

BRICK, TOWNSHIP
OF
(PLANNING AND ZONING DEPT.)



LDS BR-PZ 10302427

BRICK TOWNSHIP PLANNING BOARD
PRELIMINARY AND FINAL AMENDED SITE PLAN APPROVAL

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CASE: PB-1281-ASP-II-5/90

July 11, 1990

WHEREAS, Medical Center of Ocean County, having a mailing address of 2121 Edgewater Place, Point Pleasant, NJ 08742, has applied to the Brick Township Planning Board for preliminary and final amended site plan approval pursuant to N.J.S.A. 40:55D-46 and N.J.S.A. 40:55D-50; and

WHEREAS, proof of service as required by law upon appropriate property owners and governmental bodies has been furnished and determined to be in proper order; and

WHEREAS, a public hearing was held on June 25th, 1990 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 Lots 18, 18.2 and 18.03, Block 1170 on the Municipal Tax Map.

2. The property is located in the H-S Hospital Support zone.

3. Applicant proposes a 124 bed addition to the additional Brick Hospital. Hospitals are a permitted use in the zone.

4. The Board's Engineer, T & M Associates, prepared a report to the Board dated June 13th, 1990. The Board hereby adopts the findings in that report and incorporates that document in this resolution by reference.

5. The applicant is requesting a waiver of the requirement for an environmental impact report and for the location of

File-2
m.c.o.c.
Doyle
Dw Smith
Fitzsimmons
Farrell
Bldg.
Eng-2
Zoning
Bur. F.S.

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drainage within 200 feet. The Board finds that the environmental impact report is not required due to the previous development of the site and finds that the plan showing drainage within 200 feet is not required since no changes to the on-site drainage or detention basin presently serving the hospital site are proposed.

6. As part of its report, the Board's Engineer, T & M Associates has submitted a review of the landscape, lighting and soil erosion plan submitted by the applicant. The applicant has agreed to comply with items 1, 2, 3, 6, 7, 8, 10 & 11 of such review. Applicant has also agreed to remove dead or dying vegetation in existing wooded areas, however the Board finds that the applicant shall not be required to prune such existing wooded areas as such pruning would not be permitted by CAFRA. The applicant has further agreed to the use of a low maintenance seed mixture in the area of the berms proposed for the rear (southern) portion of the site, however the Board finds that the applicant shall not be required to provide additional deciduous and evergreen trees and shrubs upon the proposed berm since such berms are a considerable distance from adjacent properties and since the existing tree stands and the berms themselves will provide sufficient screening of parking areas from adjacent residences.

7. The applicant has obtained the required certificate of need for the proposed addition to the hospital.

8. The applicant has complied with the requirements of the Municipal Site Plan Ordinance and the overall plan for the improvement of this property is consistent with the intent and

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purpose of the Municipal Development Ordinance. Accordingly, the Board finds that the preliminary and final amended site plan approval should be granted.

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

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

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

3. The applicant shall comply with all requirements in the report of the Board's Engineer, except to the extent as modified in this Resolution.

4. Future development of Lot 18.03 shall require an on-site storm water system and elimination of existing curb cuts.

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

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

6. The existing parking facilities on Lot 18.2 shall be maintained to support the hospital facility located on Lot 18. If Lot 18.2 is developed in the future, than a number of parking spaces equal to the number of spaces necessary to support the future structure on Lot 18.2 shall be added to Lot 18 to replace the parking spaces on Lot 18.2 which are no longer available for the exclusive use of the hospital facility. To guaranty compliance with this condition, a sufficient area of Lot 18 to allow the construction of 21 parking spaces and required parking aisles shall be reserved or greenbanked on that lot to insure that sufficient parking area will be added to Lot 18 should Lot 18.2 be developed independently in the future.

7. The dumpster enclosures on Lot 18 shall be constructed of material to match the composition of the exterior of the hospital building or the material shall be similarly durable and have a like aesthetic value.

8. The landscaping in the area adjacent to the utility towers shall be enhanced so that trees which are at least 15 feet high are planted around the existing tower and trees at least 10

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feet high are planted around the proposed utility tower to conceal the structures from the residences along the southerly property line. The trees surrounding both the existing and proposed towers shall be planted before substantial work is commenced on the site. The landscaping along the southwest border of the property and between the access road and the westerly line of new Lot 18.03, in the area of Lot 6, Block 1170.8 shall be revised to comport with a sketch dated July 10, 1990 prepared by the applicant's landscape architect to enhance the buffer between the site and adjoining residential properties. The revised landscaping plan shall be subject to the review and approval of the Board Engineer for the purpose of determining compliance with the July 10, 1990 sketch submitted on behalf of the applicant.

9. A sidewalk shall be installed on the east side of the access road (50 foot easement) between and across Lots 16, 18.2 and new Lot 18.03, Block 1170. The composition of the sidewalk shall be subject to the review and approval of the Board and its Engineer.

10. During the presentation of this application, the Board requested that the applicant provide security features relating to the access road across Lots 16, 18.2 and 18.03, Block 1170 to prevent this road from being used by the public as a shortcut between Jack Martin Boulevard and Route 70. The applicant responded to this request by suggesting that security personnel will be able to limit the use of this road to patrons of the

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various structures on Lots 16, 18, 18.2 and 18.03, Block 1170. In consideration of the the Board waiving its right to presently require the applicant to provide security features on the internal roadway, the applicant voluntarily consents to the Board retaining jurisdiction, and the Board exercises its right to retain jurisdiction, over this application for the purpose of determining whether additional features or measures are necessary to control the use of the internal roadway. The Board reserves the right to require the applicant, or its successors in title, to take certain measures or install devices which, in the opinion of the Planning Board, are necessary to limit the use of the internal roadway to patrons of the various structures on the four lots serviced by the internal roadway.

ATTACHMENT "A"

BRICK TOWNSHIP PLANNING BOARD

STANDARD CONDITIONS FOR SITE PLAN APPROVAL

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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

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MOVED BY: Mr. Cantillo

SECONDED BY: Mr. Anderson

VOTING IN AFFIRMATIVE: Mayor Zboyan Mr. Anderson

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

Mrs. LaDuke Mrs. Barlo

VOTING IN NEGATIVE: _____

ABSTAINING: _____

ABSENT: Councilwoman Fayad Mr. Kazawic

CERTIFICATION

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

IN WITNESS WHEREOF, I have set my hand this 24th day of July , 1990.

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

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conditions of this Resolution or the documents submitted as part of this application, all of which are made a part hereof and shall be binding on the applicant.

5. Applicant shall provide a statement from the Brick Township Tax Collector that all taxes are paid in full as of the date of this Resolution and as of the date of the fulfillment of any condition(s) of this Resolution.

6. Prior to the issuance of a construction permit, the applicant shall furnish the Township Clerk with a cash bond and performance guarantee in an amount to be determined by the Township Engineer.

7. Applicant shall post an inspection fund with the Township Clerk in an amount to be determined by the Township Engineer.

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