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February 28, 2025

Monmouth County Planning Board  
Attn: Joe Barris, PP, AICP, CFM, Director of Planning  
One East Main Street  
Freehold, New Jersey 07728-1255

RE: Jersey Shore University Medical Center  
Perioperative Expansion (East Addition) and Proposed Garage/Central Utility Plant Expansion  
Block 1201, Lots 1, 2, 4 and 5  
Township of Neptune, Monmouth County  
Dewberry Project Number: 50182713

Dear Mr. Barris:

On behalf of Jersey Shore University Medical Center (JSUMC), a division of HMH Hospitals Corporation (the "Applicant") enclosed please find the application to the Monmouth County Planning Board.

### **Overview of Proposed Project**

The Applicant is proposing to embark on the implementation and construction of their facility master plan, consisting of various site enabling projects (Phase 1) and new construction projects. The goal of these projects is to allow for the hospital to continue providing state-of-the-art care to the local community by modernizing the surgical services with the Perioperative Expansion (East Addition) on the existing Tax Lot 1 (Phase 2), addressing the long-term campus parking needs with the proposed garage and provide for future services with the expansion of the central utility plant (CUP) on the existing Tax Lot 2 (Phase 2). The East Addition will be an elevated platform over the existing loading dock, and the proposed garage will be constructed on existing Lot 2 and will require the demolition of the existing medical office building. The Applicant is requesting Preliminary and Final Site Plan approval for Phases 1 and 2 from the Township and intends to start construction of these phases once the applicable approvals are obtained. There are no improvements proposed to Lots 4 and 5 at this time. The applicant also plans on consolidating Block 1201 Lots 1 and 2.

The current application being submitted to the County Planning Board is limited to the Perioperative Expansion (East Addition), and the proposed garage and expansion of the CUP as described above.

In addition, the applicant is proposing to provide parking lot improvements to the existing parking lot located in Neptune City (Block 115, Lot 2). The applicant will seek separate approval from the Monmouth County Planning Board for the proposed minor parking lot improvements under a separate application that will coincide with the application to the Borough of Neptune City Planning Department. The goal will be to coordinate the timing of the Borough of Neptune City approval with Phase 1 of the improvements on the main campus. For additional details, please see Phasing Plan (C-003) in the full set of plans provided.

When reviewing the submission documents, please note that Phase 3 includes the proposed Critical Care Tower (West Addition) on Lot 1 in Neptune Township, which the applicant is requesting a Preliminary Site Plan approval from Neptune Township at this time. The applicant intends to submit a Final Site Plan Application in the future and the County Planning Board application for Phase 3 will be submitted as part of this future Final Site Plan application.

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The purpose of the project construction and approval phases detailed above is to provide the interrelationship of the project phases, and to allow for commencement and completion of the various phases independently. For additional details, please see Phasing Plan (C-003) in the full set of plans provided.

In support of the above-described application for the Perioperative Expansion (East Addition), and the proposed garage and expansion of the CUP, enclosed please find the following:

1. Two (2) copies of Preliminary and Final Site Plan – Perioperative Expansion (East Addition) and parking Garage; and Preliminary site plan for Critical Care Tower (West Addition) prepared by Dewberry Engineers, Inc, dated February, 7 2025.
2. Two (2) copies of architect plans titled “Jersey Shore University Medical Center” prepared by RSC Architects, dated February, 7 2025
3. Two (2) copies of proposed garage plans titled “JSUMC-Neptune Garage Jersey Shore University Medical Center” prepared by Walker Consultants, dated February, 6 2025
4. Application fee of \$7,310 to be provided under separate cover.

Should you have any questions or require any additional information, please call me at 973.576.9675.

Sincerely,  
Dewberry Engineers Inc.



Mario Iannelli, PE  
Associate Vice President  
Manager, Land Development Services

c: Jennifer S. Krimko, Esq, Ansell Grimm & Aaron, P.C.

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