
December 2, 1998
Page Two

We trust that this submission addresses all requirements of the review letter from your office. Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

TIMOTHY P. LURIE, P.E.

TPL:jr

Enclosure

cc: Charles W. Jarvis, Meridian Health System
John C. Rauner, Meridian Health System
Vincent Girondi, Granary Associates
Steven Cucci, Esq.
Ben P. Lee, AIA, Nadaskay Kopelson Architects
George Ledwith, L.F. Driscoll
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D.W. SMITH Associates, P.A.

Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola

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Robert F. McCarthy

December 2, 1998

Mr. Douglas F. Klee, P.E., P.P.
Owen, Little & Associates, Inc.
443 Atlantic City Boulevard
Beachwood, New Jersey 08722

RE: Preliminary & Final Amended
Site Plan Approval
Meridian Health System, Brick Hospital
Lots 18 & 18.2, Block 1170
Brick Township
BT File No. P989801
Our Ref. No.: 89-152.97

Dear Mr. Klee:

This is in response to your letter dated September 2, 1998, for the above-referenced site. The following items have been revised in accordance with your review comment letter. Each item corresponds to your general comment number from your letter.

- B1. This item requires no comment.
- B2. This item regarding site utilization and proposed operations was addressed at the Planning Board meeting.
- B3a. Attached with this letter is a response from the NJDOT stating no DOT access permit is required.
- B3b. This item requires no comment.
- B3c. This item requires no comment.
- B3d. A note has been added regarding the switching of the waste and linen trailer locations (Sheet 1 of 9) as well as adding a fence around the trash and cooling tower areas as required by the resolution (Sheet 4 of 9).

Greengineering®



Mr. Douglas F. Klee
December 2, 1998
Page Two

- B4a. The grading adjacent to the new ambulatory care facility has been revised to be in accordance with ADA standards on Sheet 4 of 9.
- B4b. This item requires no comment.
- B5a. This item requires no comment.
- B5b. A note has been added to Sheet 1 of 9 stating underground irrigation will be provided for all newly landscaped areas.
- C1. Surface restoration has been indicated on Sheets 4 and 5 of 9 for all areas involving new construction of drainage facilities.
- C2. The grading has been revised in relation to the finish floor of the addition on Sheet 4 of 5.
- C3. The plans have been revised to be in accordance with ADA requirements.
- C4. It is noted on Sheet 1 of 9 that an irrigation system is proposed in all new landscaped areas.
- C5. Provisions for solid waste storage and screening have been indicated on Sheet 4 of 9 by providing a 6 foot high wood fence.
- C6. A general note on Sheets 4 and 5 of 9 has been added to include that additional plantings will be planted "as directed by the inspecting engineer".
- D3. Attached please find approval letters from BTMUA water/sewer, OCPB, OC Soil District, NJDOT access no further action, letter and CAFRA approval.



D.W. SMITH Associates, P.A.

Mr. Douglas F. Klee
December 2, 1998
Page Three

We trust that this submission addresses all requirements of the review letter from your office. Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

TIMOTHY P. LURIE, P.E.
TPL:mb

Enclosure

cc: Charles W. Jarvis, Meridian Health System
John C. Rauner, Meridian Health System
Vincent Girondi, Granary Associates
Steven Cucci, Esq.
Ben P. Lee, AIA, Nadaskay Kopelson Architects
George Ledwith, L.F. Driscoll
Nicholas V. Coppola



D.W. SMITH Associates, P.A.

Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola

Alan R. Veverka

John W. Rabito

Robert F. McCarthy

December 2, 1998

Mr. Michael P. Fowler, AICP/PP
Township of Brick
Office of Land Use Management
401 Chambers Bridge Road
Brick, N.J. 08723

RE: Preliminary & Final Amended
Site Plan Approval
Meridian Health System, Brick Hospital
Lots 18 & 18.2, Block 1170
Brick Township
Our Ref. No.: 89-152.97

Dear Mr. Fowler:

This is in response to the Review Letter dated September 9, 1998 for the above referenced site. The following items have been revised in accordance with your second review comment letter dated September 28, 1998.

Comment 1 Increase Bed Count - The increased bed count modification has required 3 additional off-street parking stalls be provided in conjunction with the overall project. As an excess of 269 parking stalls are to be provided and based on the interior nature of the bed count adjustment this application modification raises no concerns or objections.

The building and loop drive relocation are also viewed as minor revisions to the overall development project.

Response: This item requires no comment.

Greengineering®



Mr. Michael P. Fowler, AICP/PP
December 2, 1998
Page Two

Comment 2 Off-street Parking Area Relocation.

Comment 2a. The off-street parking area modification has repositioned approximately 112 proposed off-street parking stalls from a location adjacent to an existing residential area to a more internal location and adjacent Hospital-Support zoning. The parking area relocation is viewed as an enhancement as the existing buffer area to the adjacent residential zoning district has been maintained. Additionally, the drawings indicate that existing trees within the buffer area are to be supplemented as directed by the inspecting engineer.

Response: This item requires no comment.

Comment 2b. Based on our review of the modified proposal, we find the revised grading and drainage designs to be acceptable. However, the applicant should specifically address the comments detailed in our September 1, 1998 initial review.

Response: Attached is a response letter addressing all of the comments from the September 2, 1998 Review Letter.

Comment 2c. The applicant should address proposed landscaping for the relocated and proposed westerly parking area. Although the original submission did proposed landscaping in this area, the submitted drawings, Sheet 7 of 9, indicates that no new landscaping is proposed. The Applicant should clarify.

Response: Landscaping plans have been revised to show additional plantings in the buffer area and around the new proposed parking area on Sheet 7 of 9. Also, noted on the plans is a note stating additional plantings may be required by the inspecting engineer.



D.W. SMITH Associates, P.A.

Mr. Michael P. Fowler, AICP/PP
December 2, 1998
Page Three

Comment 3 Paving Detail - The supplemental construction detail-proposal is acceptable.

Response: This item requires no comment.

We trust that this submission addresses all of requirements of the second review letter from the Office of Land Use Management. Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

TIMOTHY P. LURIE, P.E.

TPL:mb

Enclosure

cc: Charles W. Jarvis, Meridian Health System
 John C. Rauner, Meridian Health System
 Vincent Girondi, Granary Associates
 Steven Cucci, Esq.
 George Ledwith, L.F. Driscoll
 Nicholas V. Coppola, P.L.S., P.P., C.L.A.



D.W. SMITH Associates, P.A.

Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola

Alan R. Veverka

John W. Rabito

Robert F. McCarthy

December 2, 1998

Mr. Michael P. Fowler, AICP/PP
Township of Brick
Office of Land Use Management
401 Chambers Bridge Road
Brick, New Jersey 08723

RE: Preliminary & Final Amended
Site Plan Approval
Meridian Health System, Brick Hospital
Lots 18 & 18.2, Block 1170
Brick Township P.B. # 2266 (1281)
Our Ref. No.: 89-152.97

Dear Mr. Fowler:

In response to the Review Letter dated September 9, 1998 for the above referenced site, the following have been revised:

Comment A. The Applicant should provide the height and square footage of the proposed 6th floor addition.

Response: The square footage of the 6th floor addition is indicated on sheet 1 of 9 of the plans and the height of the addition is indicated on the Architect's Plans.

Comment B. It is recommended that the thirteen (13) parking stalls proposed adjacent to the trash storage area be eliminated and that the existing vegetation be retained to screen the trash storage operation.

Response: The thirteen (13) parking stalls have been revised to be green bank and constructed at a later time as noted on Sheet 4 of 9.

Greengineering®



Mr. Michael P. Fowler, AICP/PP

December 2, 1998

Page Two

Comment C. It is recommended that a continuous evergreen screen and berm be created between the new parking area proposed in the southwest corner of the property and the adjacent residents on Walter Road. Presently, the area in question contains a mixture of mature evergreen and deciduous plantings, natural vegetation and berming. The Applicant should relocate the existing berms where it can be accomplished without destroying mature vegetation and supplement with additional evergreen plantings as proposed.

Response: Continuous evergreen screen and berm is proposed in the southwest corner of the property and adjacent to the residents on Walter Road as shown on Sheets 6 & 7 of 9.

Comment D. All proposed lighting in proximity to the adjacent residential area should be shielded to reduce spill-over and glare. In addition, the Applicant should discuss the feasibility to those lights being turned off during the late evening hours when parking demand is low.

Response: All proposed lighting in the proximity of the adjacent residential area have light shields included and are shown on Sheets 6 & 7 of 9. Also, the parking lot has been moved to the western portion of the site to be away from the residential area.

Comment E. The Applicant should discuss whether the proposed increase in parking spaces is sufficient to address the needs of the two-story outpatient facility, the 6th floor addition and also satisfy the present parking deficiency. Currently, even with the provision of the temporary gravel parking area on the Route 88 side of the site, a number of automobiles are parked illegally.

Response: Testimony has been provided that the proposed increase in proposed parking spaces is sufficient for the proposed new additions and the current hospital demand.

Comment F. The Applicant should discuss the future plans for the green area immediately east of the proposed two-story outpatient facility. The proximity of this unutilized area to the proposed two-story addition



Mr. Michael P. Fowler, AICP/PP

December 2, 1998

Page Three

would lend itself to outpatient parking. Previously approved hospital plans depict a future parking area at this location.

Response: This green area is the future area for the helicopter pad.

Comment G. The Applicant should address the circulation of the large parking lot proposed adjacent to New Jersey State Highway Route 88 and whether an additional point of ingress and egress is warranted.

Response: There has been testimony provided that this proposed traffic circulation is adequate for this site and an additional point of egress is not warranted.

Comment H. The Applicant should address any proposed restrictions on existing and proposed parking areas, identifying areas designated for employees, doctors and visitors/patients.

Response: The plans have been revised to specify parking areas for the employees, doctors and visitors.

Comment I. The Applicant should address the status of the CAFRA permit modification required for the proposed improvements.

Response: The CAFRA permit has been issued and a copy is attached.

Comment J. The Applicant should note that no topsoil shall be removed from the site or used as spoil. Removed topsoil must be redistributed throughout the site and utilized as such. In addition, the removal of subsoil is restricted by Ordinance and requires a permit from the Township in accordance with Section 190-19.

Response: A note has been added to Sheet 1 of 9 stating this comment.



D.W. SMITH Associates, P.A.

Mr. Michael P. Fowler, AICP/PP
December 2, 1998
Page Four

We trust that this submission addresses all of requirements of the Office of Land Use Management. Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

TIMOTHY P. LURIE, P.E.

TPL:mb

Enclosure

cc: Charles W. Jarvis, Meridian Health System
John C. Rauner, Meridian Health System
Vincent Girondi, Granary Associates
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George Ledwith, L.F. Driscoll
Nicholas V. Coppola, P.L.S., P.P., C.L.A.



State of New Jersey

DEPARTMENT OF TRANSPORTATION

1035 Parkway Avenue

P.O.Box 600

Trenton, New Jersey 08625-0600

CHRISTINE TODD WHITMAN
Governor

JOHN J. HALEY JR.
Commissioner

September 23, 1998

Andrew T Banff
D.W. Smith Associates, P.A.
40 Airport Road
Lakewood, New Jersey 08701

RE: Route 88, Milepost 4.59 Westbound
Blocks 1170, Lot 18
Brick Township, Ocean County

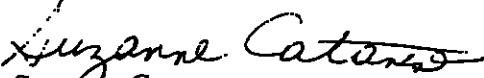
Dear Mr. Banff:

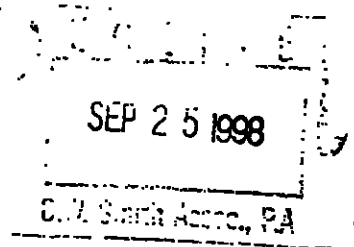
We have reviewed the plans for this site showing the existing 278,870 square foot hospital with one two-way driveway at Route 88 and two two-way driveways at Jack Martin Boulevard. The expansion of the hospital by 71,218 square feet to a total of 350,088 square feet does not cause a significant increase in traffic. The lot is not being subdivided or consolidated, and no work is proposed within the Route 88 right of way, therefore a permit is not required.

The State Highway Access Management Act and the State Highway Access Management Code describe activities which require an access permit, N.J.S.A. 27:7-92(a) and N.J.A.C. 16:47-4.3(a). They also describe changes or expansions in use which would require a new permit, N.J.S.A. 27:7-92(d) and 27:7-95(a); N.J.A.C. 16:47-4.3(a) and 16:47-1.1, "significant increase in traffic." Finally, they describe a category of permits that are "grandfathered." "Grandfathered" permits apply to all driveways and streets which were in existence prior to July 1, 1976, N.J.S.A. 27:7-92(c) and N.J.A.C. 16:47-4.3(c). These citations may be helpful in understanding the conclusions that we reached.

Please contact me if you have any questions. I can be reached at (609)530-2882.

Sincerely,


Suzanne Catanese
Principal Engineer
Major Access Permits





STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
(See Issuing Division below)



PERMIT*

The New Jersey Department of Environmental Protection grants this permit in accordance with your application, attachments accompanying same application, and applicable laws and regulations. This permit is also subject to the further conditions and stipulations enumerated in the supporting documents which are agreed to by the permittee upon acceptance of the permit.

Permit No. 1506-92-0037.6		Application No. 1506-92-0037.6	
Issuance Date OCT 23 1998	Effective Date OCT 23 1998	Expiration Date OCT 23 2003	
Name and Address of Applicant Meridian Health Systems 425 Jack Martin Blvd. Brick, N.J. 08724		Name and Address of Owner Same as applicant	Name and Address of Operator
Location of Activity/Facility (Street Address) Brick Twp. Ocean County Lot 18, 18.2 Block 1170		Issuing Division Land Use Regulation Program	Statute(s) NJSA 13:19-1 NJSA 12:5-3
Type of Permit CAFRA		Maximum Approved Capacity, if applicable	

This permit grants permission to:

to construct a 15,722 s.f. 6th floor addition within the existing footprint of the mail hospital building, a 2-story ambulatory care building, and 297 parking spaces, as shown on plans in twelve sheets entitled "Meridian Health System, 1998 Expansion, Lots 18 and 18.2, Block 1170, Brick Township, Ocean County, New Jersey", sheets 1-9 dated June 15, 1998, DA1 and DA2 of DA3 dated August 3, 1998, DA1 last revised September 16, 1998, and prepared by D.W. Smith Associates, P.A.

This permit is authorized due to compliance with the Rules on Coastal Zone Management (N.J.A.C. 7:7E-1.1 et seq.), specifically: Acceptable Intensity of Development (7:7E-5.6), High Rise Structures (7:7E-7.14), Stormwater Management (7:7E-8.7), Scenic Resource and Design (7:7E-8.12), Buffers and Compatibility of Uses (7:7E-8.13), and Traffic (7:7E-8.14).

Prepared by: Gail Rowe

Gail Rowe
Principal Environmental
Specialist

Revised Date	Approved by the Department of Environmental Protection		
	Name (Print or Type) <u>Page 1 of 2</u>	Title	
	Signature <u>See Page 2</u>	Date	

* The word permit means "approval, certification, registration, etc."

(General Conditions are on the Reverse Side)

The permittee shall allow an authorized representative of the Department of Environmental Regulation the right to inspect construction pursuant to N.J.A.C. 7:7-1.5(b)4.

This permit is issued subject to and provided the following conditions can be met to the satisfaction of the Land Use Regulation Program. All conditions must be met prior to construction unless otherwise specified. Compliance with Administrative conditions shall be determined once copies of all specified permits, certifications, plans, agreements, etc. have been received and approved by the Land Use Regulation Program. As per NJAC 7:7-1.4, the permittee must notify the Bureau of Coastal and Land Use Enforcement, (1510 Hooper Avenue, Toms River, NJ 08753), in writing, at least three (3) days prior to commencement of construction or site preparation.

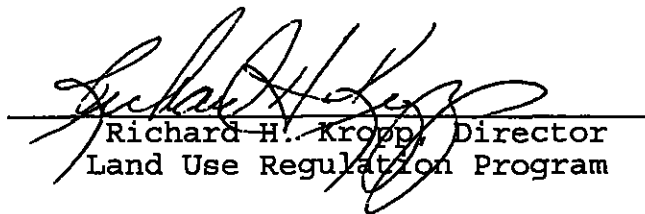
ADMINISTRATIVE

1. This permit shall be RECORDED in the office of the County Clerk (the REGISTRAR OF DEEDS AND MORTGAGES in the applicable counties) in the county wherein the lands included in the permit are located within ten (10) days after receipt of the permit by the applicant and verified notice shall be forwarded to the Land Use Regulation Program immediately thereafter.
2. This permit is NOT VALID until the permit acceptance form has been signed by the applicant, accepting and agreeing to adhere to all permit conditions, and returned to the Land Use Regulation Program at CN 401, Trenton, NJ 08625.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, the permittee must obtain Treatment Works Approval.
4. PRIOR TO COMMENCEMENT OF CONSTRUCTION, the permittee must obtain Soil Erosion and Sediment Control Certification from the Ocean County Soil Conservation Service.

5. Within thirty (30) days of receipt of the permit, the permittee must submit to the Land Use Regulation Program the proposed language for a deed restriction maintaining all trees and shrubs and preventing any disturbance to the vegetated buffer area which begins at the southernmost property boundary of the project site and Block 1170, Lot 14 and extends 950 feet to the east along the property boundary. The proposed language shall accompany and reference a site plan, with all restricted areas clearly surveyed and depicted by metes and bounds.

Once the final draft deed restriction is approved in writing by the Program, the deed restriction shall be RECORDED in the office of the County Clerk (the REGISTRAR OF DEEDS AND MORTGAGES) in the county wherein the lands included in the permit are located, and a copy of the recorded deed restriction must be submitted to the Land Use Regulation Program within ninety (90) days of notification of language approval by the Land Use Regulation Program.

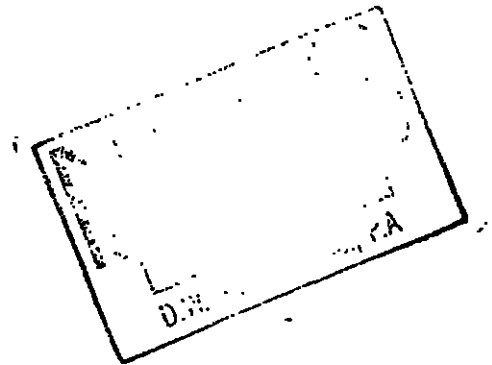
10/22/98 Date


Richard H. Kropp, Director
Land Use Regulation Program

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
LAND USE REGULATION PROGRAM
BUREAU OF COASTAL REGULATION

Summary Analysis
October, 1998

Meridian Health Systems
Brick Hospital Expansion
Brick Township, Ocean County
CAFRA Permit Application #1506-92-0037.6



Site Location:

The site of the proposed project is a 25.9 acre site between Jack Martin Boulevard and N.J. Route 88, in Brick Township, Ocean County, immediately adjacent to the existing Brick Hospital.

Project Description:

The project involves the construction of 297 parking spaces, a 15,722 s.f. 6th floor within the existing footprint of the main hospital building, and a 2-story ambulatory care building adjacent to the existing hospital.

This project is shown on plans in twelve sheets entitled "Meridian Health System, 1998 Expansion, Lots 18 and 18.2, Block 1170, Brick Township, Ocean County, New Jersey", sheets 1-9 dated June 15, 1998, DA1 and DA2 of DA3 dated August 3, 1998, DA1 last revised September 16, 1998, and prepared by D.W. Smith Associates, P.A.

Administrative History:

Agent: Penelope A. Griber, D.W. Smith Associates
Application Received: 6/19/98
Deficiency Letter Sent: N/A
Additional Information Requested: 9/03/98
Additional Information Received: 9/02/98 & 9/03/98
Site Inspection: 9/01/98
Publication in DEP Bulletin: 8/05/98
Close of 30-Day Comment Period: 9/03/98
Application Declared Complete for Public Comment and for Final Review: 9/03/98
Decision Date: 11/02/98

No public hearing was held and there was no public comment on the project itself. There was one letter against the closing of the Pt. Pleasant hospital, but not related to any environmental concerns for this project.

Historic and Archaeological Resources (7:7E-3.36)

A Cultural Resource Survey was prepared by Budd Wilson for the CAFRA application for the original hospital construction. The Historic Preservation Office (HPO) concurred with the findings of that report that no known prehistoric archaeological resources were located within the boundaries of the project site. Therefore this rule is met.

Special Urban Areas (7:7E-3.43)

Brick Township is one of the "special urban areas" defined in urban aid legislation as qualified to receive State aid to enable them to maintain and upgrade municipal services and offset local property taxes. Development which will help to restore the economic and social viability of these areas is encouraged.

The proposed project will not adversely impact any waterfront or filled water's edge, meets all of the regulatory requirements, will be of economic and social benefit and will serve the needs of local residents and neighborhoods. Therefore this rule is met.

Coastal Growth Rating (7:7E-5.3)

General Land Areas include all mainland features located upland of special water's edge areas. These Land Area rules apply in all General Land Areas, including those land areas that are also Special Areas, where both the General Land Area and Special Area rules must be complied with.

The acceptable intensity of development for land areas (7:7E-5.7) is determined by three factors:

- (A) Coastal Growth Rating (7:7E-5.3)
- (B) Environmental Sensitivity Rating (7:7E-5.4)
- (C) Development Potential (7:7E-5.5).

A. Coastal Growth Rating - The project site is located in Brick Township, Ocean County, which is within the Central Shore Region, and is designated an Development Region [5.3(b)] for coastal growth.

B. Environmental Sensitivity Rating - High Environmental Sensitivity Areas are land areas with wet or high permeability moist soils or forest vegetation.

1. Wet or high permeability moist soils are soils with a depth to seasonal high water table of three feet or less, unless the soils are loamy sand or coarser in which case they are soils with a depth to seasonal high water table of four feet or less.

Moderate Environmental Sensitivity Areas are neither High nor Low Environmental Sensitivity Areas.

Low Environmental Sensitivity Areas are areas with depth to seasonal high water greater than five feet or on-site paving or structures.

The EIS states that the depth to seasonal high groundwater is more than 4 feet. This statement was based on the presence of Lakewood soils on-site and no borings were taken. The site is basically flat with an existing hospital and several parking lots. The only area of concern is a wooded area which will be cleared and paved for a parking lot. Based on a site inspection on 9/1/98, there are no wetland plants present and no evidence of hydrology within this area. The existing detention basin is within 200' of the forested area to be cleared. Visual examination of the detention basin, which is approximately 11' deep, showed only a small amount of water present in the bottom of the basin. Therefore it is concluded that the depth to seasonal high groundwater is greater than 4' and the site is classified as having a medium environmental sensitivity.

C. Development Potential - The project site has direct access to Jack Martin Boulevard and Route 88 which has sufficient capacity to handle the traffic likely to be generated by the proposed project. The proposed building will be serviced by the existing sanitary sewer system and the applicant has submitted a letter from the Brick Township Municipal Utilities Authority stating that there is adequate treatment capacity at their facility to service the proposed expansion of the existing facility. In addition, the proposed project meets the criteria for infill in that the majority of the perimeter of the site is adjacent to or across a public road or railroad from land that is developed. Therefore, the proposed project has a high development potential.

Acceptable Intensity of Development (7:7E-5.6)

Based upon the above evaluation of the project site with respect to Coastal Growth Rating, Environmental Sensitivity Rating and Development Potential Rating, the project site receives a High Acceptable Intensity of Development rating.

A High Development Intensity rating for a non-forested site in a "special urban area" allows the applicant to develop 90% of the site with structures and paving. Paving includes both impervious paving and permeable surfaces such as gravel, shells or paver blocks. This rating requires that 5% of the site must include herb and shrub coverage and 5% of the site must include tree planting or retention.

The EIS demonstrates that the proposed project will result in 62% site coverage for structures and paving, with 5% site coverage for trees which will be either planted or are existing and will be preserved and 7% site coverage for herb/shrub plantings. The remaining 26% of the site is existing grassed open space. Therefore this rule is met.

Transportation Use Rules, Parking (7:7E-7.5d)
Traffic (7:7E-8.14)

A Traffic Impact Study was prepared by Schoor Depalma and submitted with the permit application. This study indicates that the proposed project will generate an additional 103 vehicle trips during the AM peak street hour and 100 vehicle trips during the PM peak street hour. These trips entering and exiting the campus, and utilizing the adjacent roadway system will have a minimal impact of current traffic conditions. Based on staff review of the traffic study and comments by the county engineer, the proposed development will not adversely impact the local traffic patterns.

There are currently 592 parking spaces on the site. The traffic impact study indicates there is a parking space shortfall of 64 spaces and a projected demand due to the new construction of 219 spaces. The addition of 297 parking spaces to the campus and the paving of employee gravel lot G will provide for sufficient parking to accommodate the shortfall and the projected future parking demands.

The level of service of traffic systems will not be disturbed by the proposed development, therefore this rule is met.

High Rise Structures (7:7E-7.14)

The proposed project's addition of a 6th story is not located within view of coastal waters and will not block the view of dunes, beaches, rivers, inlets, bays or oceans. The building is setback far enough to prevent shading of adjacent properties. The project will be the highest structure in the neighborhood, but several nearby commercial buildings are 3 stories. The

hospital has received an approval from the State of New Jersey for a Certificate of Need justifying the need to expand to serve the surrounding community. The proposed expansion will not have an adverse impact on air quality, traffic or existing infrastructure. This rule is met.

Water Quality (7:7E-8.4)

The proposed project has met the water quality requirements as per comments from the Program's technical engineering section, therefore this rule is met.

Stormwater Management (7:7E-8.7)

The project proposes to direct the stormwater into an existing regional storm detention basin owned and operated by Ocean County. This basin was designed to receive stormwater from the project site under full development conditions, which includes this phase. Therefore no peak reductions are required. In addition, 2 new vortech inlets at the last stage of the storm drains are added to enhance the water quality of the system. Revised plans have been submitted to reflect this addition. The permittee has provided a detention basin maintenance plan as described in the EIS. The County of Ocean is responsible for the regional detention basin adjacent to the hospital site which will be used for stormwater management. Therefore this rule is met.

Vegetation (7:7E-8.8)

"Vegetation" is the plant life or total plant cover that is found on a specific area, whether indigenous or introduced by humans.

Coastal development shall preserve, to the maximum extent practicable, existing vegetation within a development site. Coastal development shall plant new vegetation, particularly appropriate native coastal species, to the maximum extent practicable.

The proposed development, as shown on the referenced plans, will retain trees and shrubs within the areas between the proposed construction and will augment these areas with additional trees and shrubs to meet and/or exceed the 5% tree and 5% shrub site coverage required by above section 7:7E-5.6 (Acceptable Intensity of Development) and section 7:7E-8.13 (Buffers and Compatibility of Uses) described below.

An area of concern to the Program is the existing vegetated buffer area along the southern property boundary between the proposed parking areas and the existing homes along Walter Road. It is important that this area remain wooded and the existing berm remain in place in order to provide a separation between the proposed parking areas and the adjacent homes' backyards. The permittee proposes to supplement the existing trees and shrubs in this area with additional plantings at 10 feet on center. The final buffer area will vary in width from a maximum of 75 feet to a minimum of 50 feet.

In order to guarantee that this area is maintained as a buffer area and that the vegetation is preserved, as a condition of this CAFRA permit:

a) The permittee must submit to the Land Use Regulation Program the proposed language for a deed restriction maintaining all trees and shrubs and preventing any disturbance to the vegetated buffer area which begins at the southernmost property boundary of the project site and Block 1170, Lot 14 and extends 950 feet to the east along the property boundary within thirty (30) days of receipt of the permit. The proposed language shall accompany and reference a site plan, with all restricted areas clearly depicted and labeled.

b) Once the final draft deed restriction is approved in writing by the Program, the deed restriction shall be RECORDED in the office of the County Clerk (the REGISTRAR OF DEEDS AND MORTGAGES) in the county wherein the lands included in the permit are located, and a copy of the recorded deed restriction must be submitted to the Land Use Regulation Program within ninety (90) days of notification of language approval by the Land Use Regulation Program.

Upon compliance with this condition, this rule is met.

Scenic Resource and Design (7:7E-8.12) and Buffers and Compatibility of Uses (7:7E-8.13)
Traffic (7:7E-8.14)

Scenic resources include the views of the natural and/or built landscape. Large-scale elements of building and site design are defined as the elements that compose the developed landscape such as size, geometry, massing, height and bulk structures.

New coastal development that is visually compatible with its surroundings in terms of building and site design, and enhances scenic resources is encouraged. New coastal development that is not visually compatible with existing scenic resources in terms of large scale elements of building and site design is discouraged.

Buffers are natural or man-made areas, structures, or objects that serve to separate distinct uses or areas. Compatibility of uses is the ability for uses to exist together without aesthetic or functional conflicts. Development shall be compatible with adjacent land and water uses to the maximum extent practicable.

The proposed construction consists of an addition to an existing hospital. With the addition of the 6th floor, it will be the highest structure in the neighborhood, but several nearby commercial buildings are 3 stories. The addition of one floor onto one portion of the existing building within the center of the development will not adversely affect the surrounding neighborhood. The hospital has received an approval from the State of New Jersey for a Certificate of Need justifying the need to expand to serve the surrounding community. This rule is met.

Prior to this proposal, a buffer area of trees and mounded ground provided visual protection for the adjacent single family homes on Walter Road. Two new parking lots are proposed within a portion of this buffer area. However, the buffer will still be at least 50 feet in width and with the additional proposed plantings to augment the remaining mounded ground, this area will continue to provide an adequate buffer for the residential dwellings along this street.

In order to guarantee that this area is maintained as a buffer area and that the vegetation is preserved, as a condition of this CAFRA permit:

- a) The permittee must submit to the Land Use Regulation Program the proposed language for a deed restriction maintaining all trees and shrubs and preventing any disturbance to the vegetated buffer area which begins at the southernmost property boundary of the project site and Block 1170, Lot 14 and extends 950 feet to the east along the property boundary within thirty (30) days of receipt of the permit. The proposed language shall accompany and reference a site plan, with all restricted areas clearly depicted and labeled.

Meridian Health Systems
Brick Hospital Expansion
Brick Township
Ocean County

CAFRA Permit Application
#1506-92-0037.6

-8-

b) Once the final draft deed restriction is approved in writing by the Program, the deed restriction shall be RECORDED in the office of the County Clerk (the REGISTRAR OF DEEDS AND MORTGAGES) in the county wherein the lands included in the permit are located, and a copy of the recorded deed restriction must be submitted to the Land Use Regulation Program within ninety (90) days of notification of language approval by the Land Use Regulation Program.

Upon compliance with this condition, this rule is met.

Conclusion

The proposed project complies with all applicable rules

Prepared by:



Date: October 16, 1998



State of New Jersey

Christine Todd Whitman
Governor

Department of Environmental Protection
Land Use Regulation Program
PO Box 439
501 East State, 2nd Floor
Trenton, NJ 08625-0439
Tel. # (609) 292-1235 Fax # (609) 292-8115

Robert C. Shinn
Commissioner

Dear Sir or Madam:

Enclosed, please find an approved construction permit for the application(s) you submitted to our office. Please review this permit and note any conditions which may have been imposed, and promptly complete and return the enclosed permit acceptance form to the Department at the above address. This approval is valid for five years the terms of the permit are detailed within the document.

If a tidelands grant, lease or license is required as noted by conditions of this permit, this permit is not valid until said conveyance has been delivered for the project area by the Bureau of Tidelands Management. You are NOT AUTHORIZED TO BEGIN CONSTRUCTION until you have received a tidelands instrument. If you begin construction beforehand, you are subject to fines of up to \$1000 plus \$100.00 per day pursuant to the Waterfront Development Law. In addition, the cost for the tidelands instrument may be higher since the property claimed will be appraised as improved property. Further, you may be required to remove any structures placed in tidelands claimed areas without proper authorization.

Any interested person who considers himself or herself aggrieved by this permit decision may request a hearing by addressing a written request for such hearing to the following address: Office of Legal Affairs, Department of Environmental Protection, PO Box 402 Trenton, New Jersey 08625, Attention: Adjudicatory Hearing Requests.

This written request must include a completed copy of the attached Administrative Hearing Request Checklist and all information identified in Section III of that list.

**WATERFRONT DEVELOPMENT, COASTAL WETLANDS, CAZRA AND
STREAM ENCROACHMENT PERMITS:**

Pursuant to the Coastal Permit Program Rules, specifically N.J.A.C. 7:7-5.1, and the Ninety-Day Construction Permit rules, specifically N.J.A.C. 7:1C-1.9, written appeals must be received by the Department at the above address within 10 days of publication of notice of the final decision in the DEP Bulletin, or within 10 days of publication of notice by the permittee pursuant to N.J.A.C. 7:7-4.8 (b), whichever occurs first.

FRESHWATER WETLANDS PERMITS:

Pursuant to the Freshwater Wetlands Protection Act Rules, specifically N.J.A.C. 7:7A-12.7, written request for an administrative hearing must be received by the Department at the above address within 30 days of the DEP Bulletin publishing date or the date of receipt of the permit decision, whichever is later.

In order to promote inter-governmental cooperation in the management of our natural resources, a copy of this decision shall be shared with appropriate local and federal agencies. If you should have any questions regarding the enclosed permit, please contact the Project Manager identified on the first page of the permit at (609) 292-0060.

Sincerely,


Richard H. Kropp, Director
Land Use Regulation Program

Enclosures:

Permit
Permit Acceptance Form
Administrative Hearing Request Checklist

ACCEPTANCE OF REVOCABLE CONSTRUCTION PERMIT/S

Mail to:

State of New Jersey
Department of Environmental Protection
Land Use Regulation Program
PO Box 439
Trenton, New Jersey 08625

Review Engineer: _____

Engineering Section: _____

Permit Number(s): _____

Date Issued: _____

The undersigned hereby accepts the above referenced revocable permit/s, subject to the terms and conditions included therein, including but not limited to the right of the State to revoke said permit/s with cause, and also subject to all provisions of law, rules, and regulations of any applicable government agency.

Signature: _____

Printed Name: _____

Title/Affiliation: _____

Attest:

(To be properly witnessed, signed, and sealed)

**ADMINISTRATIVE HEARING REQUEST CHECKLIST
AND TRACKING FORM**

I. Documents Being Appealed:

Issuance Date of Document

Document Number (if any)

II. Person Requesting Hearing:

Name/Company

Name of Attorney (if applicable)

Address

Address

Telephone #

Telephone #

III: Please include the following information as part of your request:

- A. The date the permittee received the permit;
- B. A copy of the Denial of Permit and a list of all issues being appealed;
- C. The legal and factual questions at issue;
- D. A statement as to whether or not the permittee raised each legal and factual issues during a public comment period on the permit;
- E. Suggested revised or alternative permit conditions;
- F. An estimate of the time required for the hearing;
- G. A request, if necessary, for a barrier-free hearing location for physically disabled persons;
- H. A clear indication of any willingness to negotiate a settlement with the Department prior to the Department's processing of your hearing request to the Office of Administrative Law, and
- I. This form, completed, signed and dated with all of the information listed above, including attachment, to:

1. New Jersey Department of Environmental Protection
Office of Legal Affairs
Attention: Adjudicatory Hearing Requests
401 E. State Street, PO Box 402
Trenton, New Jersey 08625

2. Richard Kropp, Director
Land Use Regulation Program
501 E. State Street, 2nd Floor
PO Box 439
Trenton, New Jersey 08625

BRICK UTILITIES

THE BRICK TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

1551 Highway 88 West • Brick, New Jersey 08724-2399

(732) 458-7000 • FAX (732) 458-7725

www.brickmua.com

KEVIN F. DONALD
Executive Director

Meridian Health System
Brick Hospital
425 Jack Martin Blvd.
Brick, NJ 08725

Post-It® Fax Note	7671	Date	11/10	# of pages	5
To	TIM	From	S. STENSGAARD		
Co./Dept.	D.W. SMITH	Co.	BTMLA		
Phone #		Phone #			
Fax #	905-86609	Fax #	732-458-6203		

RE: Meridian Health System 1998 Expansion
B.T.M.U.A. File No. 1599

Gentlemen:

Enclosed are the preliminary and final approvals for the above referenced project with the necessary conditions. The approval was granted in an expeditious manner since it was indicated by your engineer that it was critical for your construction start date in November 1998, that the approval be granted immediately.

A letter dated October 20, 1998 was sent by James Allen of this office outlining our conditions for approval. Mr. Coppola from your engineer's office responded on October 26, 1998 that the sanitary sewer will not be re-located, therefore, it is the Authority's position that the pipe be protected by using a steel casing for the entire length under the building. The casing shall be filled with acceptable flowable fill. The Meridian Health System shall be responsible for any damage to the pipe in the future.

Mr. Coppola's letter indicates that the 8 inch loop to Route 88 will be constructed, but the cost will be borne by the Authority. Please be advised that the cost for construction of the 8 inch loop will be entirely at the owners expense. The Authority does not have to participate in offsetting initial services charges. The 8 inch loop is for the benefit of the hospital and as noted in Mr. Allen's letter, it was a recommendation and not a requirement. The Authority will under no circumstance consider waiving the initial service charges which are mandatory by statute.

Also, the Rules and Regulations do not require a developer's agreement, therefore, there will be no other approvals. A copy of the Rules and Regulations of this Authority are enclosed for you and for your engineer's use.

Very truly yours,

Tariq M.S. Siddiqui

Tariq M.S. Siddiqui, P.E.
Director of Engineering

TSSM/es

enc.

c: K. Donald
J. Allen
N. Coppola, D.W. Smith Assoc.

Brick Utilities
1551 Highway 88 West
Brick, NJ 08724

ENGINEER'S FINAL REVIEW OF DEVELOPER APPLICATION

Board Review Date: November 23, 1998

Application No. 1599

Applicant:

Meridian Health System
Brick Hospital
425 Jack Martin Blvd.
Brick, NJ 08724

Block: 1170

Lot(s): 18 & 18.02

Units: 1

Development Name: Meridian Health Systems Expansion

Engineer's Name & Address:

D. W. Smith Assoc., P.A.
40 Airport Rd.
Lakewood, NJ 08701

Approval of the application is subject to all conditions as contained in this review. Please note special requirements set forth below.

Payment of inspection fees equal to 6.5% of construction costs. Submission of a performance bond in the amount of 100% of the total construction cost for water and sewer.

Also note if you do not have the Authority's standard requirements for water and sewer, please contact the office for a copy.

Special conditions on this page which apply to this application are marked with an "X".

1. **Approval by other agencies:**

☒ OCUA

☒ NJDEPE

☒

Brick Township

Both Sewer & Water

Board of Fire Commissioners

☒ State and/or County road opening permit

Should any other agency require a modification of any item approved by this Authority, the applicant is required to resubmit the changes for review.

2. ☒ Easement(s) as shown on the plans are to be conveyed at no charge to the Authority. A metes and bounds description and legal size survey drawing are to be supplied to the Authority by the Applicant.

3. ☐ Submit revised drawings.

THE BRICK TOWNSHIP MUNICIPAL UTILITIES AUTHORITY
1551 HIGHWAY 88 WEST
BRICK, NJ 08724

ENGINEER'S REVIEW OF PRELIMINARY DEVELOPER APPLICATION

BOARD OF REVIEW DATE: October 26, 1998

APPLICATION NO. 1599

APPLICANT NAME & ADDRESS:

Meridian Health Care System
Brick Hospital
425 Jack Martin Blvd.
Brick, NJ 08724

BLOCK(s): 1170
LOT (s): 18 & 18.02

NUMBER OF UNITS: 1

DEVELOPMENT NAME: Meridian Health Systems Expansion

ENGINEER NAME & ADDRESS:

D. W. Smith Associates, P.A.
40 Airport Road
Lakewood, NJ 08701

APPROVAL OF THE APPLICATION IS SUBJECT TO THE FOLLOWING, WHERE NOTED:

1. Application is for adjustment of lot line or the division of an existing lot.
2. Application for replacement of existing building, presently connected to water and sewer, with a larger building.
3. XX Application is for an addition to existing building.
4. If existing water/sewer services are not of sufficient capacity for the proposed building/addition, application is to be made for a new service.
5. XX Water service is available within Hospital facility site.
6. XX Sewer service is available within Hospital facility site.
7. No further action required at this time by the B.T.M.U.A.
8. XX Filing of final application required.
9. XX Provide a casing pipe around the existing sanitary sewer line proposed under the new two story addition of this facility.
10. XX Provide an additional water main loop to the project from Route 88.
11. XX Revise the sanitary sewer and water systems details to the Brick Utilities standard details.



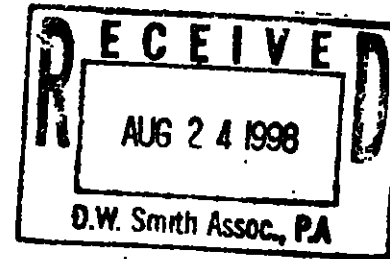
714 Lacey Road
Forked River, NJ 08731
TEL 609.971.7002
FAX 609.971.3391

SOIL EROSION AND SEDIMENT CONTROL CERTIFICATION

Supervisors
Sigmond Z.
Frank Barto
A. Jerome
Albert Newt
John Perry

AUGUST 17, 1998

CHARLES W. JARVIS
MERIDIAN HEALTH SYSTEM-BRICK HOSPITAL
425 JACK MARTIN BOULEVARD
BRICK NJ 08724



RE: **SCD #6517** MERIDIAN HEALTH SYSTEM-BRICK HOSPITAL;
BLOCK 1170, LOTS 18 & 18.2;
BRICK TOWNSHIP

Pursuant to Chapter 251, Soil Erosion and Sediment Control Act, P.L. 1975, the Ocean County Soil Conservation District hereby grants certification of the soil erosion and sediment control plan for the above-referenced project, subject to the following:

1. That the applicant carries out all land disturbance activities in accordance with the Standards for Soil Erosion and Sediment Control in New Jersey promulgated by the State Soil Conservation Committee.
2. THE APPLICANT MUST NOTIFY THE DISTRICT OFFICE, BY MAIL, AT LEAST 48 HOURS PRIOR TO INITIAL LAND DISTURBANCE.
3. The applicant must notify District office of project completion.
NOTE: NO CERTIFICATE OF OCCUPANCY CAN BE GRANTED UNTIL A REPORT OF COMPLIANCE IS ISSUED BY THE DISTRICT.
4. Changes in the certified plan relating to or that will affect land disturbance on the site must be submitted to the District office for re-evaluation and approval.
5. A copy of the certified plan and a copy of these provisions must be kept on the job site at all times.

Failure to comply with any of the above conditions may result in the issuance of a Stop Construction Order.

NOTE: This certification is limited to the controls specified in this plan. It is not authorization to engage in the proposed land use unless such use has been previously approved by the municipality or other controlling agency. THIS CERTIFICATION SHALL EXPIRE IN 3-1/2 YEARS.

NOTES: (1) NO ROOF DRAINS WILL BE DIRECTED ONTO ADJACENT VEGETATED SLOPES. (2) IF THE POTENTIAL FOR TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY OCCURS, STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED.

AP:bb


SUPERVISOR



D.W. SMITH Associates, P.A.

Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola
Alan R. Veverka

John W. Rabito
Robert F. McCarthy

December 2, 1998

**Mr. Bruce Clayton, Fire Inspector
Township of Brick
Bureau of Fire Safety
Office of the Planning Board
401 Chambers Bridge Road
Brick, NJ 08723**

**RE: Preliminary and Final Amended
Site Plan Approval
Meridian Health System, Brick Hospital
Lots 18 and 18.2, Block 1170
Brick Township
Our Ref. No. 89-152.97**

Dear Mr. Clayton:

This is in response to your review letter dated August 25, 1998, for the above-referenced site. The following items have been revised in accordance with your review comment letter dated August 25, 1998.

- 1. The location of the water main connection and the sizes of the water mains from the loop on Jack Martin Boulevard are indicated on Sheet 4 of 9. In addition, an additional water main loop is proposed to connect the main located by Route 88 as required by the BTMUA.**
- 2. The proposed fire department connections on the hospital addition are indicated on Sheet 4 of 9 and noted.**
- 3. All fire lanes, fire zones, and signs are proposed to be in accordance with the Fire Bureau recommendations and Title 39 plan. This marking indicating fire lane zones, parking, and loading areas has been shown on Sheets 4 and 5 of 9 and both corresponding details on Sheet 9 of 9.**

Greengineering®

BRICK UTILITIES
THE BRICK TOWNSHIP MUNICIPAL UTILITIES AUTHORITY

1551 Highway 88 West o Brick, New Jersey 08724-2399

(732) 458-7000 o FAX (732) 458-7725

www.brickmua.com

KEVIN F. DONALD
Executive Director

January 14, 1999

COMMISSIONERS
PATRICK L. BOTTAZZI
Chairman
JOHN C. EKARIUS
Vice Chairman
THOMAS G. MAIORINE
Secretary
BRIAN MACFIE
Treasurer
WILLIAM MILLER
Asst. Sec./Treas.

Planning Board
Township of Brick
401 Chambersbridge Road
Brick, NJ 08723

Z 064 744 549

Municipal Clerk
Township of Brick
401 Chambersbridge Road
Brick, NJ 08723

Z 064 744 550

Environmental Commission
Township of Brick
401 Chambersbridge Road
Brick, NJ 08723

Z 064 744 551

JAN 19 1999

FROM TWP. PLANNING BOARD

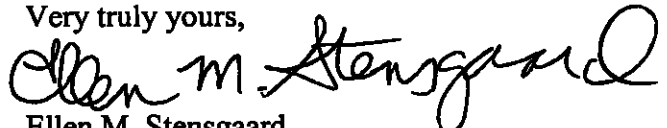
RE: **Application for Sewer Extension**
Meridian Health System
B.T.M.U.A. File No. 1599

Gentlemen:

As required by the New Jersey Department of Environmental Protection, we are submitting herewith for your review a Sanitary Sewer Facility Application Permit TWA-1 form for the referenced project in Brick Township.

Should you have any question, please do not hesitate to contact me.

Very truly yours,



Ellen M. Stensgaard
Secretary, Engineering Dept.

Encl.

2-064 744 549

STATE OF NEW JERSEY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
Division of Water Quality

TREATMENT WORKS APPROVAL PERMIT APPLICATION

— Refer to Instructions on Page 4 and Provide All Applicable Information. Please Print or Type. —

APPLICANT/OWNER

Name Brick Township Municipal Utilities Authority Telephone (732) 240-3500

Permanent Legal Address 1551 Highway 88 West

City or Town Brick State NJ Zip Code 08724-2399

* Applicant/Owner should be the eventual owner of the proposed Treatment Works.

LOCATION OF ACTIVITY

Name of Facility/Site Meridian Health System, Brick Hospital

Street Address/Location 425 Jack Martin Boulevard

Lot No. 18, 18.2 Block No. 1170

City or Town Brick State NJ Zip Code 08724

Municipality Brick Township County Ocean

NEW JERSEY LICENSED PROFESSIONAL ENGINEER

Name Robert F. McCarthy N.J. License No. NJ PE #30357

Name of Firm, if employee D.W. Smith Associates, PA

Mailing Address 40 Airport Road

City or Town Lakewood State NJ Zip Code 08701

Telephone (732) 363-5850 Telefax (732) 905-8669

ESTIMATED CONSTRUCTION COST AND APPLICATION FEE

A. Cost of treatment works proposed in this application \$ 7,050.00
(attach a breakdown of the cost of all items related to the construction of the proposed treatment works)

B. Application Fee \$ 450.00
(in accordance with N.J.A.C. 7:1C-1.5 et seq., made payable to Treasurer, State of NJ, Environmental Services Fund)

OTHER REQUIRED PERMITS

If any of the following applications have been submitted for this project, provide the applicable information.

Permit Type	Application Status		Application Date (or Application No.)
	<u>Pending</u> (check one)	<u>Approved*</u>	
● Treatment Works Approval	_____	_____	_____
● Exemption From Sewer Ban	_____	_____	_____
● Water Quality Management Plan Amendment	_____	_____	_____
● CAFRA	_____	<u>X</u>	<u>1506-92-0037.6</u>
● Stream Encroachment	_____	_____	_____
● Freshwater Wetlands	_____	_____	_____
● Tidal or Coastal Wetlands	_____	_____	_____
● Waterfront Development	_____	_____	_____
● NJPDES (DSW, DGW or SIU)	_____	_____	_____
● Pinelands Certificate	_____	_____	_____
● Delaware & Raritan Canal Commission	_____	_____	_____
● Hackensack/Meadowlands Commission	_____	_____	_____
● Other Related Approvals	_____	_____	_____

(* - If any of the above applications were approved, please provide a copy of the approval with this application)

PROJECT DESCRIPTION (Brief Description of Proposed Treatment Works and Intended Use)

The project consists of an addition of a 2-story ambulatory care and a 6th floor addition to the existing hospital complex for an additional flow 15,400 GPD.

APPLICANT'S AGENT (Optional)

I, BIMUA (Applicant/Owner's Name)
 authorize to act as my agent/representative in all matters pertaining to my application the following person:

Name 1001 Position _____

Address 1551 Highway 88 West City Brick

State New Jersey Zip Code 08724-2339 Telephone (732) 458-7000

Timothy P. Lurie P.E. 12/8
 Signature of Agent Date
TIMOTHY P. LURIE

 Signature of Applicant/Owner Date

PROPERTY OWNER'S CERTIFICATION

I hereby certify that I, _____ (Property Owner's Name)

own the property identified in this application. As owner, I grant permission for the activity to be permitted under this application and authorize the Department of Environmental Protection to conduct on-site inspections, if necessary. If the construction activity will take place in an easement, I certify that with this application, I presently have or will obtain permission of the property owner(s) prior to initiation of construction of this proposed treatment works.

John K. Lloyd
 Signature of Owner

12/7/98
 Date

John K. Lloyd
 President & CEO

Print or Type: Name and Position

STATEMENT OF PREPARER OF PLANS, SPECIFICATIONS AND ENGINEER'S REPORT AND/OR ABSTRACT

I hereby certify that the engineering plans, specifications, and engineer's report and/or abstract applicable to this project comply with the current rules and regulations of the Department of Environmental Protection with the exceptions as noted.

Robert F. McCarthy
 Signature of Engineer

12-4-98
 Date

Robert F. McCarthy, Associate, NJPE #3035

D.W. Smith Associates, PA

Print or Type: Name and Position

PROFESSIONAL ENGINEER'S
 EMBOSSED SEAL

PROPER CONSTRUCTION AND OPERATION

I, the Applicant/Owner, Brick MUA, agree that the treatment works will be properly constructed and operated in accordance with the engineering plans, specifications and conditions under which approval is granted by the Department of Environmental Protection.

Signature of Applicant/Owner

Date

Print or Type: Name and Position

CERTIFICATION BY APPLICANT/OWNER

I certify, under penalty of law, that the information provided in this application and the attachments is true, accurate, and complete. I am aware that there are significant civil and criminal penalties for submitting false, inaccurate, or incomplete information, including fines and/or imprisonment.

Signature of Applicant/Owner

Date

Print or Type: Name and Position

INSTRUCTIONS FOR COMPLETING FORM TWA-1

This form should accompany all Treatment Works Approval permit applications.

1. **General Information** - (items #1 through #4, #6) Complete the requested applicant and project information.
2. **Other Required Permits** (item # 5) - Please list all permits issued for the subject project (in addition to the permits being applied for at this time).
3. **Signatures** (items #7 through #11) - All signatures must comply with N.J.A.C. 7:14A-2.4 and N.J.A.C. 7:14A-22.8. Where indicated under items #1, #10 and #11, the applicant/owner should be the eventual owner of the proposed treatment works. Item #8 shall be completed by the owner of the property.

Should you need assistance in completing the application, please call the appropriate phone number listed below:

♦ Bureau of Administration and Management
(609) 633-1208
Municipal Treatment Works, Industrial
Treatment Works, Sewer Extension, Sewer Ban
Exemption, Subsurface Disposal Systems

♦ Bureau of Non-Point Pollution Control
(609) 292-0407
Alternate Design Septic Systems
(design flow less than 2,000 GPD)

**BRICK TOWNSHIP
BUREAU OF FIRE SAFETY**



500 Herbertsville Road
Brick Township, New Jersey 08724
(732) 458-4100
FAX: (732) 458-4153

January 11, 1999
District 2

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

BLOCK: 1170 LOT: 18-18.2 OWNER/OCCUPANT: Meridian Health System/Brick Hosp.
425 Jack Martin Boulevard
B.T.P.B. #: 2266 Brick, New Jersey 08724

ENGINEER/FILE: Robert McCarthy
#89 152.97

SITE PLAN FEE: Revision of 12-11-98

LOCATION: Brick Hospital - 425 Jack Martin Boulevard

PROPOSED USE/DESCRIPTION: Proposed expansion to existing 5 story, masonry structure. Proposed 27,473 s.f. addition, new s.f. 306,343.

The above major subdivision has been reviewed and accepted.

Very truly yours,

Bruce Clayton
Fire Inspector

BC/rif

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



Joseph C. Scarpelli, Mayor

Township Council:

Victor Cantillo – President
Martin J. Anton
Helen Fayad
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.

Department of Administration & Finance

Office of Land Use Management
Michael P. Fowler, AICP/PP
Municipal Planner
(732) 262-1042
Fax: (732) 262-8954
<http://www.gbshost.com/brick>

January 5, 1998

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

RE: PB-2266(1281)-A/PFSP-8/98
Meridian Health System -
Brick Hospital
Amended Prel & Final Site Plan
Block 1170, Lots 18 & 18.02
First Resolution Compliance

Dear Board Members:

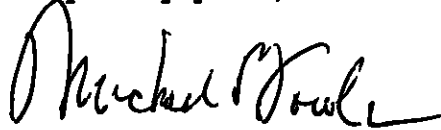
We have reviewed the above referenced Preliminary & Final Site Plan, last revised November 25, 1998, and dated August 3, 1998, for compliance with the conditions stated in Planning Board Resolution R-84-98 and dated October 28, 1998. Prior to signing the subject plans, the following items must be addressed.

1. A note should be added to the plans stating that no vegetation will be removed from the green bank parking area until such time it is agreed upon that the area is to be developed for additional parking.
2. Concerning the boardwalks to be constructed within the two (2) parking islands, it was our understanding the boardwalks were to be constructed in the center of the islands. The plans depict the boardwalks to be off-set to the southern side of the islands immediately adjacent to the curb which separates the paved parking from the island. It appears that the applicant is attempting to retain the drainage system that utilizes the center of the island. However, vehicle overhang from the adjacent perpendicular parking spaces would leave only 3 1/2 to 4 ft of boardwalk area for use by pedestrians, which is not sufficient. It is recommended that the boardwalk either be widened by a minimum of 1 ft or shifted northerly a minimum of 1 ft. (see attached comments from Municipal Engineer regarding boardwalk construction).

3. The Applicant shall provide an irrigation system in all newly landscaped areas.
4. The Applicant shall provide proof of submission to the Township of Brick to have Subtitle 1 of Title 39 of the Motor Vehicle Laws of New Jersey made applicable to the proposed traffic controls resulting from the subject expansion project.

With the exception of the above stated items and any items contained in the Planning Board Engineer's letter of December 21, 1998 the plans conform with the conditions of resolution compliance.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael P. Fowler", written over a horizontal line.

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

MPF/kb



State of New Jersey

Christine Todd Whitman
Governor

Department of Environmental Protection

Robert C. Shinn, Jr.
Commissioner

Land Use Regulation Program
P.O. Box 439
Trenton, New Jersey 08625

December 29, 1998

Penelope A. Griber
D.W. Smith Associates, P.A.
40 Airport Road
Lakewood, New Jersey 08701

RE: Application for CAFRA Permit Modification
#1506-92-0037.7
MERIDIAN HEALTH SYSTEM
BRICK HOSPITAL
Brick, Ocean County
Nearest Waterway: Metedeconk River;
Barnegat Bay Watershed

Dear Ms. Griber:

In response to your request of November 30, 1998, and in accordance with the "90 Day Construction Permit Regulations", specifically N.J.A.C. 7:1C-1.5(C) and the "Coastal Permit Program Regulations", specifically N.J.A.C. 7:7-4.10, you are hereby granted a modification of the above referenced coastal permit as follows:

- 1) The Doctors' parking lot is revised to utilize the 73 spaces in the existing parking area, plus 13 spaces which will be greenbanked for use at a future time, if needed;
- 2) The center island is removed from the employees' lot;
- 3) The sidewalk connecting the employees' lot to the existing lot is removed and replaced with two (2) boardwalks over the landscape islands;
- 4) The southwest parking lot along the residential property line is removed and relocated along the west side of the property adjacent to the commercial property;

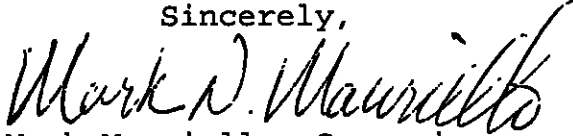
- 5) Planter boxes are added in the sidewalk areas by the 2-story addition;
- 6) Additional landscaping is added along the residential buffer;
- 7) A six foot board on board fence is added to screen the cooling towers and trash storage; and
- 8) Additional landscaping is added to discourage illegal parking along the southwest driveway.

This modification is shown on plans in twelve sheets entitled "Meridian Health System, 1998 Expansion, Lots 18 and 18.2, Block 1170, Brick Township, Ocean County, New Jersey", sheets 1-9 and DA1-DA3 dated August 3, 1998, sheet 1 last revised 11/20/98, sheets 4 and 8 last revised 12/03/98, sheet 5 last revised 11/19/98, sheets 6 and 9 last revised 11/25/98, sheet 7 last revised 10/01/98, DA1 last revised 11/24/98, and DA2 last revised 09/16/98, and prepared by D.W. Smith Associates, P.A.

A copy of this permit modification has been appended to the original permit. **Please be advised all other conditions of the original permit are to remain in force.**

If you have any questions regarding this authorization, please contact Gail Rowe of our staff at (609) 292-8262. Please reference the above file number.

Sincerely,


Mark Mauriello, Supervisor
Bureau of Coastal Regulation

c: Brick Planning Board
Brick Construction Official
Ocean County Planning Board
Lynn Conover, Bureau of Coastal and Land Use Enforcement

December 21, 1998

Brick Township Planning Board
401 Chambers Bridge Road
Brick, NJ 08723-2898

Re: PD-2266(1281)-A/PFSP-898
Preliminary & Final Major Site Plan (Amended)
Applicant: Meridian Healthcare System - Brick Hospital
Block: 1170
Lots: 18 & 18.02
Resolution Compliance
OLA File No.: BTPB9801

Dear Chairman and Board Members:

Regarding the referenced application, we have received and reviewed the following material in relation to a determination of compliance with the adopted Planning Board Approval Resolution:

1. Meridian Healthcare System - Brick Hospital 1998 Expansion Amended Site Development Plan Lots 18 and 18.2, Block 1170, Brick Township, Ocean County, New Jersey". The drawings, consisting of nine (9) sheets, have been prepared by DW Smith Associates and are signed by Robert F. McCarthy, NJPE #30357 and Nicholas V. Coppolla, NJLS #16763 and Landscape Architect Number 87. The drawings are dated August 3, 1998 with the following revision dates indicated:
 - a. Sheet 1 of 9 - Last revised November 20, 1998
 - b. Sheet 2 of 9 - No revision dates indicated.
 - c. Sheet 3 of 9 - No revision dates indicated.
 - d. Sheet 4 of 9 - Last revised September 3, 1998
 - e. Sheet 5 of 9 - Last revised November 19, 1998
 - f. Sheet 6 of 9 - Last revised November 25, 1998
 - g. Sheet 7 of 9 - Last revised October 1, 1998
 - h. Sheet 8 of 9 - Last revised December 3, 1998
 - i. Sheet 9 of 9 - Last revised November 25, 1998

Based on our review of these plans as well as the additional supportive documentation provided by the applicant, we have determined that the drawings are now in compliance with Planning Board Resolution #R-84-98. Based on this determination, the original drawings and any paper prints required for distribution may be presented to the Planning Board for the appropriate approval signatures.

Please note this resolution compliance determination is specifically conditioned upon the applicant providing copies of all outside agency permits as well as the appropriate bonding, inspection fees and any general liability insurance coverage which may be required by the Township.

We are enclosing our final invoice on the application which should be addressed prior to final Municipal sign-off.

We would again like to Thank the Board for the opportunity to serve as conflict engineer and should you have any questions or require any additional information, please do not hesitate to call.

Very truly yours,


Douglas F. Klee, P.E., P.P.

DFK:blg

Jen\brick\btbp9801.rc

OWEN,
LITTLE
& ASSOCIATES
INC.

Engineers
Planners
Surveyors
GIS Specialists

David F Owen, P.E., P.E., C.M.E.
Frank J. Little, Jr., P.E., P.E., C.M.E.
Douglas F Klee, P.E., P.E., C.M.E.

William J. Berg, P.L.S.
David A. Thesing, P.E., P.E., C.M.E.

443 Atlantic City Blvd.
Beachwood, NJ 08722
732-244-1090
Fax 732-341-3412

www.olainc.com
info@olainc.com

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



Joseph C. Scarpelli, Mayor

Township Council:

Victor Cantillo – President
Martin J. Anton
Helen Fayad
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.

Department of Engineering
Office of the Municipal Engineer
(732) 262-1038
Fax: (732) 262-8954
<http://www.gbshost.com/brick>

December 23, 1998

Mr. Fran Smith
Township Clerk
Brick, NJ 08723

BOND ESTIMATE
Meridian Health System
Brick Hospital Addition
Case PB# 2266
Block: 1170 Lots: 18 & 18.02

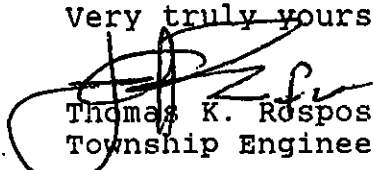
Dear Fran:

Enclosed please find the bond estimate for the subject project.
The required performance guarantee and inspection fund is as follows:

Performance Guarantee: \$650,140.74 May be cash or surety

Inspection fees * \$39,008.44 Must be cash.

Very truly yours,


Thomas K. Rospos, P.E.
Township Engineer

Note: Cash performance over \$5,000.00 requires W-9 form.
Surety bond requires a certificate of good standing from the NJ
Secretary of State for bonding company.

TKR/jff

cc: Mayor
Business Administrator
Planning Board
Division of Insp.
Zoning
Applicant

*Applicant may post 33% of
the inspection fees with the
agreement that additional fees
will be posted at the request
of the Township Engineer.



D.W. SMITH Associates, P.A.
Consulting Engineers • Planners • Surveyors • Landscape Architects

Nicholas V. Coppola

Alan R. Veverka

John W. Rabito

Robert F. McCarthy

January 26, 1999

RECEIVED

JAN 29 1999

ENGINEERING

Mr. Michael P. Fowler, AICP/PP
Office of Land Use Management
Township of Brick
401 Chambers Bridge Road
Brick, New Jersey 08723

RE: Meridian Health System
Brick Hospital
Amended Preliminary and Final
Site Plan
Block 1170, Lots 18 and 18.02
Our Ref. No. 89-152.97

Dear Mr. Fowler:

This is in response to your letter dated January 5, 1999 regarding the above referenced site. We offer the following responses to your comments:

Comment 1: A note should be added to the plans stating that no vegetation will be removed from the green bank parking area until such time it is agreed upon that the area is to be developed for additional parking.

Response: This note has been added to the plans on Sheet 4 of 9 for the Doctors' Parking area of 13 spaces. The other Greenbank Parking Area, a portion of the employees' parking lot, has always been noted on the plans as the construction equipment staging area and will have to be disturbed for this use.

Comment 2: Concerning the boardwalks to be constructed within the two (2) parking islands, it was our understanding the boardwalks were to be constructed in the center of the islands. The plans depict the boardwalks to be off-set to the southern side of the islands immediately adjacent to the curb which separates the paved parking from the island. It appears that the applicant is attempting to retain the drainage system that utilizes the center of the

Greengineering®



Mr. Michael P. Fowler, AICP/PP
January 26, 1999
Page Two

island. However, vehicle overhang from the adjacent perpendicular parking spaces would leave only 3 ½ to 4 feet of boardwalk area for use by pedestrians, which is not sufficient. It is recommended that the boardwalk either be widened by a minimum of 1 foot or shifted northerly a minimum of 1 foot. (See attached comments from Municipal Engineer regarding boardwalk construction).

Response: As per my telephone conversation with Jim Priolo of the Township Engineering Department, the boardwalk has been revised to include the following:

1. A fourth 4"x4"x10' stringer has been added. The stringers will now be spaced on 14 inch intervals verses 2 foot intervals.
2. The Township Engineer and I have concluded that it is not necessary to extend this boardwalk to 6 feet in length. The 5 foot boardwalk is sufficient in size. Even with vehicle overhand, there would be at least 3 ½ feet of boardwalk area. This is not a major pedestrian traffic area. The majority of the people using this boardwalk will be from the employee parking lot. Most people parking perpendicular to this boardwalk will walk through the parking lot.
3. The boardwalk is flush with the pavement because the curb in this area presently contains existing curb cuts. The Township Engineer agrees with this design.

Comment 3: The Applicant shall provide an irrigation system in all newly landscaped areas.

Response: This item has been previously noted on the plans on Sheet 1 of 9, Note #21.

Comment 4: The Applicant shall provide proof of submission to the Township of Brick to have Subtitle 1 of Title 39 of the Motor Vehicle Laws of New Jersey made applicable to the proposed traffic controls resulting from the subject expansion project.



D.W. SMITH Associates, P.A.

Mr. Michael P. Fowler, AICP/PP
January 26, 1999
Page Three

Response: An original Subtitle 1 of Title 39 of the Motor Vehicle Laws of New Jersey was submitted as part of the Resolution Compliance Package to the Township. Attached is a copy for your files.

Enclosed is one (1) set of revised plans which have been revised per your comments. I trust this addresses all of your concerns and conforms with the conditions of the Resolution.

Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

TIMOTHY P. LURIE, P.E.

TPL:mb

Enclosure

cc: John Rauner, Medical Center of Ocean County
Vince Girondi, Granary Associates
Nicholas V. Coppola, D.W. Smith Associates

APPLICATION TO HAVE N.J. MOTOR VEHICLE
STATUTES MADE APPLICABLE TO PRIVATE PROPERTY

FROM: Meridian Health Systems
425 Jack Martin Boulevard
Brick, NJ 08724

DATE: _____

TO: _____

SUBJECT: Application to have motor vehicle statutes made applicable to:
Brick Hospital Lot 18 & 18.2, Block 1170

By authority of N.J.S.A. 39:3A-1, application is hereby made by Meridian Health Systems

requesting that the provisions of Subtitle 1, Title 39, of the Revised Statutes shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on the property shown on the enclosed map or site plan and known as Meridian Health Systems 1998 Expansion


Authorized Signature

cc: Chief of Police

Following is a sample resolution to be submitted by the municipal officials with the application for the establishment of Subtitle 1 of Title 39.

(15)

CHECK DATE

Meridian Hospitals Corporati

60-234
313

CHECK NUMBER

02/11/99

1945 State Rt. 33, Neptune, New Jersey 07753

208347

208347

Payable through SUMMIT BANK, Hazleton, Pennsylvania.
At SUMMIT BANK, Cherry Hill, New Jersey. 0312*THREE HUNDRED SIX AND 00/100 DOLLARS *****
*****\$*** 306.00

AMOUNT

VOID AFTER 180 DAYS

PAY TO THE
ORDER OF:TOWNSHIP OF BRICK DEV REVIEW
401 Chambers Bridge Road
Brick, NJ 08723

AUTHORIZATION SIGNATURE

⑈ 208347⑈ ⑆031302340⑆ 900 205 679⑈

Scott Pezarras
Treasurer
Brick Township, N.JRe: Case #2266-A-PFSP-8/98
Meridian Health Care Systems
Brick Hospital
Block 1170, Lots 18 & 18.02

Dear Mr. Pezarras:

Enclosed is check #208347 drawn on Summit Bank by Meridian
Hospitals in the amount of \$306.00 for additional fees for the above
application which is to be placed in the applicant's escrow account.

Yours truly,

E. Joan Kull, Secretary

Enc.

RECEIVED:

DATE: 2/18/99

K

DATE 2-18 19 99 NO. 3869
RECEIVED FROM Meridian Health Care Systems
ADDRESS 425 Jack Martin Blvd Brick
Three Hundred Six and 00/100 DOLLARS \$ 306.00
FOR #2266-A-PFSP-8/98

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT	306	00	CASH		
AMT. PAID	306	00	CHECK	208347	
BALANCE DUE			MONEY ORDER		

ESCROW

BY E. Joan Kull

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



Joseph C. Scarpelli, Mayor

Township Council:

Helen Fayad – President
Martin J. Anton
Victor Cantillo
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.

Planning Board
(732) 262-1045
Fax: (732) 262-8954
<http://www.gbshost.com/brick>
<http://www.twp.brick.nj.us>

February 18, 1999

Meridian Health Care Systems
Brick Hospital
425 Jack Martin Boulevard
Brick, N.J. 08724

Re: Case #2266-A-PFSP-8/98
Meridian Health Care Systems
Brick Hospital
Block 1170, Lots 18 & 18.02

Gentlemen:

We are in receipt of Check #208347 in the amount of \$306.00, which was forwarded to this office by our Chief Financial Officer. It appears that this check was in payment of the bill from Michael P. Fowler in that amount, which was sent for informational purposes only. Since the current balance in your escrow account is down to \$375.00 and your application has not yet been finalized, additional billing will be forthcoming. We are, therefore, depositing this check into your escrow account.

Upon finalization of your application with the Planning Board, any balance in your escrow account will be returned upon request.

Yours truly,

E. Joan Kull, Secretary

cc: Scott Pezarras, CFO
Michael P. Fowler, AICP
Owen, Little & Associates
D. W Smith Associates
Steven N. Cucci, Esq.

TOWNSHIP OF BRICK

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



Joseph C. Scarpelli, Mayor

Township Council:

Helen Fayad – President
Martin J. Anton
Victor Cantillo
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.

Office of Land Use Management

Michael P. Fowler, AICP/PP

Municipal Planner

(732) 262-1042

Fax: (732) 262-8954

<http://www.gbshost.com/brick>

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

February 8, 1998

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

RE: PB-2266(1281)-A/PFSP-8/98
Meridian Health System -
Brick Hospital
Amended Prel & Final Site Plan
Block 1170, Lots 18 & 18.02
Second Resolution Compliance

Dear Board Members:

We have reviewed the above referenced Preliminary & Final Site Plan, last revised January 5, 1999, and dated August 3, 1998, for compliance with the conditions stated in Planning Board Resolution R-84-98 and dated October 28, 1998. Prior to signing the subject plans, the following items must be addressed.

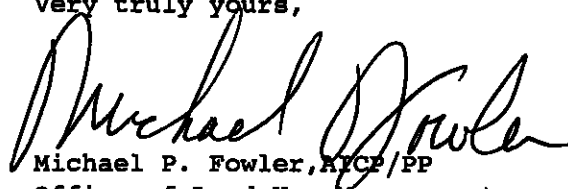
1. The 3 1/2 ft wide boardwalk area remaining after vehicle overhang is not adequate as an accessible route under current ADA standards. A minimum unobstructed path of 4 ft is required.

In addition, the Planning Board suggested the construction of the boardwalk, as it was anticipated that the walkway would be located within the center of the landscaped aisles and would be required to be elevated above the drainage swales. Since the boardwalk has been shifted to one side of the landscaped island and away from the drainage swale, the Applicant should consider the construction of a sidewalk in lieu of the boardwalk. The sidewalk would probably be less costly to construct than the proposed boardwalk, would be more durable and easier to maintain. The change to the plan can be addressed with no loss of time and no additional fees.

2. Although Item 21 of the general notes on Sheet one of nine indicates an irrigation system shall be provided in all new landscaped areas, the irrigation system is usually depicted on the Landscape plan or the Utility plan. The additional information aids our inspectors for bond preparation and site construction.

With the exception of the above stated items the plan conforms with the conditions of resolution compliance.

Very truly yours,



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

MPF/kb

D.W. SMITH ASSOCIATES, P.A.
Consulting Engineers - P.E.s
40 Airport Road
Lakewood, New Jersey 08701

(732) 363-5850

TO: Brick Township Planning Board
401 Chambersbridge Road
Brick, N.J. 08723

LETTER OF TRANSMITTAL

DATE	4/9/99	JOB NO.	89-152.97
ATTENTION	Joan Kull		
RE:	Brick Hospital		
RECEIVED APR 9 1999 ENGINEERING			

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via Drop-off the following items:

- ☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
10			Sets of Plans

THESE ARE TRANSMITTED as checked below:

- ☐ For Approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Enclosed please find 10 sets of plans for signature. These plans have already been signed by
Doug Klee.

COPY TO: _____

SIGNED: Timothy P. Lurie, P.E.

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



Joseph C. Scarpelli, Mayor

Township Council:

Helen Fayad - President
Martin J. Anton
Victor Cantillo
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.

Office of the Municipal Clerk

Francis E. Smith, RMC
Municipal Clerk
(732) 262-1004

Virginia A. Lampman, RMC
Assistant Municipal Clerk
(732) 262-1002

Fax: (732) 262-2839

<http://www.gbshost.com/brick>
<http://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 SUBDIVISIONS 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 + 18.02
Location BRICK HOSPITAL ADDITION PHASE III
Applicants Name: MERIDIAN HEALTH SYSTEM Case No. PB 2266
Address: 425 JACK MARTIN BLVD. BRICK, N.J.
This is to certify that MERIDIAN HEALTH SYSTEM
deposited the following monies as determined by the Township
Engineer by letter dated DEC. 23, 1998.

Cash Performance Bond Guaranteed \$ _____

Letter of Credit No. _____ \$ _____

Surety Performance Bond Guarantee \$ 650,140.74

Name of Bonding Company/ ~~Bank~~ TRAVELERS CASUALTY & SURETY of AMERICA

Address HARTFORD CONN. 06183

Approval of Bond by Twp. Atty. Twp. Attorney's approval is in folder
(signature) (date) 4/5/99

Maintenance Bond (two years) (three years)

Name of Bonding Co. _____

Address _____

Approval of Bond by Twp. Atty. _____
(signature) (date)

I am, as of this date, releasing and returning SURETY PERFORMANCE
BOND No. _____, in the amount of \$ _____

Name of Bonding Company _____

Address _____

Francis E. Smith
FRANCIS E. SMITH, MUNICIPAL CLERK

4/6/99
DATE

cc: Planning Board

Building Dept.

Municipal Engineer

Applicant

subdiv
twpcclerk

Joan Kull
Planning Bd.



State of New Jersey

Christine Todd Whitman
Governor

Department of Environmental Protection

Robert C. Shinn, Jr.
Commissioner

Land Use Regulation Program
P.O. Box 439
Trenton, New Jersey 08625
Fax (609) 777-3656

Penelope A. Griber
D.W. Smith Associates, P.A.
40 Airport Road
Lakewood, New Jersey 08701

MAR 26 1999

RE: CAFRA Permit #1506-92-0037.6
MERIDIAN HEALTH SYSTEM
BRICK HOSPITAL
Brick, Ocean County
Nearest Waterway: Metedeconk River; [REDACTED]
Barnegat Bay Watershed

Dear Ms. Griber:

This letter is to inform you of the status of compliance with the conditions attached to the above referenced CAFRA permit issued October 23, 1998.

On January 7, 1999, the permittee submitted proof that the permit was recorded in the office of the County Clerk, and provided the Soil Erosion and Sediment Control Certification necessary to demonstrate compliance with Administrative Conditions numbers 1 and 4.

On February 3, 1999, the Land Use Regulation Program received a copy of the recorded Declaration of Conservation Restrictions to maintain all trees and shrubs and prevent any disturbance to the vegetated buffer area, depicted on Sheet 4 of 9 and Sheet 5 of 9 as a 50' conservation easement on a plan entitled "Grading, Drainage & Utility Plan", prepared by D.W. Smith Associates, P.A. and dated August 3, 1998, last revised November 13, 1998. With this submission the permittee, Meridian Health System, demonstrates compliance with Administrative condition #5 of the above referenced permit.

On March 4, 1999, the permittee provided a signed permit acceptance form to demonstrate compliance with Administrative Condition number 2.

The Program revises Administrative Condition #3 which requires the permittee to obtain Treatment Works Approval prior to commencement of construction to: no construction may begin on any portion of the sanitary sewer system necessary to accommodate the new construction until all necessary approvals are obtained from the Department. This decision does not in any way indicate that the Treatment Works Approval will be issued.

All conditions on the CAFRA permit have been met and site preparation and construction can now commence with the exception of that portion associated with the new sanitary sewer system. Construction on that portion of the project may commence upon receipt of Treatment Works Approval. A copy of this letter will be attached to the file and a copy will be sent to the Bureau of Coastal and Land Use Enforcement in Toms River for documentation and record keeping purposes. If you have any questions regarding this permit, please do not hesitate to call Gail Rowe at (609) 292-8262.

Sincerely,



Karl Braun, Section Chief
Bureau of Coastal Regulation

c: Bureau of Coastal and Land Use Enforcement, Toms River
Brick Planning Board
Brick Construction Official
Ocean County Planning Board



State of New Jersey

Christine Todd Whitman
Governor

Department of Environmental Protection

Robert C. Shinn, Jr.
Commissioner

Land Use Regulation Program
P.O. Box 439
Trenton, New Jersey 08625

December 15, 1998

Penelope A. Griber
D.W. Smith Associates, P.A.
40 Airport Road
Lakewood, New Jersey 08701

RE: Application for CAFRA Permit Modification
#1506-92-0037.7
MERIDIAN HEALTH SYSTEM
BRICK HOSPITAL
Brick, Ocean County
Nearest Waterway: Metedeconk River;
Barnegat Bay Watershed

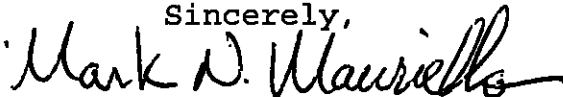
Dear Ms. Griber:

This letter authorizes the commencement of site preparation work prior to the issuance of the CAFRA permit modification for the proposed parking area (103 spaces) along Jack Martin Boulevard; and the employee parking area along Route 88, not including the greenbank parking area.

Site preparation means physical activity which must occur before actual construction of the proposed development may commence and includes clearing vegetation, bringing construction materials to the site and site grading or other earth work associated with preparing a site for construction.

If you have any questions regarding this authorization, please contact Gail Rowe of our staff at (609) 292-8262.

Sincerely,


Mark Mauriello, Supervisor
Bureau of Coastal Regulation

c: Brick Planning Board
Brick Construction Official
Ocean County Planning Board

BRICK HOSPITAL
JERSEY SHORE MEDICAL CENTER
POINT PLEASANT HOSPITAL
RIVERVIEW MEDICAL CENTER



Tel 732 840-2200

Meridian Health System
Brick Hospital
425 Jack Martin Boulevard
Brick, NJ 08724

March 25, 1999

Mr. Scott R. MacFadden, Business Administrator
Township of Brick
401 Chambersbridge Road
Brick, NJ 08723

Dear Scott:

As discussed, we are currently awaiting Treatment Works approval from the Department of Environmental Protection. As of this morning, we are told that approval will take another ten working days. This item is the final item required on the Resolution Compliance List. All other approvals have been received.

In order for the BTMUA to release us to do underground water connections, they require signed site plans. It is my understanding that the site plan cannot be signed until Resolution Compliance is complete. The impact on us of this delay is two weeks on the project schedule. We are interested in knowing if there is a way we can work with the BTMUA in Brick Township to proceed at risk pending receipt of this permit. It is my understanding that this permit is minor in nature; it is also my understanding that we will be receiving it in two weeks (10 days).

Your help is greatly appreciated. Call for further clarification if necessary.

Very truly yours,

A handwritten signature in black ink, appearing to read "John Rauner".

John Rauner
Associate Executive Director/Operations

JR/cas

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



Joseph C. Scarpelli, Mayor

Township Council:

Helen Fayad – President
Martin J. Anton
Victor Cantillo
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.

Planning Board
(732) 262-1045
Fax: (732) 262-8954
<http://www.gbshost.com/brick>
<http://www.twp.brick.nj.us>

March 2, 1999

Brick Township Municipal Utilities Authority
1551 Highway 88 West
Brick, N.J. 08724

Re: Case 2266-(1281)-A/PFSP-8/98
Meridian Health Systems
Brick Hospital
Block 1170, Lots 18 & 18/02

Gentlemen:

The maps for the above application can be submitted for signatures
by the B.T.M.U.A.

Yours truly,

E. Joan Kull
E. Joan Kull, Secretary

cc: Owen, Little & Assoc.
Michael P. Fowler, AICP/PP
Meridian Health Systems-Brick Hospital
Steven Cucci, Esq.



D.W. SMITH Associates, P.A.
Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola
Alan R. Veverka

John W. Rabito
Robert F. McCarthy

February 19, 1999

OK
MPK

RECEIVED

FEB 19 1999

ENGINEERING

Mr. Michael P. Fowler, AICP/PP
Office of Land Use Management
Township of Brick
401 Chambers Bridge Road
Brick, New Jersey 08723

RE: Brick Hospital
Block 1170, Lots 18 and 18.02
Our Ref. No. 89-152.97

Dear Mr. Fowler:

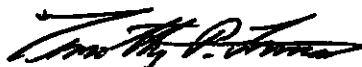
This is in response to your letter dated February 8, 1999. Enclosed please find two (2) revised copies of the Sheets 5 and 9 of 9 for the above referenced site. As per Comment No. 1 of your letter, the plans have been revised to increase the size of the boardwalk to 5.5 foot wide from 5 foot wide to ensure a minimum obstructed path of 4 feet during times of vehicle overhang.

It is my understanding from our telephone conversation on Tuesday, February 16, 1999, that comment No. 2 from your above referenced letter referring to an irrigation plan for the sprinkler system has been resolved and the current general note on the plans stating an "irrigation system shall be provided for the newly landscape areas" is sufficient. Therefore, this item requires no further action and has been addressed.

I trust this satisfies all of the conditions of the Resolution. Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.



TIMOTHY P. LURIE, P.E.

TPL:mb

Enclosure

cc: John Rauner, Medical Center of Ocean County
Vince Girondi, Granary Associates
Nicholas V. Coppola, D.W. Smith Associates

Greengineering®

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY

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

Joseph C. Scarpelli, Mayor

Township Council:

Helen Fayad - President
Martin J. Anton
Victor Cantillo
Gregory S. Kavanagh
Mary Lou Powner
Kathy M. Russell
Frederick J. Underwood, Sr.



Office of Land Use Management

Michael P. Fowler, AICP/PP

Municipal Planner

(732) 262-1042

Fax: (732) 262-8954

<http://www.gbshost.com/brick>

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

February 8, 1998

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

RE: PB-2266(1281)-A/PFSP-8/98
Meridian Health System -
Brick Hospital
Amended Prel & Final Site Plan
Block 1170, Lots 18 & 18.02
Second Resolution Compliance

Dear Board Members:

We have reviewed the above referenced Preliminary & Final Site Plan, last revised January 5, 1999, and dated August 3, 1998, for compliance with the conditions stated in Planning Board Resolution R-84-98 and dated October 28, 1998. Prior to signing the subject plans, the following items must be addressed.

- OK
MPK
3/1/99
5.5 ft wide
still boardwalk
D.K.
1. The 3 1/2 ft wide boardwalk area remaining after vehicle overhangs is not adequate as an accessible route under current ADA standards. A minimum unobstructed path of 4 ft is required.

In addition, the Planning Board suggested the construction of the boardwalk, as it was anticipated that the walkway would be located within the center of the landscaped aisles and would be required to be elevated above the drainage swales. Since the boardwalk has been shifted to one side of the landscaped island and away from the drainage swale, the Applicant should consider the construction of a sidewalk in lieu of the boardwalk. The sidewalk would probably be less costly to construct than the proposed boardwalk, would be more durable and easier to maintain. The change to the plan can be addressed with no loss of time and no additional fees.

3/1/99

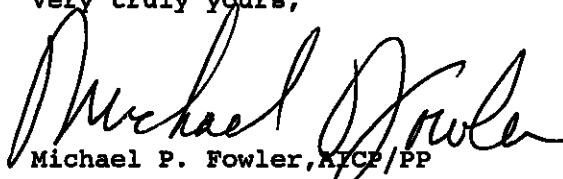
OK

checked with
Eng. Dept. Note is
sufficient. MPF

Although Item 21 of the general notes on Sheet one of nine indicates an irrigation system shall be provided in all new landscaped areas, the irrigation system is usually depicted on the Landscape plan or the Utility plan. The additional information aids our inspectors for bond preparation and site construction.

With the exception of the above stated items the plan conforms with the conditions of resolution compliance.

Very truly yours,



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

MPF/kb



D.W. SMITH Associates, P.A.
Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola
Alan R. Veverka

John W. Rabito
Robert F. McCarthy

March 10, 1999

Ms. Joan Kull
Brick Township Engineering Dept.
401 Chambersbridge Road
Brick, NJ 08723

RE: Brick Hospital
Lots 18 and 18.2, Block 1170
Our Ref. No. 89-152.97

Dear Ms. Kull:

As per our phone conversation, enclosed please find 11 sets of plans for approval signature by the Township. These plans have been previously signed by the BTMUA.

I trust this brings this project to a close. Thank you for all of your assistance. Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

TIMOTHY P. LURIE, P.E.

TPL:jr

Enclosures

cc: John Rauner
Vince Girondi
Nicholas Coppola

Greengineering®

APPLICATION TO HAVE N.J. MOTOR VEHICLE
STATUTES MADE APPLICABLE TO PRIVATE PROPERTY

FROM: Meridian Health Systems
425 Jack Martin Boulevard
Brick, NJ 08724

DATE: _____

TO: _____

SUBJECT: Application to have motor vehicle statutes made applicable to:
Brick Hospital Lot 18 & 18.2, Block 1170

By authority of N.J.S.A. 39:5A-1, application is hereby made by Meridian Health Systems

requesting that the provisions of Subtitle 1, Title 39, of the Revised Statutes shall be made applicable to the semipublic roadways, driveways, parking areas and other areas used for vehicular traffic on the property shown on the enclosed map or site plan and known as Meridian Health Systems 1998 Expansion



Authorized Signature

cc: Chief of Police

Following is a sample resolution to be submitted by the municipal officials with the application for the establishment of Subtitle 1 of Title 39.



Menlo Engineering Associates, Inc.

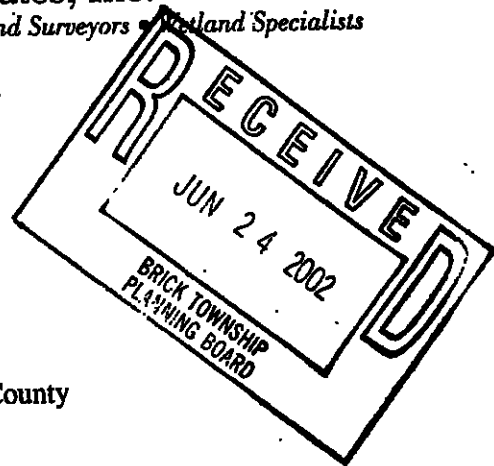
Civil Engineers • Landscape Architects • Land Planners • Land Surveyors • Wetland Specialists

June 21, 2002

Brick Township Planning Board
Office of Land Use Management
401 Chambers Bridge Road
Brick, NJ 08723

Attention: Ms. Judith Fox-Nelson

RE: Amended Site Plan for the Medical Center of Ocean County
Ref. #PB-2403-(2266)(1281) A-PSP-FSP-V-2/02
MEA #2001.039



Dear Ms. Fox-Nelson:

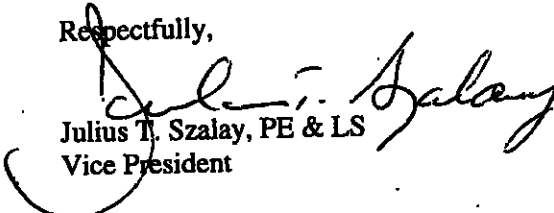
I am sending you four (4) sets of the Overall Plan, the Geometry Plan, the Grading & Utility Plan, and the Architectural Elevations pertaining to the above referenced project.

The applicant is requesting approval from the Planning Board for an amendment to the approved Site Plan. The designers of the project have determined that an expansion of the existing boiler room located at the southeast corner of the existing building is required to accommodate the additional utilities required for the proposed building expansion. The boiler addition will include a basement story and one story above ground. There are no impacts on the required parking because of this room's intended use. This proposal does require the relocation of an existing 15" storm sewer, as shown on the enclosed plans.

On behalf of the applicant, we are requesting that this amendment to the Site Plan be placed on the next available agenda. A representative from the hospital will be available to answer any questions the Township may have with regards to this matter.

If you have any questions or require any additional information, please feel free to contact this office.

Respectfully,


Julius T. Szalay, PE & LS
Vice President

JTS/cmb/kcr
Enclosures

cc: Doug Murray, Granary Associates w/plans
Scott Malin, Vitetta Group w/plans
Jay Steinmetz, T&M Associates w/plans
Mike Fowler, Brick Township Planning Board w/plans
Al Zager, Carton, Arvanitis, McGreevy, Argeris, Zager and Aikins, L.L.C.

O:\Documents\2001\2001.039\2001.039-Letter-J. Fox-Nelson-Amendment to Site Plan Approval.doc

TOWNSHIP OF BRICK

OCEAN COUNTY, NEW JERSEY

401 CHAMBERS BRIDGE ROAD • BRICK, NJ 08723

Joseph C. Scarpelli, Mayor

Township Council:

Steven N. Cucci — President
Stephen C. Acropolis
Kimberley S. Casten
Gregory S. Kavanagh
Kathy M. Russell
Tony R. Shupin
Frederick J. Underwood, Sr.



Office of the Municipal Clerk

George Cevasco, RMC, CMR
Municipal Clerk
(732) 262-1004
gcevasco@twp.brick.nj.us

Virginia A. Lampman, RMC, CMR
Assistant Municipal Clerk
(732) 262-1002
Fax: (732) 262-2839
vlamp@twp.brick.nj.us
http://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 SUBDIVISIONS LOCATED IN THE TOWNSHIP OF BRICK COUNTY OF OCEAN AND STATE OF NEW JERSEY."

Block 1170 Lot(s) 18 & 18.02

Location: JACK MARTIN BLVD Case No.: 2403

Applicants Name: MEDICAL CENTER OF O.C. / Meridian Health System

Address: 1350 CAMPUS PARKWAY, WALL, N.J. 07753

This is to certify that: Meridian Health System

Deposited the following monies as determined by the Township Eng. by letter dated: 8/3/02

Performance: X Maintenance: 2yr 3yr

Cash Guarantee: \$ 84,258⁶¹

Letter of Credit No.: _____ \$ _____

Surety Performance Bond Guarantee No.: 103919446 \$ 758,327⁵¹

Name of Bonding Co./Bank: TRAVELERS CASUALTY & SURETY CO. of AMERICA

Address: HARTFORD, CONNECTICUT

Approval of Bond by Twp. Atty: Scott Kenneally Date: 10-1-02

I am, as of this date, releasing and returning Surety Performance Bond No.: _____

Name of Bonding Co.: _____

Address: _____

George Cevasco 

George Cevasco, Municipal Clerk

10-1-02
Date

Cc: Planning Board
Building Department

Board of Adjustment

Municipal Engineer



Menlo Engineering Associates, Inc.

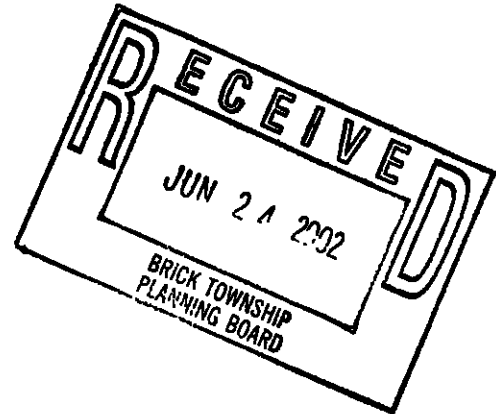
Civil Engineers • Landscape Architects • Land Planners • Land Surveyors • Wetland Specialists

June 21, 2002

Brick Township Planning Board
Office of Land Use Management
401 Chambers Bridge Road
Brick, NJ 08723

Attention: Ms. Judith Fox Nelson

RE: Medical Center of Ocean County
Case #2403-(2266)(1281)
2-A-PSP/FSP-V-2/02
MEA #2001.039



Ms. Nelson:

I am sending you two (2) sets of the Engineering documents prepared by this office for the above referenced project. These documents have been revised to address the conditions of the Resolution of Approval of the Planning Board. The following items have been addressed:

4. The drawings are revised in accordance with a letter from Michael P. Fowler, Municipal Planner, dated April 9, 2002. The revisions are enumerated as follows:
 - B. The landscaping around the perimeter of the proposed parking garage is enhanced.
 - C. Additional sidewalk is added as discussed.
 - D. The pavement markings are modified at the easterly parking lot adjacent to the proposed addition. These are revised according to ADA requirements.
 - F. Outdoor seating areas are added as were required by the Board.
 - G. A sidewalk was added along the northerly side of the existing hospital connecting the front and rear walkway areas.
 - H. A note regarding that no topsoil shall be removed from the site is added under the General Notes. (General Note #18)
5. These plans are revised in accordance with the T&M Associates letter from J.C. Steinmetz, PE letter dated April 1, 2002 and are enumerated as follows:
 - 3.4. The parking is revised enumerating the correct number of parking spaces.
 - 3.7. The driveway onto Route 88 will be limited to right turns only.
 - 3.8. A sign schedule is included in the plans.
 - 3.9. Signage is added for the traffic exiting the Brick Medical Arts Facility.
 - 4.1. The County has approved the plans.
 - 4.2. The pipes that are to be removed/plugged are clarified on the plans.
 - 4.3. The stormwater discharge points from the proposed deck are shown on the plans.
 - 4.4. Details for the proposed storm manholes and inlets are added.
 - 4.5. Pipe bedding details are added.

- 5.1. The shading pattern is removed from the Landscape Plans.
 - 5.2. Clarifications are added for the existing trees to be removed or relocated.
 - 5.3. The limit of the proposed irrigation is shown on the Landscaping Plans.
 - 5.4. The mulching is revised. See Detail Sheet #4 – General Landscape Note #3.
 - 5.5. The details are revised indicating a weed barrier is required.
 - 5.6. A detail is added indicating physical edges are provided between the landscaped areas and turf areas.
 - 5.7. The existing trees along the proposed parking deck are shown to be relocated where applicable.
 - 5.8. A root barrier product is incorporated into the planting notes. See Detail Sheet #4, Note #27.
 - 5.9. The planting schedule is revised.
 - 5.10. The white pines are relocated and repositioned as requested.
 - 5.11. Additional landscaping is added around the parking deck where applicable.
 - 6.1. The light pole base detail on Sheet DE-3 is relabeled.
 - 6.2. A detail for the bollard light foundation is added.
 - 6.3. The existing outer roadway lighting is shown.
 - 6.4. The lighting is modified in the vicinity of the handicap parking in the northwest corner of the existing building on Lighting Plan-2.
 - 7.1.1. The E.I.S. is amended as requested noting air quality.
 - 7.1.2. The E.I.S. is amended indicating a discussion of the noise.
 - 7.2. An alternate proposal is added to the E.I.S.
 - 8.1. The parking calculation is revised on Sheet OP-1.
 - 8.3. Painted crosswalks are added in the westerly lot.
 - 8.4.1. A concrete curb detail is added.
 - 8.4.2. A concrete sidewalk detail is added.
 - 8.4.3. A pavement detail is added.
 - 8.4.4. ADA details are added.
 - 9.1. The proposed trailer is an office trailer. The location is shown on the plans.
 - 9.2. Appropriate restoration notes are added to the plans.
 - 10.2. The existing "B" inlet in the easterly side parking lot will be repaired as required.
6. The plans have been revised in accordance with a letter from Kevin C. Batzel of the Bureau of Fire Safety, dated March 4, 2002. The revisions are enumerated as follows:
- B. The hatched adjacent to the proposed canopies are passenger drop off areas and not proposed fire lanes. Appropriate signage is added.
 - C. A master sheet is provided showing the existing and proposed no parking areas under Title 39.
 - D. An additional fire hydrant is added east of the proposed addition. All existing and proposed hydrants are noted on the plans.
 - E. No water supply is proposed for the proposed parking deck. There is a dry stand pipe located in the towers. See Architecturals for further information.
 - H. A note has been added to the plans indicating that all fire signs and striping will be in accordance with the Township Ordinance 102-71.

Judith Fox Nelson

6/21/2002

Page 3

7. There were no revisions required per the Shade Tree Commission letter from Dottie LaPosa, dated March 5, 2002.
8. A Construction Staging Plan is added noting the location of the proposed construction trailers.
9. A construction schedule will be submitted under separate cover.
11. The lighting is revised as requested.
12. Landscaping is added around the proposed temporary office trailer.

If you have any questions or require any additional information, please feel free to contact this office.

Very truly yours,



Robert J. Gill
Project Manager

RJG/cmb/kcr

Enclosures

cc: Doug Murray, Granary Associates w/plans
Scott Malin, Vitetta Group w/plans
Jay Steinmetz, T&M Associates w/plans
Mike Fowler, Brick Township Planning Board w/plans
Al Zager, Carton, Arvanitis, McGreevy, Argeris, Zager and Aikins, LLC



John W. Rabito
Robert F. McCarthy
December 2, 1998

**Ms. E. Joan Kull
Planning Board Secretary
401 Chambers Bridge Road
Brick, New Jersey 08723**

DEC 1 1971

**RE: Brick Hospital
Block 1170, Lot 18 & 18.02
Case # 2266 (128)
Our Ref. No. 89-152.97**

Dear Ms. Kult:

As per your letter dated November 2, 1998, enclosed please find 2 sets of plans and a check in the amount of \$500.00 for the preparation of a Bond Estimate for the above referenced site. Please prepare Bond Estimates for the above referenced project as soon as possible.

We would greatly appreciate your effort in expediting this matter. Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

Timothy P. Leary

TIMOTHY P. LURIE, P.E.

TPL:mb

Enclosure

cc: Charles W. Jarvis, Meridian Health System
John C. Rauner, Meridian Health System
Vincent Girondi, Granary Associates
Steven Cucci, Esq.
George Ledwith, L.F. Driscoll
Nicholas V. Coppola, P.L.S., P.P., C.L.A.

12-4-98
Tel. message requesting
2 add'l P1905 for Reso
m
Comp.

Greengineering®
40 Airport F

D.W. SMITH ASSOCIATES, P.A.
Consulting Engineers - Planners
40 Airport Road
Lakewood, New Jersey 08701

(732) 363-5850

TO: Brick Township
401 Chambers Bridge Road, 2nd floor
Brick, NJ 08723

LETTER OF TRANSMITTAL

DATE	12/3/98	JOB NO.	89-152.97
ATTENTION	Scott McFaddin		
RE:	Brick Hospital		

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via Delivery the following items:

☐ Shop Drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
18			Sets of Plans
1			Letter for Resolution Compliance

THESE ARE TRANSMITTED as checked below:

☐ For Approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO: John Rauner

SIGNED: Timothy P. Lurie, P.E.



D.W. SMITH Associates, P.A.
Consulting Engineers · Planners · Surveyors · Landscape Architects

Nicholas V. Coppola
Alan R. Veverka

John W. Rabito
Robert F. McCarthy

December 2, 1998

Township of Brick Planning Board
401 Chambers Bridge Road
Bricktown, N.J. 08723

Attention: Mrs. E. Joan Kull

RE: Preliminary & Final Amended
Site Plan Approval
Meridian Health System, Brick Hospital
Lots 18 & 18.2, Block 1170
Brick Township
Our Ref. No.: 89-152.97

Dear Mrs. Kull:

On behalf of Meridian Health Systems, Brick Hospital, enclosed please find the following information hereby submitted for Resolution Compliance:

1. Eighteen (18) sets of revised plans;
2. One copy of each of the response letter to
 - a. Mike Fowler's Report dated September 30, 1998
 - b. Mike Fowler's Report dated September 9, 1998
 - c. Owen Little & Assoc. Report dated September 28, 1998
 - d. Owen Little & Assoc. Report dated September 2, 1998
 - e. Fire Safety Report dated August 25, 1998
 - f. Traffic Safety Officer's Report dated August 25, 1998
3. One original signed application of the Subtitle 1 of Title 9 of the Motor Vehicle Law signed by the hospital.

Greengineering®



Mrs. E. Joan Kull
December 2, 1998
Page 2

The following responses have been revised in accordance with Brick Township Planning Board's Resolution # PB-2266 and corresponds to each of the resolution's comments.

Comment 1 *This property is designated as block 1170, Lots 18 and 18.2 on the municipal tax map.*

Response: Item Number 1 requires no comment.

Comment 2 *The property is located in the Hospital Support Zone. The applicant proposes to construct a two (2) story 54,946 sq. ft. Outpatient Ambulatory Care Center and a 16,272 sq. ft. sixth floor addition to the existing hospital. In addition, the hospital plans to increase on site parking from 664 to 956 spaces. The tract size is 24.18 acres, fronting N.J. State Route 88 and Jack Martin Boulevard west of Route 70. The expansion of the Brick Hospital is a permitted use in the Hospital Support Zone subject to the Hospital Support Zone requirements listed in the Board Engineer's report of September 1, 1998.*

Response: Item Number 2 requires no comment.

Comment 3 *Michael P. Fowler prepared a report to the board dated September 30, 1998. The Board hereby adopts the findings of the report and incorporates that document in this Resolution by reference.*

Response: Mike P. Fowler's comment from his report dated September 30, 1998 has been addressed on the plans and attached is a response letter to his comments.

Comment 4 *Owen, Little & Associates, Inc. prepared two reports to the Board dated September 1, 1998 and September 28, 1998. The Board hereby adopts the findings of the report and incorporates those documents in this resolution by reference.*

Response: Owen, Little & Associates' comments from their reports dated September 1, 1998 and September 28, 1998 have been addressed on the plans and attached are two letters addressing their comments.



Mrs. E. Joan Kull
December 2, 1998
Page 3

Comment 5 *The Fire Inspector prepared a report dated to the Board dated September 22, 1998. The Board hereby adopts the finding in that report and incorporates that document in this Resolution by reference.*

Response: The Fire Inspector's comments from his report dated September 22, 1998 has been addressed on the plans and attached is a letter addressing his comments.

Comment 6 *The Traffic Safety Officer prepared a report to the Board dated August 25, 1998. The Board hereby adopts the findings in that report and incorporates that document in this Resolution by reference.*

Response: The Traffic Safety Officer's comments from his report dated August 25, 1998 has been addressed on the plans and attached is a letter addressing his comment.

Comment 7a *The applicant requests a variance from the minimum parking stall size required by ordinance. A minimum stall of 10' x 20' is required and the applicant proposes parking stalls 9' x 18'. The Board finds that this request is reasonable and should be granted in that 9' x 18' parking spaces constitute the most efficient use of the parking lot, said spaces have been recommended by CAFRA, and is adequate for the surface parking.*

Response: Item Number 7a requires no comment.

Comment 7b *A minimum aisle width of 25' is required the applicant proposes an aisle width of 24'. The Board finds that this variance is reasonable and is granted in that this is necessary to meet the requirements of CAFRA.*

Response: This item has been noted on sheet 1 of 9 of the plans that a waiver is requested for the proposed aisle width shall be 24'.

Comment 7c *A minimum setback of 10' is required between a parking lot and an adjoining business use/zone. The applicant provides 5' between the proposed parking lot that parallels State Highway 88 and Block 1170, Lot 14. The Board finds that this variance is reasonable and should be granted in that it maximizes the parking spaces that are*



Mrs. E. Joan Kull
December 2, 1998
Page 4

needed for the hospital use without adverse effect on adjacent property.

Response: A Variance has been granted for a 5' setback between the proposed parking lot and is noted on Sheet 1 of 9.

Comment 7d *A Landscaping island is required for each row of ten (10) parking stalls. The applicant proposes rows of parking stalls ranging from 26 to 49 spaces with no islands in between. The Board finds that this request is reasonable and should be granted in that it maximizes parking space, and the applicant is landscaping in other locations within the parking area to compensate for the loss of the landscaping islands.*

Response: This item has been noted on Sheet 1 of 9 that a waiver is requested for removal of the landscaping islands.

Comment 8 *The applicant has complied with the requirements of the Site Plan Ordinance and the overall development plan of this property constitutes a substantial upgrading of the property and is consistent with the intent and purpose of the Municipal Development Ordinance. Accordingly, the Board finds that the relief requested can be granted without substantial detriment to the public good and will not substantially impair the intent and purpose of the Township Zoning Ordinance or Master Plan.*

Response: Item Number 8 requires no comment.

CONDITIONS OF APPROVAL

Comment 1 *The applicant shall comply with all standard Planning Board conditions for site plan approval as set forth on attachment "A".*

Response: These Items have been addressed previously.

Comment 2 *The applicant shall comply with all representations and agreements made by the applicant its attorney during the presentation of this case.*



Mrs. E. Joan Kull
December 2, 1998
Page 5

- Response:** Item Number 2 requires no comment. All representations and agreements made by the Applicant and their Attorney have been incorporated into the design of this site plan.
- Comment 3a** *Item V(b), the thirteen (13) parking stalls proposed adjacent to the trash storage area shall be green banked by the applicant.*
- Response:** This item has been noted on sheet 4 of 9 of the plans that parking stalls (13) adjacent to the trash storage area shall be green banked.
- Comment 3b** *Item V(c.) the row of seven (7) parking stalls proposed in the southwest corner of the site shall remain on the plan, and should not be eliminated.*
- Response:** The row of seven (7) are shown on the plan on Sheet 5 of 9 and have not been eliminated.
- Comment 3c** *Item V(k.), the applicant shall provide two boardwalks over the two existing islands in the parking lot located on the west side of the hospital as depicted on the plan which was submitted by the applicant on October 21, 1998. One boardwalk is to be located on the island immediately adjacent to the emergency room entrance and the second boardwalk is to be located on the existing island west of and immediately opposite to hospital rear entrance. The location and plan for the boardwalks must meet with the approval of the Board Engineer and Board Planner.*
- Response:** Boardwalks have been shown on Sheet 5 of 9 over the existing parking islands and a detail is shown on Sheet 9 of 9. This detail has been previously reviewed by Mike Fowler and Owen Little & Associates.
- Comment 3d** *The applicant shall comply with all conditions proposed in the reports of Owen, Little & Associates, Inc. dated September 1, 1998 and September 28, 1998.*
- Response:** Owen, Little & Associates' comments from their reports dated September 1, 1998 and September 28, 1998 have been addressed on the plans and attached is a response letter addressing their comments.



Mrs. E. Joan Kull
December 2, 1998
Page 6

Comment 3e *The applicant shall comply with all conditions proposed in the report of the Fire Inspector dated September 22, 1998.*

Response: The Fire Inspector's comments from his report dated September 28, 1998 have been addressed on the plans and attached is a response letter to his comments.

Comment 3f *The applicant shall comply with all the conditions proposed in the report of the Traffic Safety Officer dated August 19, 1998.*

Response: The Traffic Safety Officer's comments from his report dated August 19, 1998 have been addressed on the plans and attached is a response letter to his comments.

Comment 3g *Lot G shall be designated and marked as employee parking.*

Response: Employee parking area has been designated and marked on Sheet 5 of 9.

Comment 3h *All hospital employees shall be issued parking stickers.*

Response: It has been noted on sheet 1 of 9 of the plans that all hospital employees shall be issued parking stickers.

Comment 3i *The applicant shall submit a landscaping plan showing an increase to the screening which currently exist on that portion of the property adjoining Walter Road (south boundary of the property). Said plan subject to review and approval of the Board Engineer and Planner.*

Response: The hospital has currently planted new evergreens along the buffer portion of Walter Road and the existing parking area along the south boundary of the property. These plantings along with new additional plantings have been shown on Sheets 6, 7 and 9 of 9.

Comment 3j *A 6' high board on board fence is required in proximity to the cooling towers and trash storage area. The fence location is subject to the approval of Board Planner and Board Engineer.*



Mrs. E. Joan Kull
December 2, 1998
Page 7

Response: A 6' high board on board fence is proposed by the cooling towers and trash storage area as shown on Sheet 4 of 9 and noted fence location subject to approval of the Planning Board Engineer.

Comment 3k *The applicant shall shift the location of the waste trailer and the linen trailer wherein the new location for the waste trailer will be the current location of the linen trailer and vice versa.*

Response: It has been noted on Sheet 1 of 9 that the new locations of the waste trailer and linen trailer shall be switched.

Comment 3l *At all times the applicant shall keep the waste trailer locked.*

Response: It has been noted on sheet 1 of 9 that the waste trailer shall be locked at all times.

Comment 3m *The applicant shall provide a barrier consisting of natural and/or man-made materials along the driveway aisle on the southwest side of the hospital to discourage the illegal parking of vehicles in the landscaped area.*

Response: A wood beam guide rail has been shown on Sheets 4 & 5 of 9 and a detail has been added to Sheet 8 of 9. This guide rail has recently been constructed by the hospital.

Comment 3n *The applicant shall provide proof of applicant's submission to the Township of Brick to have Subtitle 1 of Title 39 of the Motor Vehicle Laws of New Jersey made applicable to the proposed traffic controls resulting from the subject expansion project.*

Response: A signed application is attached with this letter for the Township of Brick to have Subtitle 1 of Title 39 of the Motor Vehicle Laws of New Jersey made applicable to the proposed traffic controls resulting from the project.

Comment 3o *The applicant shall provide an irrigation system in all new landscaped areas.*

Response: It is noted on sheet 1 of 9 that an irrigation system is proposed in all new landscaped areas.



D.W. SMITH Associates, P.A.

Mrs. E. Joan Kull
December 2, 1998
Page 8

We trust that this submission addresses all of Planning Board's requirements. Should you have any questions or require additional information, please do not hesitate to contact this office.

Very truly yours,

D.W. SMITH ASSOCIATES, P.A.

TIMOTHY P. LURIE, P.E.

TPL:mb

Enclosure

cc: Charles W. Jarvis, Meridian Health System
John C. Rauner, Meridian Health System
Vincent Girondi, Granary Associates
Steven Cucci, Esq.
George Ledwith, L.F. Driscoll
Nicholas V. Coppola, P.L.S., P.P., C.L.A.
Douglas Klee, P.E., Owen Little & Associates
Michael Fowler, Brick Township
Brick Fire Safety Bureau
Brick Traffic Safety

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. Casan

Gregory S. Kavanagh

Kathy M. Russell

Tony G. Shopin

Frederick J. Underwood, Sr.

Municipal Clerk



Planning Board

(732) 252-1045

Fax: (732) 252-2954

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

NEW FOLDER

From: Judith Fox Nelson

Date:

8/13/02

Re:

Archive and reorganization of Planning Board Files

Case #

2266 Meridian

Date of Approval

10/28/98

Block

1170

Lot

18, 18.02

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

SITE PLAN FOLDER CHECKLIST

CASE NO. _____

DATE RECEIVED: _____

FEE PAID: _____

APPLICANT: _____

OWNER: _____

NAME OF SITE PLAN: _____

Each site plan application must be accompanied by the following items:

REQUIRED

(N/A)

☒
☒
☒
☐

1. Original and ³4 copies of application

2. Completed checklist

3. 4 copies of the site plan

4. Check for Application Fee:

_____ Preliminary: \$1,000.00

_____ Variance: 500.00

_____ Final: 500.00

Total: \$ 750.00

750.00
2/1500.00

☐

5. Check for Escrow Fee:

_____ Preliminary: \$2,000.00 + 24.18 acres @\$100.00 per acre 2500.00

_____ Variance: 500.00

_____ Final: \$1,000.00

Total: 2750.00

2750
2/5500

☒

6. Taxpayers Identification Form

☒

7. 4 sets of Building Elevations

☒

8. 2 sets of Drainage Calculations

☒

9. Proof of application to B.T.M.U.A.

☒

10. Proof of application to Ocean County Planning Board

☒ Exempt

11. Proof of Taxes Paid to Date

☐

12. Proof of application to N.J.D.O.T. (if applicable)

☒

13. \$80.00 check for Bureau of Fire Safety Review

Case # PB- 2266(1281)-A/PFSO-8/98

REVIEWER:

	<u>Date Sent</u>	<u>Date Rec'd</u>	<u>O.K to Sign Maps</u>
1. Planning Board Attorney	8/18/98		
2. Pl.Bd./Bd. of Adj. Engineer	8/18/98		
3. Map Filing ^{Base File} Planner	8/18/98		
4. Fire District # 3			
5. Environmental Comm.			
6. Shade Tree Comm.			
7. Traffic Safety			
8. Tax Assessor	N/A		
9. O.C.Planning Board			
10. O.C.S.C.D.			
11. N.J.D.E.P.			
12. N.J.D.O.T.			
13. B.T.M.U.A.			
14. OK for Bond Estimate			
15. Taxes Paid to Date			

Checklist Compliance

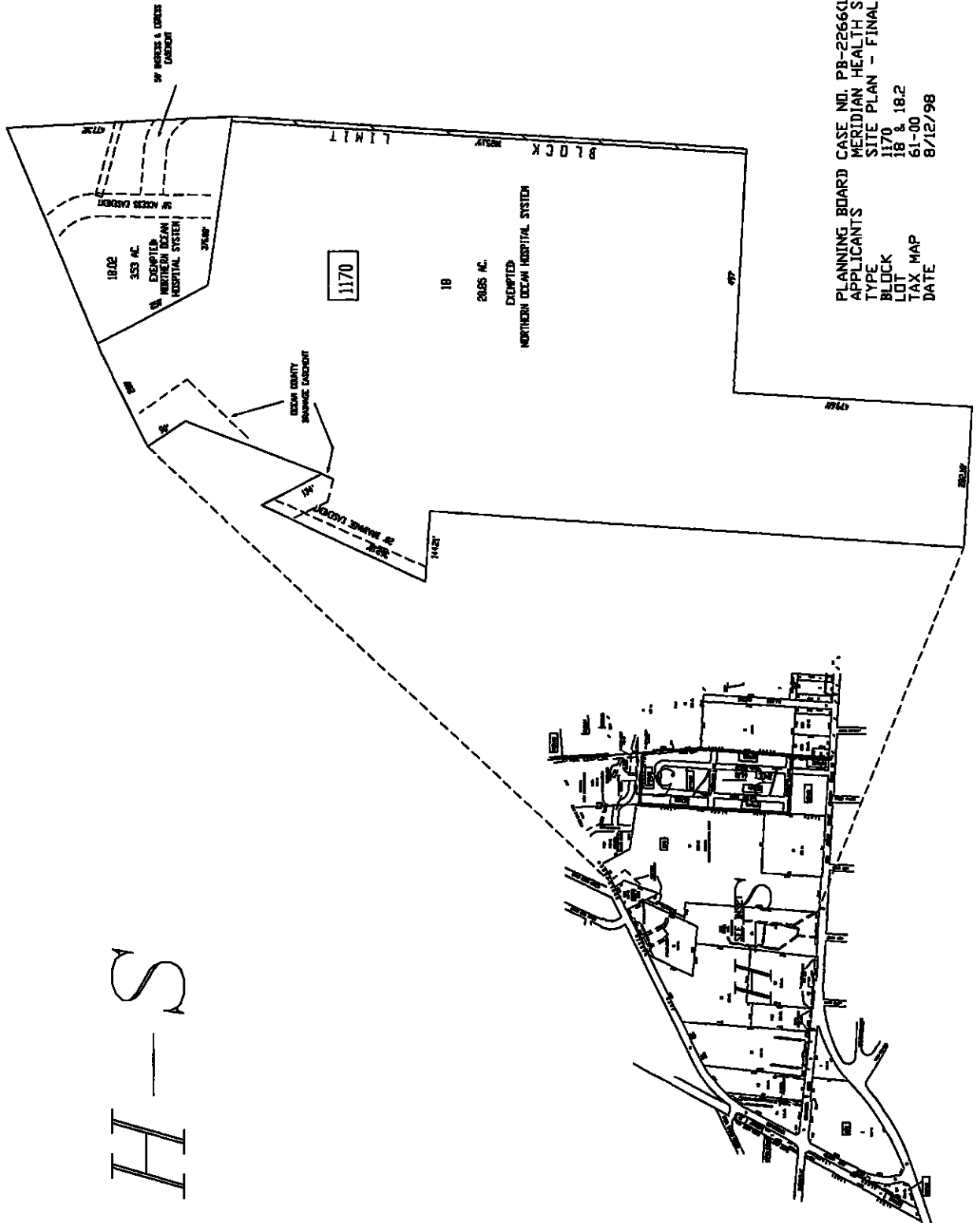
8/13/98 (KB)

Completeness Check

Called for Additional Maps: 6 Maps

Special Notes:

NO Checklist was Done!



PLANNING BOARD	CASE NO.	PB-22661281	-A/PFSP-8/98
APPLICANTS		MERIDIAN HEALTH SYSTEM, BRICK HOSPITAL	
TYPE		SITE PLAN - FINAL	
BLOCK	1170		
LOT	18 & 18.2		
TAX MAP	61-00		
DATE	8/12/98		

BRICK TOWNSHIP PLANNING BOARD

AGENDA

Scherer ✓
Palmeri La Duke
Ciello Payton
Kelly Hanny
Patria Fox
Fayad

DATE: September 30, 1998 - Special Public Meeting

PLACE: Municipal Building, 401 Chambers Bridge Road, Brick, N.J.

TIME: 7:00 PM

1. ✓ SALUTE TO FLAG

2. ✓ ROLL CALL

3. SITE PLANS

Affs OK a. Case #2266-A-PSP/FSP-8/99, Meridian Health Systems, Brick Hospital,
Amended Site Plan, Block 1170, Lots 18 & 18.2 12-13 PUBLIC HEARING

4. ADJOURNMENT

Formal action may be taken.

The above is a tentative agenda and, as such, may be changed!

Brick Hospital

Charles Jarvis - Chief Operating Officer of Brick & Pt. Pleasant Hospitals

- out patient services - 1st floor
- minor/major operating rooms - 2nd floor
- 6th floor - onto existing building
 - inpatient beds from Pt. & Brick
 - 32 bed - orthopedic patients
- Emergency Room - 19 bays → 29 bays
 - 40% more space
- 300 addl parking spaces
- 245 beds

Nicholas Cappolla - Planner

- * - status or current state of buffer area
- * - height - 6th floor: new addition - some exterior
- * - parking - 1st phase
 - staff parking - 2nd phase
 - parking southwest - 3rd phase

Henry Nay

- added parking
- site will continue to function as they are today
- parking spaces size - CAPRA - 9x10 instead of 10x20
- existing parking - 70 spaces short based on operation
 - 220 as per ordinance for addition
 - 290 new spaces
- loading/unloading -

Ricardi - Infectious Waste trailers location
- 115 ft.

Derpsey - noise
- height
- privacy
- Shrubbery
- Western Road

Ricardi - NOISE - Towers - what can be done

Stafanelli - illegal parking

BOND ESTIMATE
TOWNSHIP OF BRICK
December 23, 1998

SUBJECT: Meridian Health System
Brick Hospital Addition, Phase III
Site Plan Case PB 2266

Block: 1170 Lots: 18, & 18.02

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

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1.	Concrete Curbing- site	7995	LF	8.25	\$ 65,958.75
	Remove ex curb	3110	LF	3.00	\$ 9,330.00
	Greenbank curb	300	LF	8.25	\$ 2,475.00
	Greenbank curb- remove ex	50	LF	3.00	\$ 150.00
2.	Concrete Sidewalk (4" thick)	13024	SF	3.00	\$ 39,072.00
	Remove ex sidewalk	2860	SF	3.00	\$ 8,580.00
3.	Driveway & sidewalk apron (6"thk) concrete pads/patio	2600	SF	3.45	\$ 8,970.00
	Remove ex pavement	5751	SY	3.50	\$ 20,128.50
	Reconstr. ex pavement	338	SY	12.62	\$ 4,265.56
4.	Paving Greenbank remove ex pavement	27	SY	12.62	\$ 340.74
4a.	Streets(4"gravel, 21/2 " bit base 1 1/2" FABC)	750	SY	12.62	\$ 9,465.00
4b.	Parking areas (6"gravel & 2" FABC	18570	SY	8.96	\$166,387.20
4c.	Other Greenbank parking lot	474	SY	8.96	\$ 4,247.04
	Stone const entrances (4)	444	CY	30.00	\$ 13,320.00
	5" Boardwalk (Trex)	435	LF	25.00	\$ 10,875.00
	Ex gates removed	1	EA	Lump sum	\$ 1,000.00
	Install entry gates	2	EA	750.00	\$ 1,500.00
5.	Drainage Reconstruct CB	2	EA	2,000.00	\$ 4,000.00
5a.	Inlets(Catch Basin)				
	Type A w/sump	1	EA	1,400.00	\$ 1,400.00
	Type B	12	EA	1,200.00	\$ 14,400.00
	Doghouse B inlet	2	EA	600.00	\$ 1,200.00
	Convert to E inlet	1	EA	300.00	\$ 300.00
	Remove ex inlet	1	EA	300.00	\$ 300.00
	Convert CB to MH	1	EA	500.00	\$ 2,500.00
	Doghouse MHS	3	EA	600.00	\$ 1,800.00
5d.	Pipe 15" RCP CL4	500	LF	72.10	\$ 36,050.00
	15" RCP	510	LF	21.50	\$ 10,965.00
	8" PVC roofchain	40	LF	14.30	\$ 572.00
	18" RCP	95	LF	24.50	\$ 2,327.50
	48" RCP	354	LF	64.22	\$ 22,733.88
	Remove 48" RCP	301	LF	64.22	\$ 19,320.22
6.	Landscaping				
	4" Shredded mulch	235	SY	4.20	\$ 987.00
6a.	Seeding/topsoil & fertilizer	4367	SY	2.00	\$ 8,734.00
6b.	Shrubs	286	EA	50.00	\$ 14,300.00
6c.	Trees	139	EA	125.00	\$ 17,375.00
	Irrigation system	1	EA	Lump sum	\$ 10,000.00
6d.	Other Remove ex P&R fence	930	LF	2.25	\$ 2,092.50
	Additional buffer plantings	100	EA	125.00	\$ 12,500.00
	Greenbank-remove wood beam guard rail	30	LF	30.00	\$ 900.00
	3'High Wood beam guard rail	540	LF	30.00	\$ 16,200.00
	6' Board on board fence	285	LF	8.50	\$ 2,422.50
7.	Signs Remove ex signs	25	EA	50.00	\$ 1,250.00
	Do Not Enter	2	EA	50.00	\$ 100.00
	No Parking Fire Lane	62	EA	50.00	\$ 3,100.00
	One Way	4	EA	50.00	\$ 200.00
	Handicap	15	EA	50.00	\$ 750.00
	Stop	12	EA	50.00	\$ 600.00
	Relocate ex sign	1	EA	50.00	\$ 50.00
	Greenbank Stop sign	1	EA	50.00	\$ 50.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
8.	Lighting Remove ex lights	11	EA	850.00	\$ 9,350.00
	Single Pole	11	EA	850.00	\$ 9,350.00
	Double Pole	3	EA	1200.00	\$ 3,600.00
	Greenbank single pole	1	EA	850.00	\$ 850.00
9.	Pavement Markings				
	4" Yellow	9840	LF	.30	\$ 2,952.00
	Handicap symbols	22	EA	5.50	\$ 121.00
	Stripes Handicap	1400	EA	.30	\$ 420.00
	4" White stripes	9010	LF	.30	\$ 2,403.00
	Letters	1853	EA	5.50	\$10,191.50
	Arrows	53	EA	5.50	\$ 291.50
	Stop bar 1' wide	144	EA	.90	\$ 129.60
	Greenbank Stop Bar 1'wide	12	LF	.90	\$ 10.80
	Greenbank Arrows	2	EA	5.50	\$ 11.00
	Greenbank 4"white	234	LF	.30	\$ 70.20
13.	Asbuilt Plans	1	SET	Lump Sum	\$12,497.89
14.	Other Reconstruct MH	1	EA	2000.00	\$ 2,000.00
	Convert A inlet to B	2	EA	300.00	\$ 600.00
	4'wide bypass weir	1	EA	500.00	\$ 500.00
	6'wide bypass weir	1	EA	500.00	\$ 500.00
	Model 5000 Vortech inlet	1	EA	4000.00	\$ 4,000.00
	Model 2000 Vortech inlet	1	EA	2000.00	\$ 2,000.00

\$637,392.89

Total Cost of Construction

\$ 12,747.85

Contingency 2%

\$650,140.74

Total Bond Estimate

\$ 39,008.44

Engineering Inspection Fund @.06%

\$650,140.74

Amount of required Perf.Bond 100% of estimate

1. This bond may be reviewed every six months and shall be revised in accordance with prevailing economic conditions.

2. Inspection Fund is estimated at .06% of the amount of the bond. 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. Engineering Inspection Fund-Applicant may post 33 % of the inspection fees with condition that additional fees will be posted once notified by the Engineer.

4. All Bond Reductions shall not be for more than a 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

Checked By _____

RECEIVED
AUG 7 1998
OCEAN COUNTY PLANNING BOARD

OCEAN COUNTY PLANNING BOARD
129 Hooper Avenue
Toms River, New Jersey 08754

OC PB File
WC → RFM 227

Regular meeting, Wednesday, August 19, 1998, 8:00 PM, Engineering Conference Room, Third Floor, 129 Hooper Avenue, Toms River, New Jersey.

Chairman H. George Buckwald presiding. Attending Pete Carlson, Richard Lane, Donald Bertrand, Gerry Little, JoAnn Petrizzo, Robert Budesca and Alan Avery.

Chairman Buckwald asked if the Planning Board meeting was in compliance with the Open Public Meetings Act. Ms. Cilento advised the Chairman that adequate notice of this meeting was provided.

On motion by Mr. Lane, seconded by Mr. Carlson, the minutes of the meeting of August 5, 1998 were moved for approval. The motion was unanimously carried.

SUBDIVISION AND SITE PLAN REVIEW

BARNEGAT TOWNSHIP:

Lot 46.01, Block 174 (BAT50H5) First Step Kids Club Addition/Expansion

On a motion by Mr. Bertrand, seconded by Mr. Carlson, this site plan was given final approval. The motion was unanimously carried.

Lots 31 and 33, Block 15 (BLB112)

On a motion by Mr. Little, seconded by Mr. Carlson, this minor subdivision was given final approval. The motion was unanimously carried.

BEACH HAVEN BOROUGH:

Lot 5, Block 16 (BHAB187)

On a motion by Mr. Little, seconded by Mr. Carlson, this site plan was given final approval contingent upon the developer to (1) remove the existing sign and planter from within the right-of-way of Bay Avenue; (2) provide a concrete curb detail and a pavement restoration detail for Bay Avenue in accordance with Sections 611:B-2 and 612:D; (3) add a note to the plan indicating the alignment, grade and stakeout of the proposed curb along Bay Avenue will be provided by the Ocean County Engineering Department; and (4) add a note to the plan indicating the developer shall obtain a letter of final acceptance from the Ocean County Engineer for all road improvements along Bay Avenue prior to the release of any bond or other financial surety posted with the municipality for the completion of said improvements. The motion was unanimously carried.

BRICK TOWNSHIP:

Lots 18 and 18.2, Block 1170 (BRT974F) Brick Hospital Expansion

On a motion by Mr. Bertrand, seconded by Mr. Little, this site plan was given final approval. The motion was unanimously carried.

Lots 776-782, Block 1222 (BRT1651)

On a motion by Mr. Bertrand, seconded by Mr. Carlson, this minor subdivision was given final approval. The motion was unanimously carried.