

# STONEFIELD

March 18, 2025

Veronica Murphy  
Major Access Permits  
New Jersey Department of Transportation  
1035 Parkway Avenue  
PO Box 600  
Trenton, NJ 08625

**RE: Request for NJDOT “Letter of No Interest”  
Proposed Jersey Shore University Medical Center Improvements  
Block 1201, Lots 1 & 2  
NJSH Route 33 Westbound, Milepost 40.64  
Township of Neptune, Monmouth County, New Jersey  
SE&D Job No. PRI-240034**

Dear Ms. Murphy:

On behalf of our client, Stonefield Engineering and Design, LLC (“Stonefield”) is requesting a “Letter of No Interest” from the Department for improvements to the Jersey Shore University Medical Center located in the Township of Neptune, Monmouth County, New Jersey. The subject site is designated as Block 1201, Lots 1 and 2 on the Township of Neptune Tax Map and is located along NJSH Route 33 westbound at approximate milepost 40.64. Under existing conditions, the subject property is occupied by a 1,116,038-square-foot hospital. Existing access to the subject property along NJSH Route 33 is provided via one (1) signalized full-movement driveway and one (1) right-in/right-out driveway (Access Permit A-33-C-C024-2007). The site also provides alternative access via multiple driveways along Davis Avenue. As depicted on the enclosed Overall Proposed Site Plan, a net 88,006-square-foot expansion is proposed to the hospital campus, which is anticipated to take place in two (2) phases. The improvements impacting the total floor area of the hospital are detailed in **Table 1**.

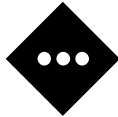
- **Phase 1** – Demolition of an existing 54,072 square-foot building on the hospital campus & construction of an approximately 1,275-space parking garage in the same general location. The parking garage would include a 16,689 square-foot Central Utility Plant.
- **Phase 2** – Construction of an addition to the hospital totaling 125,389 square-feet.

**Table 1 – Proposed Campus Improvements Details**

Additions	Subtractions
Phase 1	54,072 Square-Foot Family Healthcare Building
1,275-Space Parking Garage	
16,689 Square-Foot Central Utility Plant	
Phase 2	
43,181 Square-Foot Mechanical Space	
56,439 Square-Foot Perioperative Care	
13,640 Square-Foot SPD Sterile Storage Expansion	
12,129 Square-Foot Loading Dock	
88,006 Square-Foot Net Increase	

STONEFIELDENG.COM

92 PARK AVENUE, RUTHERFORD, NJ 07070 201.340.4468 T. 201.340.4472 F.



The locations of each new facility are identified in the enclosed Overall Proposed Site Plan prepared by Dewberry Engineers dated January 3, 2025. The parking garage proposed to be constructed in Phase I would offset parking loss during construction, alleviate current parking constraints, accommodate the increase in trips associated with the proposed development program, and facilitate future hospital improvements contemplated in the campus master plan. No changes to the site driveways or improvements within the NJDOT right-of-way are proposed.

This request for a Letter of No Interest has been prepared per the specifications of the New Jersey State Highway Access Management Code (NJAC 16:47-8.2). Per the Access Management Code, a “significant increase in traffic” means an increase of 100 or more trips in any peak hour, measured cumulatively from the last executed permit, or, if applicable, grandfathered volumes established for the lot or site.

**Table 2** compares the traffic generated by the existing 1,116,038-square-foot hospital and the traffic that would be generated by the proposed 1,204,044-square-foot hospital after the 88,006-square-foot net expansion. Trip generation rates associated with the existing and the proposed development were cited utilizing the NJDOT HAPS program published rates, last updated April 21, 2023. It is noted that site trips originating or departing from Davis Avenue are considered alternative access. However, no alternative access credit has been applied in the following tables given the limited increase in site-generated trips.

**Table 2 – NJDOT HAPS Trip Generation**

<b>Land Use</b>	<b>AM Peak Hour</b>	<b>PM Peak Hour</b>	<b>Weekday Daily</b>	<b>Weekend Peak Hour*</b>	<b>Weekend Daily</b>
<i>Existing Use</i> 1,116,038 SF Hospital Land Use 610	952	1,045	11,964	753	8,616
<i>Proposed Use</i> 1,204,044 SF Hospital Land Use 610	1,017	1,118	12,907	805	9,295
<b>Total Trip Generation Difference</b>	<b>+65</b>	<b>+73</b>	<b>+943</b>	<b>+52</b>	<b>+679</b>

*\*Note: Weekend Peak Hour Trips calculated as described in the following paragraph.*

It is noted that Weekend Peak Hour trips were generated by calculating the ratio of the PM Peak Hour trips to the Weekday Daily trips (8.73% existing; 8.66% proposed) and then multiplying that ratio to the Weekend Daily trips. This was performed due to an anomaly in the HAPS trip generation rates for the Weekend Peak Hour for Land Use 610, which projects 63% of the Weekend Daily trips to occur in a single peak hour.

The total site-generated trips under the proposed condition were compared to the permitted and allowable trips of the existing access permit. As summarized in **Table 3**, the proposed use would not violate the existing access permit during any of the peak hours. Please note, based upon the Conformance Analysis, the subject property is a “conforming” lot and would not be subject to a trip threshold.

**Table 3 – Permit Violation Determination**

<b>Time Period</b>	<b>Volumes</b>			
	<b>Permitted</b>	<b>Allowable</b>	<b>Anticipated</b>	<b>Violation</b>
AM Peak	952	1,052	1,017	No
PM Peak	1,045	1,145	1,118	No
Weekend Peak	753	853	805	No



Based on our analysis and review of the Site Plan, the modification to the subject property would not generate a “significant increase in traffic” to the State Highway access and would not violate the existing access permit. Enclosed, please find the following items submitted as part of the “Letter of No Interest” request:

- ◆ One (1) copy of the Overall Existing Site Plan prepared by Dewberry Engineers, dated January 3, 2025;
- ◆ One (1) copy of the Overall Proposed Site Plan prepared by Dewberry Engineers, dated January 3, 2025;
- ◆ One (1) copy of an Aerial Map, Straight Line Diagram, and Tax Map illustrating the project location;
- ◆ One (1) copy of the Conformance Analysis;
- ◆ One (1) copy of the existing Access Permit A-33-C-C024-2007; and
- ◆ One (1) copy of the NJDOT HAPS Trip Generation Summary Sheet for the proposed use.

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

Best regards,

Matthew J. Seckler, PE, PP, PTOE  
**Stonefield Engineering and Design, LLC**

Andrew Vischio, PE, PTOE  
**Stonefield Engineering and Design, LLC**



**Jersey Shore University Medical Center  
Township of Neptune, Monmouth County, New Jersey**

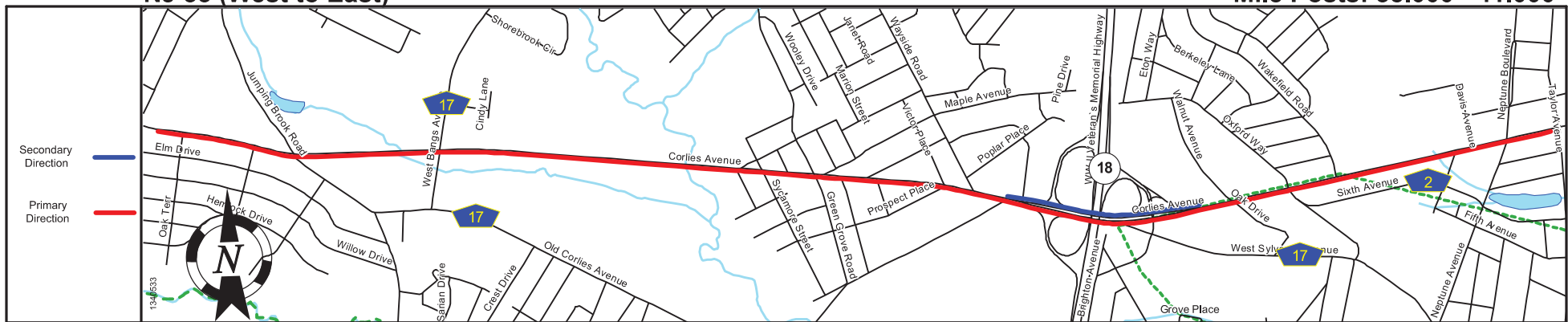




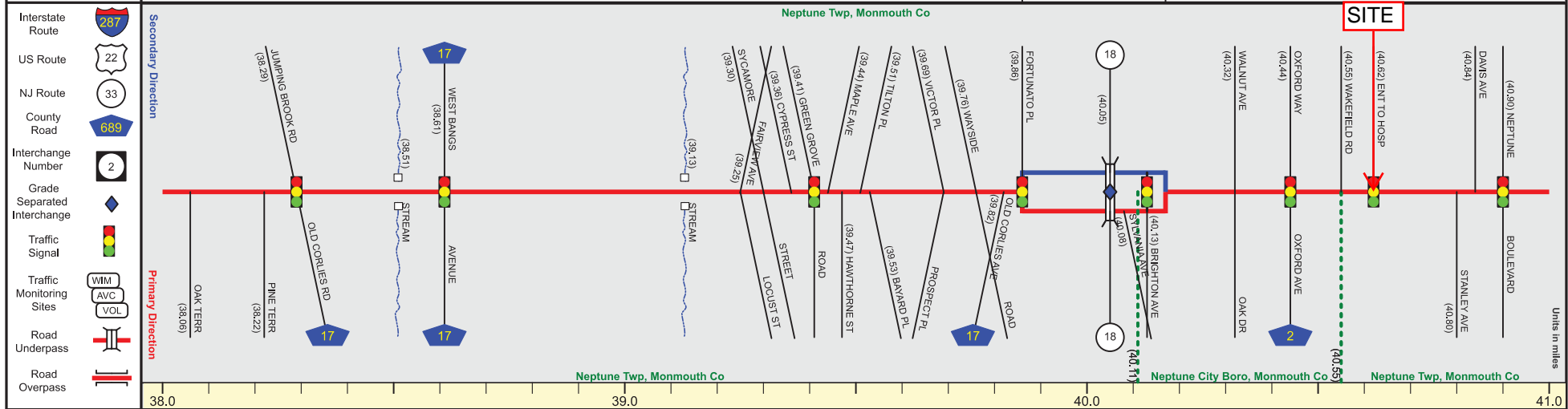


# NJ 33 (West to East)

Mile Posts: 38.000 - 41.000



Pavement	36
Shoulder	0
Number of Lanes	3
Speed Limit	40
Street Name	Corlies Avenue



Street Name	Corlies Avenue			
Jurisdiction	N.J.D.O.T.			
Functional Class	Urban Principal Arterial			
Federal Aid - NHS Sy	NHS			
Control Section	1306			
Speed Limit	40	45	40	
Number of Lanes		4	3	2
Med. Type		None	Positive	None
Med. Width		0	6	0
Pavement		48	36	48
Shoulder			0	
Traffic Volume	21,872 (2017)	19,734 (2018)	19,281 (2018)	20,020 (2016)
Traffic Sta. ID	6-4-362	p18606	6-4-363	6-4-376
Structure No.			1306152	1328150 1328151
Enlarged Views	See Enlarged View #56			

SRI = 0000033\_\_

Date last inventoried: March 2017

NJDOT HAPS Trip Generation Summary Sheet

Jersey Shore University Medical Center Expansion

Prepared: March 18, 2025

NJSH Route 33, MP 40.64  
Township of Neptune, Monmouth County, New Jersey

Land Use Code	Land Use Description	Units of Measure (X)	AM Peak Hour	PM Peak Hour	Weekday Daily Trips	Weekend Peak Hour*	Weekend Daily Trips
excerpt of the NJDOT HAPS Table, updated April 21, 2023							
610	Hospital	SQ. FEET	$0.74*(X/1000)+126.36$	$0.83*(X/1000)+118.28$	$10.72*(X/1000)$	$X/1000*4.85$	$X/1000*7.72$
Existing							
610	Hospital	1,116,038 SQ. FEET	952	1,045	11,964	753	8,616
Proposed							
610	Hospital	1,204,044 SQ. FEET	1,017	1,118	12,907	805	9,295
	Net Increase	88,006 SQ. FEET	65	73	943	52	679

Note: Weekend Peak Hour trips were generated by calculating the ratio of the PM Peak Hour trips to the Weekday Daily trips (8.73% existing; 8.66% proposed) and then multiplying that ratio to the Weekend Daily trips. This was performed due to an anomaly in the HAPS trip generation rates for the Weekend Peak Hour for Land Use 610, which projects 63% of the Weekend Daily trips to occur in a single peak hour.

## Lot Conformance Analysis

**PRI-240034 - Proposed Jersey Shore University Medical Center Improvements**

**NJSH Route 33, Township of Neptune, Monmouth County, New Jersey**

**December 12, 2024**

Route: 33

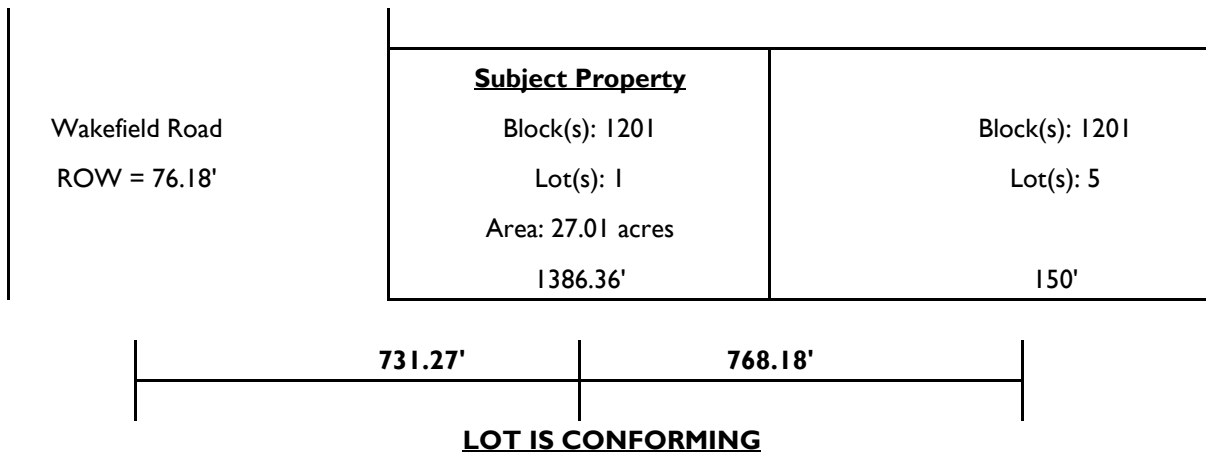
Speed Limit: 35 mph

Milepost: 40.64

Spacing Distance (S) = 150'

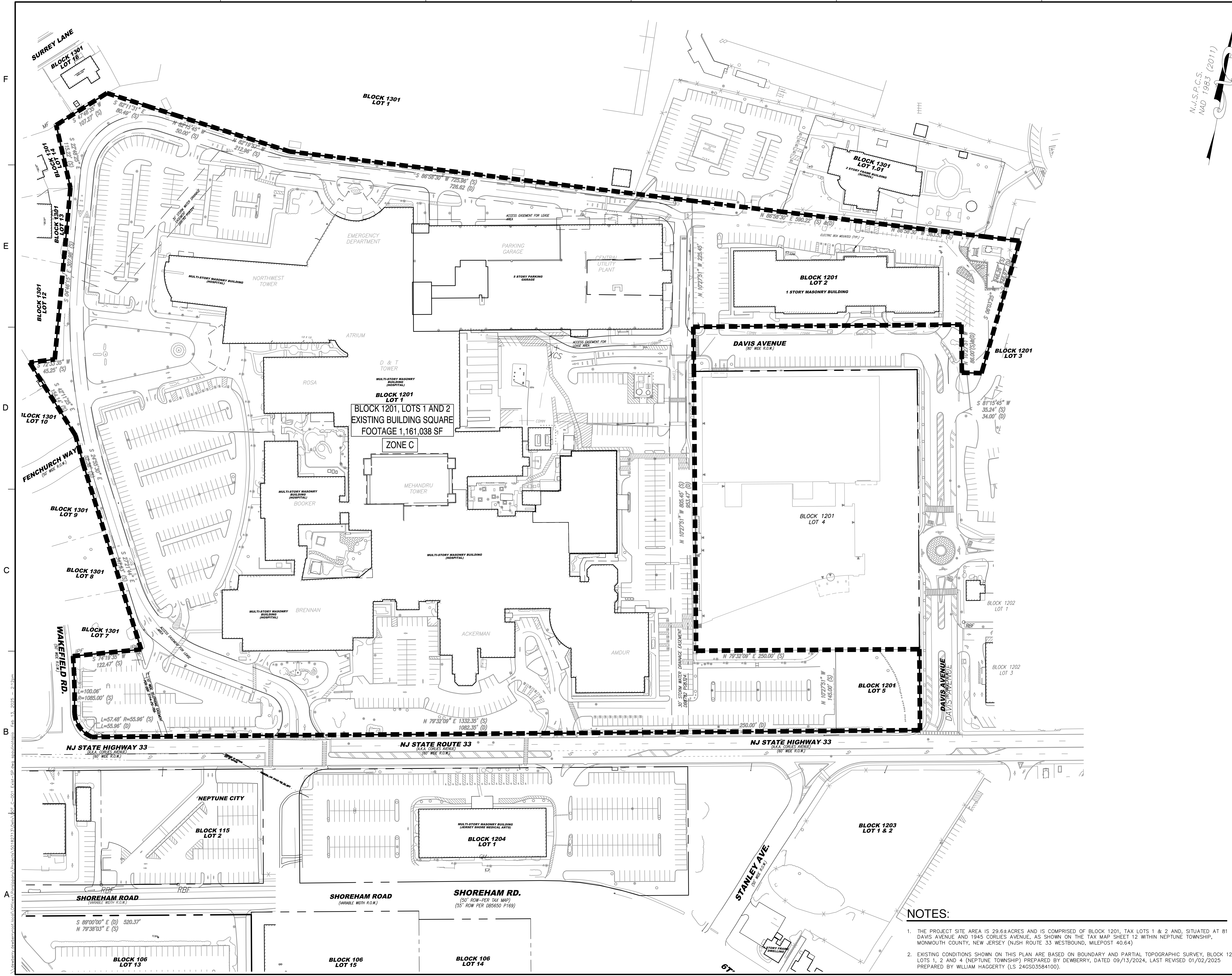
Rural/Urban: Urban

Access Level 4: Driveway with Provision for Left-turn Access via Left-turn lane



### Additional Comments





N.J.S.P.C.S.  
NAD 1983 (2011)



Dewberry Engineers Inc.  
600 PARSONS ROAD  
SUITE 301  
PARSONS, NJ 07054  
973.739.9400 Phone  
973.739.9710 Fax

Certificate of Authorization #24GA28047600



# JERSEY SHORE UNIVERSITY MEDICAL CENTER

NJSH ROUTE 33 WESTBOUND, MILEPOST 40.64

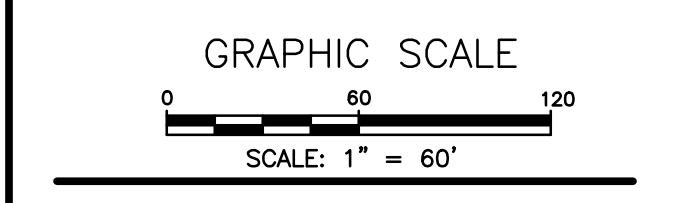
TAX MAP SHEET 12 TOWNSHIP OF NEPTUNE  
BLOCK 1201, LOTS 1 & 2  
1945 CORLIES AVENUE & 81 DAVIS AVENUE

NEW JERSEY  
MONMOUTH COUNTY  
TOWNSHIP OF NEPTUNE

SEAL

Mario Iannelli, P.E.  
New Jersey Professional Engineer License No. GE41749

SCALE



No.	DATE	BY	Description
REVISIONS			

DRAWN BY	FD
APPROVED BY	MIA
CHECKED BY	MIA/AV
DATE	01/03/2025
TITLE	

OVERALL  
EXISTING  
SITE PLAN

PROJECT NO. 50182713

C-001

SHEET NO.

## NOTES:

- THE PROJECT SITE AREA IS 29.6+ACRES AND IS COMPRISED OF BLOCK 1201, TAX LOTS 1 & 2 AND, SITUATED AT 81 DAVIS AVENUE AND 1945 CORLIES AVENUE, AS SHOWN ON THE TAX MAP SHEET 12 WITHIN NEPTUNE TOWNSHIP, MONMOUTH COUNTY, NEW JERSEY (NJSH ROUTE 33 WESTBOUND, MILEPOST 40.64)
- EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY, BLOCK 1201, LOTS 1, 2 AND 4 (NEPTUNE TOWNSHIP) PREPARED BY DEWBERRY, DATED 09/13/2024, LAST REVISED 01/02/2025 PREPARED BY WILLIAM HAGGERTY (LS 24GS03584100).









## State of New Jersey

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

JON S. CORZINE  
Governor

STEPHEN DILTS  
Commissioner

December 22, 2009

Christopher M. Cirrotti, PE  
Dewberry-Goodkind, Inc.  
600 Parsippany Road  
3<sup>rd</sup> Floor  
Parsippany, NJ 07054

RE: A-33-C-C024-07 & S-33-C-0012-07  
Jersey Shore University Medical Center  
Route 33, MP 40.64 WB  
Neptune Townships, Monmouth County

Dear Mr. Cirrotti:

The Department is pleased to forward to you one fully executed original counterpart of the above referenced access permits, Developer Agreement and plans. This permit and plans should be kept on the job site during construction.

Pre-construction meeting is required with Central Region Construction. The Permittee should contact John Szafranski of Region Central Office at 732-625-4207 at least two weeks in advance to schedule a date.

If you have any questions, please don't hesitate to call me at (609) 530-8165 or your case manager Rajendra Desai at (609) 530-2825.

Sincerely,

Robert M. Siley  
Project Engineer  
Major Access Permits

cc: John Szafranski, Central Region Construction w/ two copies of permits, plans & Developer Agreement

The rights accorded and obligations imposed by this permit are binding upon all successors in interest in the lot referenced below.

PERMITTOR: NEW JERSEY DEPARTMENT OF TRANSPORTATION  
1035 Parkway Avenue  
Trenton, NJ 08625

PERMITTEE: Mr. Marc Lory, President  
Jersey Shore University Medical  
1945 State Highway Route 33  
Neptune, NJ 07754

PERMIT TYPE: Commercial Use

ACCESS TYPE: Major/PLN

LOCATION: MUNICIPALITY: Neptune

ROUTE: 33

BLOCK: 3000

LOT: 1

COUNTY: Monmouth

DIRECTION: WB

MILEPOST: 40.64

CONTROL SECTION: 1306

The Permittee is hereby granted the right to construct, maintain, and use access connecting to a State highway under the terms and conditions of this permit and attached plan, which is made a part hereof entitled:

Jersey Shore Medical Center Site Plan Sheet 1 - 33, Prepared by Dewberry - Goodkind, Inc. dated October 2008, Neptune Twp, Monmouth Co., NJ

This is for 2 driveway(s) which provides access to this site:

Description: Hospital - Size: 1116038 SQ. FEET.

TRAFFIC VOLUMES: This permit is valid for two-way traffic volumes which follow. These traffic volumes are based upon the ITE (5th Edition) average trip generation or Land Use Code 610 or superseding rates adopted or approved by the Department. The actual traffic volumes generated by this lot for this use may differ from those listed. This permit addresses traffic which directly access the State highway.

PEAK HOUR VOLUME:	855	AM	1203	PM	1689	WEEKEND
DAILY TRAFFIC VOLUME:	8965	WEEKDAY	5139	WEEKEND		

A violation of this permit will occur if there is an expansion or change this use which will result in the traffic volumes exceeding one of the peak hour and one of the daily volumes listed below:

PEAK HOUR VOLUME:	955	AM	1303	PM	1789	WEEKEND
DAILY TRAFFIC VOLUME:	9861	WEEKDAY	5652	WEEKEND		

CONDITIONS: Additional conditions are attached hereto and incorporated herein.

\*\* Mr. Marc Lory, President

Date

Title

[ ] Power of Attorney (check here) Include copy of Department POWER OF ATTORNEY DECLARATION (Form MT-156)

(Do Not Write Below) DEPARTMENT USE ONLY

PREPARED AND  
APPROVED BY:

\*\* Robert M. Siley  
\*\* Project Engineer

Date:

12-27-09



Permit Expiration

-----  
This Permit shall expire if;

1. the Permittee violates any permit condition;
2. the Permittee:
  - A. changes the number of driveways,
  - B. changes the width of any driveway by more than 5 feet,
  - C. changes the location of any driveway by more than 10 feet,
  - D. locates any driveway within 12 feet of the extended property line,
  - E. locates any driveway within 24 feet of another driveway,
  - F. changes the materials which comprise the driveway;
3. the use of the lot served by the permit is expanded or changed resulting in a significant increase in traffic;
4. the lot covered by the permit is subdivided or consolidated with another lot;
5. work is not started within two years of the date this permit was issued unless stated otherwise in this permit.

When the construction work under this permit is started within two years of the date of permit issuance but cannot be completed in the indicated time, the permit shall expire or the Permittee shall request an extension of time in writing from the appropriate Regional Maintenance Office and submit the required renewal fee in the form of a check or money order. The Department may approve one one-year extension.

This permit is issued in accordance with the State Highway Access Code, and is based upon the information submitted by Permittee. Any changes in traffic volumes, drainage, type of traffic or other operational aspects may cause this permit to expire, requiring a new permit to be issued based upon existing conditions. This permit is only for the use and purpose stated in the application and permit.

Access Construction

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All work shall be done to the satisfaction of the Department.

No work in connection with this permit shall be started until the permit is effective.

The Permittee shall notify the Department's Regional Permits Office at least 2 weeks prior to beginning any work authorized by this permit.

The Permittee shall complete the access in an expeditious and safe manner and according to the terms and conditions of this permit.

After the Permittee constructs the access and meets all conditions of the permit, the Permittee shall notify the Regional Maintenance Office, in writing. Within 30 calendar days of its receipt of the notice, the Regional Maintenance Office will notify the Permittee if any corrective action is required by the Permittee.

Permit Scope

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This permit is for only the lot noted above. The Permittee is responsible for all traffic crossing the frontage of the lot regardless of the origin or

destination of the traffic. This includes all traffic crossing the lot frontage over an easement.

The Permittee agrees to comply with the rules and regulations of the New Jersey Department of Transportation as set forth in the State Highway Access Code, N.J.A.C. 16:47, and the conditions included on this permit. This permit is only for the use and purpose stated in the application and permit. In addition, the Permittee understands N.J.S.A. 27:7-44.1 makes any violation of the provisions of this permit subject to a fine (not exceeding \$100 per day) and civil action for the costs of prosecution as well as civil action for trespass to remove any access which does not meet these requirements.

This permit is granted subject to the covenants, premises, terms and conditions set forth herein and made a part of this revocable permission or privilege.

This permit cancels and supersedes any and all permits that may have been previously issued for this lot.

This permit does not relieve the Permittee from obtaining necessary permits from other agencies or governments.

All conditions of this permit are subject to modification by the Department to suit any unforeseen traffic and/or field conditions.

When work authorized herein is not performed in conformance with the required conditions of this permit, the Department may order the Permittee and his contractor to cease work and remove his equipment from Department right of way.

#### Access Maintenance

The Permittee may perform maintenance and in-kind replacement of the driveways.

Maintenance work may be done anytime within daylight hours as long as no interference to traffic is caused.

No changes or alterations to driveways may be made at any time without permission from the Department.

The Permittee shall be responsible for perpetual maintenance of curb and sidewalk and for landscape maintenance including irrigation, litter removal, weed control and mowing from edge of pavement to the right-of-way line.

#### Traffic Protection

Adequate advance warning for motorists approaching the construction site is required at all times during access construction, in conformance with the "NJDOT Standard Roadway Construction/Traffic Control/Bridge Construction Details" and the "Manual on Uniform Traffic Control Devices for Streets and Highways". This may include the use of signs, flashers, barricades, drums, and flaggers.

#### Permit Display

The Permittee shall make a copy of this permit available for review at the construction site.

#### Department Authority

The Department may revoke this permit; reconstruct, remove, or replace the access;

and then issue a new permit, all without cost to the lot owner.

#### Costs

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The cost of construction work and material shall be entirely at the Permittee's expense. The Department will not share in any expense whatsoever or do any construction work pertaining to access driveways.

#### Protection From Suits

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The Permittee shall defend, indemnify, protect and save harmless the State and its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages of whatever kind or nature arising out of or claimed to arise out of, any negligent act, error, or omission of the Permittee, its agents, servants, and employees in the performance of the work covered by this permit.

#### Protection of the General Public

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The Permittee shall properly safeguard all work performed under this permit and when necessary, maintain sufficient warning lights, and Department approved signs and safety devices for the protection of the general public until all work has been completed.

#### Protection of Structures and Drainage

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There shall be no interference with structures on, over, or under the highway. Interference with drainage installations shall be avoided. The existing cross section and drainage of the highway shall not be disturbed. The longitudinal flow of water along the gutter line shall not be interrupted. The Permittee is responsible to make adequate provision for all transverse, lateral, and longitudinal drainage affected by construction.

#### Curb Depressions

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Where it is necessary to depress existing curbs for the purpose of constructing access, the full section of curb shall be entirely removed and a depressed curb constructed in accordance with Department and standards. The top of the depressed section shall be 1-1/2 inches higher than, and parallel to, the established gutter grade. The dimensions shall be 4" x 9" x 16" and the concrete proportions shall consist of one part Portland cement, one and three-fourths parts sand, and three and one-half parts crushed stone or washed gravel. Curved sections of existing curbs shall not be broken or depressed except under very exceptional conditions.

Depressed curb shall be constructed as a continuation of the concrete vertical curb. Driveway curb returns (radii) shall be separated from the highway curb by means of a piece of 1/2" thick preformed expansion joint filler butting to the back of the longitudinal curb.

All existing curb depressions other than those covered by this permit shall be closed by the construction of standard (9" x 16") white concrete vertical curb, in accordance with the Department's specifications and attached details.

#### Driveways

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Driveways shall be constructed in accordance with locations, dimensions, and materials shown on the attached plans.

#### Parking

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There shall be no parking on any unpaved portions of Department right of way.

#### Materials and Workmanship

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Materials and workmanship used in construction within Department right of way shall be in accordance with the Department's Standard Specifications and are subject to inspection and approval of the Department. Where conditions warrant, the Department may assign an inspector to the project at the expense of the Permittee. The Department shall reserve the right to demand from the Permittee as a condition of this permit, a bond or certified check in an amount sufficient to guarantee or insure the proper maintenance or restoration of the area disturbed.

#### Traffic Signals

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All equipment shall be installed in accordance with the Department Standards and Specifications under Department supervision. At the request of the Permittee, the Department may perform the signal modification. The cost of the signal modification work and all electrical equipment will be entirely at the Permittee's expense.

Any damages to Department traffic signal detection equipment or other electrical facilities will be repaired by the Department and the Permittee shall pay for the costs of the repairs.

#### Advertising Structures

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Advertising signs shall not be erected on or overhang any portion of the Department right of way. Small signs with the message "Enter", "In", "Exit", "Out", designating access are permitted if shown on the attached plans. Signs shall be in accordance with all Department regulations including those for size, shape, color, and height.

#### Right of Entry

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The Permittee authorizes Department representatives to enter upon the lot for the purpose of performing a site investigation. Furthermore, there are no objections in parking of a Department vehicle on the lot if necessary while taking field measurements and other data.

#### Landscape

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Ground cover within Department right of way shall consist of topsoil, fertilizer, and seeding or topsoil and sodding. No shrubs, gravel, or railroad ties are permitted.

#### Curb

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The Permittee shall remove all existing curb to the nearest expansion joint and replace it with new standard and depressed curb conforming to the approved plan. Curb, apron, gutter or sidewalk shall not be poured monolithically. Depressed curbing shall not be constructed as an integral part of concrete ramps.

When transition from 8" to 6" curb face is required, this will be accomplished within not less than 10', but not more than 20', as field conditions permit, or as directed by the permit inspector.

Curb, sidewalk, and other concrete facilities shall not be constructed within the Department right of way between November 1st and March 15th.



#### Sidewalk

When proposed sidewalk is to be placed adjacent to areas that have 8" curb face, the transition of the sidewalk will be at the same rate as the transition from the 8" to 6" curb face, or as directed by the permit inspector.

Sidewalk shall be Class B air entrained concrete, four inches thick, except at the driveway apron. This concrete shall be six inches thick on a properly prepared subbase and in accordance with Department specifications and the attached detail.

Sidewalk disturbed by work related to this permit shall be replaced to match the adjacent existing sidewalk in width and color, and shall be Class B concrete at a minimum of four inches thick.

#### Drainage

No additional surface water will be accepted on the Department right of way. Surface water shall continue to follow its existing flow pattern.

#### Pavement Excavations

Excavations within the existing roadway or shoulder shall be sawcut on a line parallel to the curb prior to final restoration.

#### Pavement Grades

Existing cross slopes and gutter grades shall be maintained except where specifically approved to be changed.

#### Pavement Surface

All bituminous surfaces disturbed during the construction of curb shall be restored to original conditions or better.

#### Snow

In the event of a snow alert, the Permittee shall be required to take whatever steps are necessary to secure the traveled way for snow removal operations.

#### Work hours

The Department may restrict the hours of work on or immediately adjacent to a State highway due to peak-hour traffic demands or other pertinent roadway operations.

The Permittee shall not interfere with the normal flow of traffic, reduce the number of traffic lanes, or change any traffic pattern prior to 9:00 AM or beyond 3:30 PM on weekdays and all day on weekends and holidays. If work is performed during other than the normal weekday working day (8 am to 4:30 pm), the Permittee shall deposit sufficient funds with the Department to pay all costs for the time that is required to be spent on the job by the Department's Permit Inspector.

#### Traffic Directors

Competent uniformed traffic directors shall be employed at every location where equipment is working immediately adjacent to, or is entering, leaving, or crossing active traffic lanes. Traffic directors shall be utilized while all such conditions exist. Uniformed trained traffic directors are to be provided, as required or requested by Department Representatives.

#### Curb Ramps

Access Points with radius curbing within an area which has existing or proposed sidewalks shall be constructed or reconstructed to provide ramps for the handicapped conforming the Department's standard detail CD-606-1.

#### Utilities

The Permittee shall reimburse the Department for all costs incurred for the relocation and/or replacement of its utility lines and equipment.

#### Safety

The Permittee shall provide sufficient advance warning signs, lights, cones, barricades, and other approved safety devices in accordance with "The Manual on Uniform Traffic Control Devices."

Two-way traffic shall be maintained at all times.

Not more than one-half of the State highway shall be occupied at any time.

No portion of trench over 2 inches in depth shall be left open overnight, on weekends, or holiday. Any trench or excavation within 30 feet of the traveled way shall have escape ramps at 6:1 slope provided overnight.

Uniformed trained traffic directors are to be provided, as required or requested by Department representatives.

#### Tree Removal

The Department has no objection to the removal of the tree(s) as shown on the plans at the Permittee's cost and expense.

#### Two-Year Restoration Guarantee

The Permittee will properly restore to the satisfaction of the Department any portion of the State highway which it may have disturbed, and will maintain it to the satisfaction of the Department from any settlement or depression resulting from this work for a period of one year after approval of such restoration by the Department. If settlement occurs during the one-year period of time the Department will require that the necessary restoration be made by the Permittee.

#### Trees

The Department will hold the Permittee responsible for a period of two years to guarantee the life of the trees which are encountered within the limits of construction. Any tree that is destroyed shall be replaced by type of species. The size of the tree will be determined by the Department landscape forces.

#### Maintenance of Access Points

The Permittee is responsible for maintenance of the access point to the longitudinal gutterline of the State highway.

#### Maintenance of Drainage Facilities

The Permittee shall maintain any drainage facilities outside the Department right of way.

#### Additional Traffic Safety Conditions

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The Permittee will not be permitted to store material or park equipment within Department right of way or within 30 feet of the edge of the traveled way except as necessary during actual working operations and then only by permission of the Permit Inspector.

All work is subject to inspection by Department personnel to insure that adequate traffic protection devices are being used and are properly placed and maintained. If it is found that insufficient traffic protection is provided, the Permit Inspector will advise the Permittee of the deficiencies. If the deficiencies are not immediately corrected, the Permit Inspector will advise the Permittee that he is prohibited from further work within the Department's jurisdiction until such time as approved and adequate traffic protection is provided.

Trenches shall not be left open overnight. Steel plating shall not be utilized between November 1st and April 30, inclusive.

The Permittee shall contact all utilities for location and mark out.

#### Plan Errors

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All work shall conform to the plans on file with the Department (if discrepancies arise, this permit shall take precedence over plans). The Department plan review is only for the general conformance with the Department design and Access Code requirements. The Department is not responsible for errors, omissions, or the accuracy adequacy of the design, of dimensions, and elevations which shall be confirmed and correlated at the site. The Department through the approval of the permit, assumes no responsibility other than stated above and completeness and/or accuracy of the plans.

#### Specifications

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The work shall follow the applicable construction specifications set forth by the Department in the latest "Standard Specifications for Road and Bridge Construction", and the M.U.T.C.D.

Construction signs, when not in use, shall be covered as specified in the Standard Specifications.

#### Damages

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Any damage to any present highway facilities shall be repaired immediately and prior to continuing other work. Any mud or other material tracked or otherwise deposited on the roadway shall be removed daily or as ordered by the Inspector.

#### Future Traffic Signal

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If, at any time after the date of issuance of this permit, the Commissioner, in his sole discretion, determines that public safety or highway efficiency warrants the installation of a traffic signal at any access point that is the subject of the permit, the Permittee shall allow the placement of any component associated with such a traffic signal on the lot to which this permit pertains. If any such components are placed on the subject lot, the Permittee shall maintain its roadway pavement and property in a manner conducive with the satisfactory operation of the components and the signal.

Further, prior to the installation of any such signal, the Permittee shall enter into an agreement with the Department incorporating other conditions pertaining to the cost, installation, and maintenance.

#### Maintenance Guarantee

-----

The Permittee shall provide a bond or certified check to New Jersey Department of Transportation in the amount of \$.00 to guarantee or to insure proper maintenance or restoration of the area disturbed by the Permittee for a period of one year after the Department's acceptance of the construction. If it becomes necessary for Department forces or contractors to make such repairs, for any reason, the cost of such work shall be borne by the Permittee.

#### Restoration Guarantee

-----

A certified check, money order, or bond, in the amount of \$.00, shall be secured in the name of the New Jersey Department of Transportation to guarantee that all work (including restoration) will be in accordance with Department specifications. The Restoration Guarantee will be released upon the Department's acceptance of the construction.

#### Utility Poles

-----

All utility poles shall be relocated behind the proposed curbline prior to the construction of new curb.

#### Traffic Stripe Removal

-----

All traffic stripes to be removed or changed are to be removed by the grinding method only. Blacking out with paint is unacceptable.

#### Raised Pavement Marker

-----

If traffic is diverted from normal travel lanes during the hours of darkness, raised pavement markers within the limits of the diversion shall be deactivated.

#### Additional Traffic Safety Conditions

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The Permittee shall maintain the uninterrupted flow of traffic at all times and no operation which will interfere with traffic or restrict the available pavement width shall be performed. On roadway widths of 40 feet or greater, two lanes of traffic will be maintained at a minimum of 10 feet each.

On roadway widths of less than 40 feet, when construction work necessitates the closing of one lane of traffic, thereby causing vehicles travelling in both directions to alternately use one lane, the Permittee shall insure that said vehicles will be delayed for a period not to exceed five minutes.

The Permittee shall be responsible for maintaining approved construction warning signs in each direction of travel. All signs and other protective devices provided by the Permittee, unless otherwise directed by the permit inspector, shall comply with the requirements of the "Manual on Uniform Traffic Control Devices for Streets and Highways", published by U.S.D.O.T, Federal Highway Administration. Competent uniformed traffic directors shall be employed at every location where the Permittee's equipment is working immediately adjacent to, where entering, leaving or crossing active traffic lanes. The traffic directors shall be employed continuously for the full time such conditions exist. Should it become necessary to leave a project unfinished, it shall be protected during the hours of darkness by flashing warning lights to be maintained by the Permittee at



each location where it is necessary to warn oncoming traffic of any existing danger area. Lights shall also be used to define the edge of usable pavement throughout the construction area.

In addition, standard barricades or drums shall be utilized as required. When battery operated flashing warning lights are used, they shall conform to Department Standard Specifications. Inspection and cleaning shall be conducted daily to provide for optimum efficiency. When work is in progress during hours of darkness, special traffic protection precautions shall be in effect as deemed necessary by the permit inspector. In substance, the Permittee shall provide special signs approved by the permit inspector with a legend warning motorists that night work is in progress, and such shall be displayed in conjunction with high intensity flashing warning lights. Special signs applying only to night time work shall be covered during the daytime hours.

If future traffic volumes could warrant installing a traffic signal at an access point covered by this permit and signalized spacing requirements cannot be met, the Department may, at such time as future traffic volumes are reached, close the left-turn access in accordance with N.J.A.C. 16:47-4.33(b).

If an undivided highway becomes divided, the Department may at such time close the left-turn in accordance with N.J.A.C. 16:47-4.33(b).

*See additional Condition on  
Page 10 & 11.*

The following conditions have been made part of this permit:

1. This permit is valid for the following Land Uses:  
1,116,038 SF Hospital
2. The following plans are hereby made part of this permit:  
Plans entitled "Meridian Health Jersey Shore University Medical Center, Route 33 WB MP 40.64, Neptune Township, Monmouth County." The plans are prepared by Dewberry - Good kind, Inc. dated August 2008, and revised.
3. This permit is not valid until the final plans are approved by the Department.
4. All improvements shown on the plans for this project shall be completed in accordance with the provisions of this permit. Failure to comply with those provisions will cause this permit to expire and along with all rights granted by this permit.
5. A Developer Agreement between the permittee and the Department is required to address all issues related to fair share cost obligation, staging of development, and the associated highway improvements for each stage, including right of way acquisition, land dedication, sign installation and utility relocations. In all circumstances where the same or similar issues are addressed in this permit and in the aforementioned Developer Agreement, the language of the Developer Agreement shall control those issues.
6. This permit is not valid until the confirmation number obtained from the one-call system is supplied to the Office of Central Region Permits in accordance with P. L. 1994, Chapter 118 Item # 11 of the Underground Facility Protection Act.
7. Separate utility permits may be required. If so, application may be made at Central Region Permits office.
8. Pre-construction meeting is required with Central Permits. The Permittee should contact Mazhar Paroya of Region Central Permits Office at 732-308-4106 at least two weeks in advance to schedule a date.
9. The Department has determined that a full time Resident Engineer is required for this project. The Resident Engineer can be supplied by the Department or the permittee can supply their own Resident Engineer. In any case, a Developer Agreement will be required between The Department and The Permittee. As a result The Permittee will be responsible for reimbursement of The Department's review and inspection cost.
10. This permit will not be valid for construction until The Developer Agreement is executed between The Permittee and The State.
11. The Restoration and Maintenance Guarantee part of this permit will not be required. All bond requirements for this project will be outlined in the Developer Agreement.

12. This permit companion to permit S-33-C-0012-2007.

The rights accorded and obligations imposed by this permit are binding upon all successors in interest in the lot referenced below.

PERMITTOR: NEW JERSEY DEPARTMENT OF TRANSPORTATION  
1035 Parkway Avenue  
Trenton, NJ 08625

PERMITTEE: Mr. Steven G. Littleton  
Jersey Shore University Medical Ctr  
1945 State Highway Route 33  
Neptune, NJ 07754

PERMIT TYPE: Street-  
Commercial

ACCESS TYPE: Minor

LOCATION: MUNICIPALITY: Neptune

ROUTE: 33

BLOCK:

LOT:

DIRECTION: WB

COUNTY: Monmouth

MILEPOST: 40.13

CONTROL SECTION: 1306

The Permittee is hereby granted the right to construct, maintain, and use access connecting to a State highway under the terms and conditions of this permit and attached plan, which is made a part hereof entitled:

Jersey Shore Medical Center Site Plan Sheet 1 - 33, Prepared by Dewberry - Goodkind, Inc. dated October 2008, Neptune Twp, Monmouth Co., NJ

TRAFFIC VOLUMES: This permit is valid for two-way traffic volumes which follow. These traffic volumes are based upon the expected volumes. The actual volumes generated by this street may differ from those listed. This permit addresses traffic which directly accesses the State highway.

PEAK HOUR VOLUME:	N/A	AM	N/A	PM	N/A	WEEKEND
DAILY TRAFFIC VOLUME:	N/A	WEEKDAY	N/A	N/A		WEEKEND

CONDITIONS: Additional conditions are attached hereto and incorporated herein.

\*\* Mr. Steven G. Littleton

Date

Title

[ ] Power of Attorney (check here) Include copy of Department POWER OF ATTORNEY DECLARATION (Form MT-156)

(Do Not Write Below) DEPARTMENT USE ONLY

PREPARED AND

APPROVED BY:

Date: 12-22-09

\*\* Richard C. Laube

\*\* Supervising Eng. 2



Permit Expiration

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This Permit shall expire if;

1. the Permittee violates any permit condition;
2. the Permittee:
  - A. changes the width of the street intersection by more than 5 feet during construction,
  - B. changes the location of the street intersection by more than 10 feet during construction,
  - C. changes the materials which comprise the street intersection;
3. work is not started within two years of the date this permit was issued unless stated otherwise in this permit.

When the construction work under this permit is started within two years of the date of permit issuance but cannot be completed in the indicated time, the permit shall expire or the Permittee shall request an extension of time in writing from the appropriate Regional Maintenance Office and submit the required renewal fee in the form of a check or money order. The Department may approve one one-year extension.

This permit is issued in accordance with the State Highway Access Code, and is based upon the information submitted by Permittee. Any changes in traffic volumes, drainage, type of traffic or other operational aspects may cause this permit to expire, requiring a new permit to be issued based upon existing conditions. This permit is only for the use and purpose stated in the application and permit.

Street Construction

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All work shall be done to the satisfaction of the Department.

No work in connection with this permit shall be started until the permit is effective.

The Permittee shall notify the Department's Regional Permits Office at least 2 weeks prior to beginning any work authorized by this permit.

Permit Scope

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This permit is for only the street noted above. The Permittee is responsible for all traffic crossing the frontage of the street regardless of the origin or destination of the traffic.

The Permittee agrees to comply with the rules and regulations of the New Jersey Department of Transportation as set forth in the State Highway Access Code, N.J.A.C. 16:47, and the conditions included on this permit. In addition, the Permittee understands N.J.S.A. 27:7-44.1 makes any violation of the provisions of this permit subject to a fine (not exceeding \$100 per day) and civil action for the costs of prosecution as well as civil action for trespass to remove any access which does not meet these requirements.

This permit is granted subject to the covenants, premises, terms and conditions set forth herein and made a part of this revocable permission or privilege.

This permit cancels and supersedes any and all permits that may have been previously issued for this lot.

This permit does not relieve the Permittee from obtaining necessary permits from other agencies or governments.

All conditions of this permit are subject to modification by the Department to suit any unforeseen traffic and/or field conditions.

When work authorized herein is not performed in conformance with the required conditions of this permit, the Department may order the Permittee and his contractor to cease work and remove his equipment from Department right of way.

#### Street Maintenance

The Permittee may perform maintenance and in-kind replacement of the street.

Maintenance work may be done anytime within daylight hours as long as no interference to traffic is caused.

No changes or alterations to street may be made at any time without permission from the Department.

The Permittee shall be responsible for perpetual maintenance of curb and sidewalk and for landscape maintenance including irrigation, litter removal, weed control and mowing from edge of pavement to the right-of-way line.

#### Traffic Protection

Adequate advance warning for motorists approaching the construction site is required at all times during access construction, in conformance with the "NJDOT Standard Roadway Construction/Traffic Control/Bridge Construction Details" and the "Manual on Uniform Traffic Control Devices for Streets and Highways". This may include the use of signs, flashers, barricades, drums, and flaggers.

#### Permit Display

The Permittee shall make a copy of this permit available for review at the construction site.

#### Department Authority

The Department may revoke this permit; reconstruct, remove, or replace the access; and then issue a new permit, all without cost to the owner of the street.

#### Costs

The cost of construction work and material shall be entirely at the Permittee's expense. The Department will not share in any expense whatsoever or do any construction work pertaining to the street intersection.

#### Protection From Suits

The Permittee shall defend, indemnify, protect and save harmless the State and its agents, servants, and employees from and against any and all suits, claims, losses, demands, or damages of whatever kind or nature arising out of or claimed to arise out of, any negligent act, error, or omission of the Permittee, its agents, servants, and employees in the performance of the work covered by this permit.

### Protection of the General Public

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The Permittee shall properly safeguard all work performed under this permit and when necessary, maintain sufficient warning lights, and Department approved signs and safety devices for the protection of the general public until all work has been completed.

### Protection of Structures and Drainage

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There shall be no interference with structures on, over, or under the highway. Interference with drainage installations shall be avoided. The existing cross section and drainage of the highway shall not be disturbed. The longitudinal flow of water along the gutter line shall not be interrupted. The Permittee is responsible to make adequate provision for all transverse, lateral, and longitudinal drainage affected by construction.

### Street Intersection Construction

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The street intersection shall be constructed in accordance with locations, dimensions, and material shown on the attached plans.

### Parking

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There shall be no parking on unpaved portions of Department right of way.

### Materials and Workmanship

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Materials and workmanship used in construction within Department right of way shall be in accordance with the Department's Standard Specifications and are subject to inspection and approval of the Department. Where conditions warrant, the Department may assign an inspector to the project at the expense of the Permittee. The Department shall reserve the right to demand from the Permittee as a condition of this permit, a bond or certified check in an amount sufficient to guarantee or insure the proper maintenance or restoration of the area disturbed.

### Traffic Signals

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Any damages to Department traffic signal detection equipment or other electrical facilities will be repaired by the Department and the Permittee shall pay for the costs of the repairs.

### Right of Entry

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The Permittee authorizes Department representatives to enter upon the street for the purpose of performing a site investigation. Furthermore, there are no objections in parking of a Department vehicle on the street, if necessary, while taking field measurements and other data.

### Landscape

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Ground cover within Department right of way shall consist of topsoil, fertilizer, and seeding or topsoil and sodding. No shrubs, gravel, or railroad ties are permitted.

### Curb

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The Permittee shall remove all existing curb to the nearest expansion joint and replace it with new standard and depressed curb conforming to the approved plan. Curb, apron gutter or sidewalk shall be poured monolithically. Depressed curbing shall not be constructed as an integral part of concrete ramps.

When transition from 8" to 6" curb face is required, this will be accomplished within not less than 10 feet, but not more than 20 ft., as field conditions permit, or as directed by the permit inspector.

Curb, sidewalk, and other concrete facilities shall not be constructed within the Department right of way between November 1 and March 15.

#### Sidewalk

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When proposed sidewalk is to be placed adjacent to areas that have 8" curb face, the transition of the sidewalk will be at the same rate as the transition from the 8" to 6" curb face, or as directed by the permit inspector.

Sidewalk shall be Class B air entrained concrete, four inches thick, except at the driveway apron. This concrete shall be six inches thick on a properly prepared subbase and in accordance with Department specifications and the attached detail.

Sidewalk disturbed by work related to this permit shall be replaced to match the adjacent existing sidewalk in width and color, and shall be Class B concrete at a minimum of four inches thick.

#### Drainage

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No additional surface water will be accepted on the Department right of way. Surface water shall continue to follow its existing flow pattern.

#### Pavement Excavations

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Excavations within the existing roadway or shoulder shall be sawcut on a line parallel to the curb prior to final restoration.

#### Pavement Grades

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Existing cross slopes and gutter grades shall be maintained except where specifically approved to be changed.

#### Pavement Surface

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All bituminous surfaces disturbed during the construction of curb shall be restored to original conditions or better.

#### Snow

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In the event of a snow alert, the Permittee shall be required to take whatever steps are necessary to secure the traveled way for snow removal operations.

#### Work hours

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The Department may restrict the hours of work on or immediately adjacent to a State highway due to peak-hour traffic demands or other pertinent roadway operations.

The Permittee shall not interfere with the normal flow of traffic, reduce the number of traffic lanes, or change any traffic pattern prior to 9:00 AM or beyond 3:30 PM on weekdays and all day on weekends and holidays. If work is performed during other than the normal weekday working day (8 am to 4:30 pm), the Permittee shall deposit sufficient funds with the Department to pay all costs for the time that is required to be spent on the job by the Department's Permit Inspector.

#### Traffic Directors

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Competent uniformed traffic directors shall be employed at every location where equipment is working immediately adjacent to, or is entering, leaving, or crossing active traffic lanes. Traffic directors shall be utilized while all such conditions exist.

#### Curb Ramps

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Access Points with radius curbing within an area which has existing or proposed sidewalks shall be constructed or reconstructed to provide ramps for the handicapped conforming the Department's standard detail \_\_\_\_\_.

#### Utilities

-----  
The Permittee shall reimburse the Department for all costs incurred for the relocation and/or replacement of its utility lines and equipment.

#### Safety

-----  
The Permittee shall provide sufficient advance warning signs, lights, cones, barricades, and other approved safety devices in accordance with "The Manual on Uniform Traffic Control Devices."

Two-way traffic shall be maintained at all times.

Not more than one-half of the State highway shall be occupied at any time.

No portion of trench over 2 inches in depth shall be left open overnight, on weekends, or holiday. Any trench or excavation within 30 feet of the traveled way shall have escape ramps at 6:1 slope provided overnight.

Uniformed trained traffic directors are to be provided, as required or requested by Department representatives.

#### Tree Removal

-----  
The Department has no objection to the removal of the tree(s) as shown on the plans at the Permittee's cost and expense.

#### Two-Year Restoration Guarantee

-----  
The Permittee will properly restore to the satisfaction of the Department any portion of the State highway which it may have disturbed, and will maintain it to the satisfaction of the Department from any settlement or depression resulting from this work for a period of one year after approval of such restoration by the Department. If settlement occurs during the one-year period of time the Department will require that the necessary restoration be made by the Permittee.

#### Trees

-----  
The Department will hold the Permittee responsible for a period of two years to guarantee the life of the trees which are encountered within the limits of construction. Any tree that is destroyed shall be replaced by type of species. The size of the tree will be determined by the Department landscape forces.

#### Maintenance of Access Points

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The Permittee is responsible for maintenance of the access point to the longitudinal gutterline of the State highway.

#### Maintenance of Drainage Facilities

-----

The Permittee shall maintain any drainage facilities outside the Department right of way.

#### Additional Traffic Safety Conditions

-----

The Permittee will not be permitted to store material or park equipment within Department right of way or within 30 feet of the edge of the traveled way except as necessary during actual working operations and then only by permission of the Permit Inspector.

All work is subject to inspection by Department personnel to insure that adequate traffic protection devices are being used and are properly placed and maintained. If it is found that insufficient traffic protection is provided, the Permit Inspector will advise the Permittee of the deficiencies. If the deficiencies are not immediately corrected, the Permit Inspector will advise the Permittee that he is prohibited from further work within the Department's jurisdiction until such time as approved and adequate traffic protection is provided.

Trenches shall not be left open overnight. Steel plating shall not be utilized between November 1st and April 30, inclusive.

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The Permittee shall provide a bond or certified check to New Jersey Department of Transportation in the amount of \$.00 to guarantee or to insure proper maintenance or restoration of the area disturbed by the Permittee for a period of one year after the Department's acceptance of the construction. If it becomes necessary for Department forces or contractors to make such repairs, for any reason, the cost of such work shall be borne by the Permittee.

#### Encroaching Sign

-----

The issuance of this permit in no way constitutes permission to maintain the sign shown on the plans attached hereto, since said sign constitutes an illegal encroachment prohibited by N.J.S.A. 27:7-44.1 and N.J.S.A. 27:7A-12 et seq.

#### Restoration Guarantee

-----

A certified check, money order, or bond, in the amount of \$.00, shall be secured in the name of the New Jersey Department of Transportation to guarantee that all work (including restoration) will be in accordance with Department specifications. The Restoration Guarantee will be released upon the Department's acceptance of the construction.

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If an undivided highway becomes divided, the Department may at such time close the left-turn in accordance with N.J.A.C. 16:47-4.33(b).

Please address all correspondence and notifications to:

New Jersey Department of Transportation  
Major Access Permits  
1035 Parkway Avenue  
P.O.Box 600  
Trenton, New Jersey 08625-0600

Any proposed or relocated utilities within the State's R.O.W. will require separate utility permits. The Utility permits can be obtained from the Regional Maintenance Office.

*For additional condition see  
Page 9 & 10.*

The following conditions have been made part of this permit:

1. This permit is valid for the following Land Uses:  
1,116,038 SF Hospital
2. The following plans are hereby made part of this permit:  
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10. This permit will not be valid for construction until The Developer Agreement is executed between The Permittee and The State.
11. The Restoration and Maintenance Guarantee part of this permit will not be required. All bond requirements for this project will be outlined in the Developer Agreement.

12. This permit companion to permit A-33-C-C024-2007.